

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE is entered into this 17th day of March, 2026 by and between **Universal Outdoor Inc.**, a Delaware corporation that is the successor-by-merger to **Naegele Outdoor Advertising Company** (“Grantor”), and the **City of Saint Paul**, a municipal corporation under the laws of the State of Minnesota (“Grantee”).

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and in further consideration of the covenants and agreements set forth below, Grantor does hereby grant, sell, convey, transfer, and deliver unto Grantee, its contractors, subcontractors, successors and assigns, a non-exclusive Temporary Construction Easement (the “Easement”) over, under and across the real property located at 0 Grove Street Saint Paul Mn. 55130 (Parcel ID No. 322922240098) as depicted on the attached Exhibit A (the “Easement Area”), for certain purposes including but not limited to access, buffer, staging, construction, restoration and safety purposes, related to the Grantee’s Payne and Woodward Alley project (the “City Project”).

As consideration for the grant of this easement, the Grantee agrees that it shall be responsible for all losses, damages, causes of action, claims, liabilities, cost and expenses resulting from any negligence or misconduct committed by Grantee (or any of its agents, contractors or others employed or engaged by Grantee in connection with this easement) while performing the activities covered by this easement, including, without limitation, those arising from injury to persons or damage; Grantee also agrees to restore Grantor’s real property and the improvements thereon, if any, to pre-existing condition.

This Easement is granted in accordance with, and subject to, the following terms, conditions, requirements and limitations:

1. Easement Term: This Easement shall be effective for a six week consecutive period of time, such period shall commence no earlier than May 18, 2026 and no later than August 14, 2026, commencing the first day Grantee’s contractor arrives on location. Grantee shall inform Grantor in writing when the period begins. Grantee agrees to terminate its easement rights prior to the expiration date in the event its contractor finishes its work in the Easement Area earlier than expected.
2. Access: During the Easement Term, Grantor shall still be able to access the Easement Area except for periods when Grantee is completing the following kinds of work: 1) when laying sewer pipe, 2) grading, 3) placing bituminous base course, 4) adjust cb casting and 5) place bituminous wearing course in the alley. Grantee shall inform Grantor at least two (2) days in advance before it is completing any of this work so that Grantor understands that Grantor shall not be entitled to access the Easement Area.
3. Restoration: Grantee will restore the Easement Area to the same or similar reasonable condition that existed at commencement of the Easement Term.
4. Project related City construction vehicles and materials can not access and use the designated easement area at Naegele Outdoor Advertising Company property adjacent to

Woodward Alley without advance 15 day notification from the Grantee.

5. Limited Access after Easement Term. Notwithstanding the expiration of the Easement Term, Grantor shall allow Grantee back onto the Easement Area to complete additional work (reviewing punch list items or investigating warranty claims) after the expiration of the Easement Term, but Grantee must provide Grantor with fifteen (15) days written notice before accessing the Easement Area after the Easement Term.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the day and year first above written.

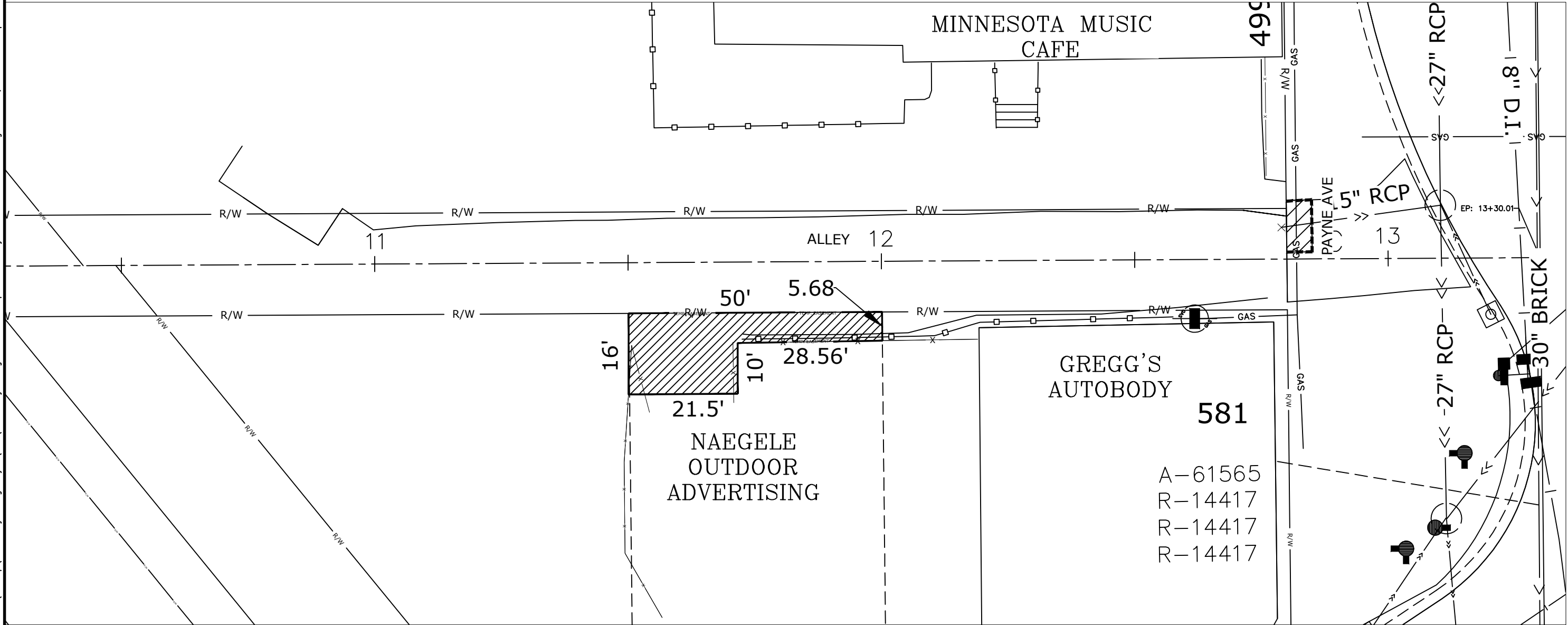
**Universal Outdoor Inc. as successor by merger to
Naegele Outdoor Advertising Company**

GRANTOR

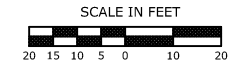
By:  _____

Its EVP Real Estate & Public Affairs

EXHIBIT A



TEMPORARY EASEMENT PLAN
510.35 SQ.FT.



2025 ALLEY
WOODWARD AVE
PAYNE AVE E 7TH

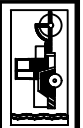
\\ATLANTIS\STP-PWUSERS\StreetEng\Evanscha\Desktop\2025 Alley Paving Project\DWG\2025 Alley Paving 7th Woodward p-1509 Selby Arundel P-1506 Base.dwg Nov 05, 2025 - 2:19pm

DESIGNED	CEE	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA Signature: _____ Date: <u>XX/XX/2025</u> Lic. No. <u>25045</u>
DRAWN	CEE	
APPROVED	WGV	

PREPARED BY STREET ENGINEERING DIVISION FOR THE CITY OF ST. PAUL, DEPARTMENT OF PUBLIC WORKS

2025 ALLEY PAVING PROJECT

PROJECT: 25-P-1509	PROJECT: 25-P-1506
DRAWER: 12	CAD NAME: PROJECTS/CURRENT/2025 ALLEY PAVING PROJECT/DWG
DWG. NO. 1660	DATE: 11/5/2025
SHEET NO. XX OF XX SHEETS	



TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE is entered into this THURS day of FEBRUARY 12, 2026 by and between **Gregg's Auto Body LLC** ("Grantor"), and the **City of Saint Paul**, a municipal corporation under the laws of the State of Minnesota ("Grantee").

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and in further consideration of the covenants and agreements set forth below, Grantor does hereby grant, sell, convey, transfer, and deliver unto Grantee, its contractors, subcontractors, successors and assigns, a non-exclusive Temporary Construction Easement (the "Easement") over, under and across the real property located at 581 7th Street East, Saint Paul Mn. 55130 (Parcel ID No. 322922240108) as depicted on the attached Exhibit A (the "Easement Area"), for certain purposes including but not limited to access, buffer, staging, construction, restoration and safety purposes, related to the Payne and Woodward Alley project.

As consideration for the grant of this easement, the Grantee agrees that it shall be responsible for all losses, damages, causes of action, claims, liabilities, cost and expenses resulting from any negligence or misconduct committed by Grantee (or any of its agents, contractors or others employed or engaged by Grantee in connection with this easement) while performing the activities covered by this easement, including, without limitation, those arising from injury to persons or damage; Grantee also agrees to restore Grantor's real property and the improvements thereon, if any, to pre-existing condition.

This Easement is granted in accordance with, and subject to, the following terms, conditions, requirements and limitations:

1. Easement Term: This Easement shall be effective for a six week consecutive period of time, not before May 18, 2026 and not after August 14, 2026, commencing the first day the contractor arrives on location. Grantee agrees to terminate its easement rights prior to the expiration date in the event its contractor finishes the demolition project early.
2. Access: Grantee will provide continuous access to the subject property during the alley project. Exception; during portions of the project, specifically 1) when laying sewer pipe, 2) grading, 3) placing bituminous base course, 4) adjust cb casting and 5) place bituminous wearing course in the alley, City can provide two day notice of when the project site will not be accessible.
3. Restoration: Grantee will restore the easement area to the same or similar reasonable condition that existed at commencement of the easement term;
4. Project related construction vehicles and materials can not access and use the designated easement area at Gregg's Auto Body LLC property adjacent to Woodward Alley without advance 15 day notification from the Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the day and year first above written.

Gregg's Auto Body LLC
GRANTOR

By:  _____

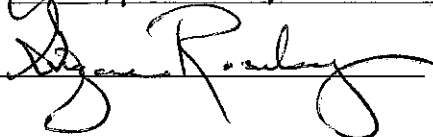
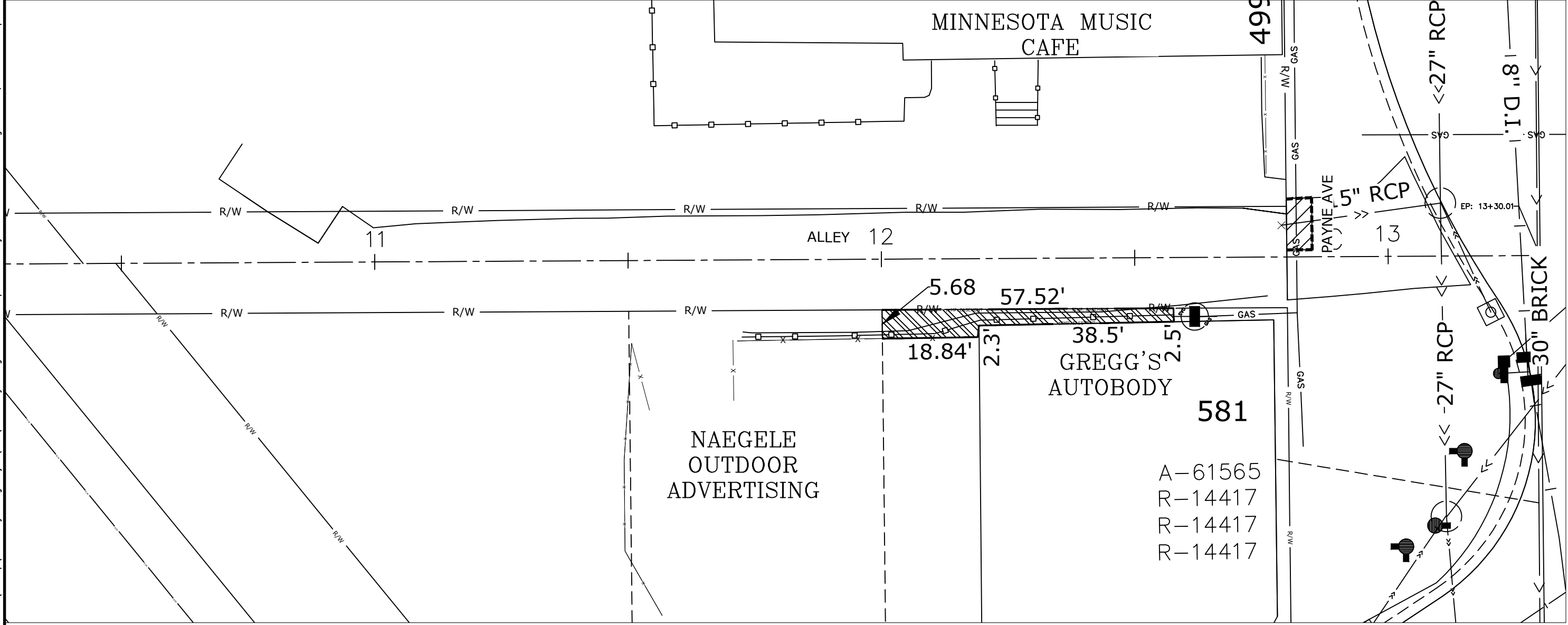
Its  _____

EXHIBIT A



TEMPORARY EASEMENT PLAN
218.95 SQ.FT.



2025 ALLEY
WOODWARD AVE
PAYNE AVE E 7TH

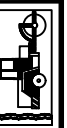
\\ATLANTIS\STP-PWUSERS\StreetEng\Evanscha\Desktop\2025 Alley Paving Project\DWG\2025 Alley Paving 7th Woodward p-1509 Selby Arundel P-1506 Base.dwg Nov 05, 2025 - 2:20pm

	DESIGNED	CEE	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA Signature: _____ Date: <u>X/XX/2025</u> Lic. No. <u>25045</u>
	DRAWN	CEE	
	APPROVED	WGV	

PREPARED BY STREET ENGINEERING DIVISION FOR THE CITY OF ST. PAUL, DEPARTMENT OF PUBLIC WORKS

2025 ALLEY PAVING PROJECT

PROJECT: 25-P-1509	PROJECT: 25-P-1506
DRAWER: 12	CAD NAME: PROJECTS/CURRENT/2025 ALLEY PAVING PROJECT/DWG
DWG. NO. 1660	DATE: 11/5/2025
SHEET NO. XX OF XX SHEETS	



TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE is entered into this 20 day of JANUARY, 2026 by and between **Karen M. Palm, owner of Minnesota Music Café Inc.** a trademark company under the laws of the State of Minnesota ("Grantor"), and the **City of Saint Paul**, a municipal corporation under the laws of the State of Minnesota ("Grantee").

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and in further consideration of the covenants and agreements set forth below, Grantor does hereby grant, sell, convey, transfer, and deliver unto Grantee, its contractors, subcontractors, successors and assigns, a non-exclusive Temporary Construction Easement (the "Easement") over, under and across the real property located at 499 Payne Avenue Saint Paul Mn. 55130 (Parcel ID No. 322922240115) as depicted on the attached Exhibit A and B (the "Easement Area"), for certain purposes including but not limited to access, buffer, staging, construction, restoration and safety purposes, related to the Payne and Woodward Alley project.

As consideration for the grant of this easement, the Grantee agrees that it shall be responsible for all losses, damages, causes of action, claims, liabilities, cost and expenses resulting from any negligence or misconduct committed by Grantee (or any of its agents, contractors or others employed or engaged by Grantee in connection with this easement) while performing the activities covered by this easement, including, without limitation, those arising from injury to persons or damage; Grantee also agrees to restore Grantor's real property and the improvements thereon, if any, to pre-existing condition.

This Easement is granted in accordance with, and subject to, the following terms, conditions, requirements and limitations:

1. Easement Term: This Easement shall be effective for a six week consecutive period of time, not before May 18, 2026 and not after August 14, 2026, commencing the first day the contractor arrives on location. Grantee agrees to terminate its easement rights prior to the expiration date in the event its contractor finishes the demolition project early.
2. In addition to the easement area: Grantor will provide continued ingress, egress on the westerly portion of the Minnesota Music Café Inc. parking lot in between Woodward Avenue and Woodward Alley.
3. Consideration: Grantee will pay to Grantor \$6,900.00 for the temporary easement.
4. Restoration: Grantee will restore the easement area to the same or similar reasonable condition that existed at commencement of the easement term;
5. Project related construction vehicles and materials can not access and use the designated easement area at Minnesota Music Cafe property without 15 days advance notification from the Grantee.
6. Grantor allows limited access with 15 days advanced notice for punch list, warranty items within two years of completion of the alley reconstruction project.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the day and year first above written.

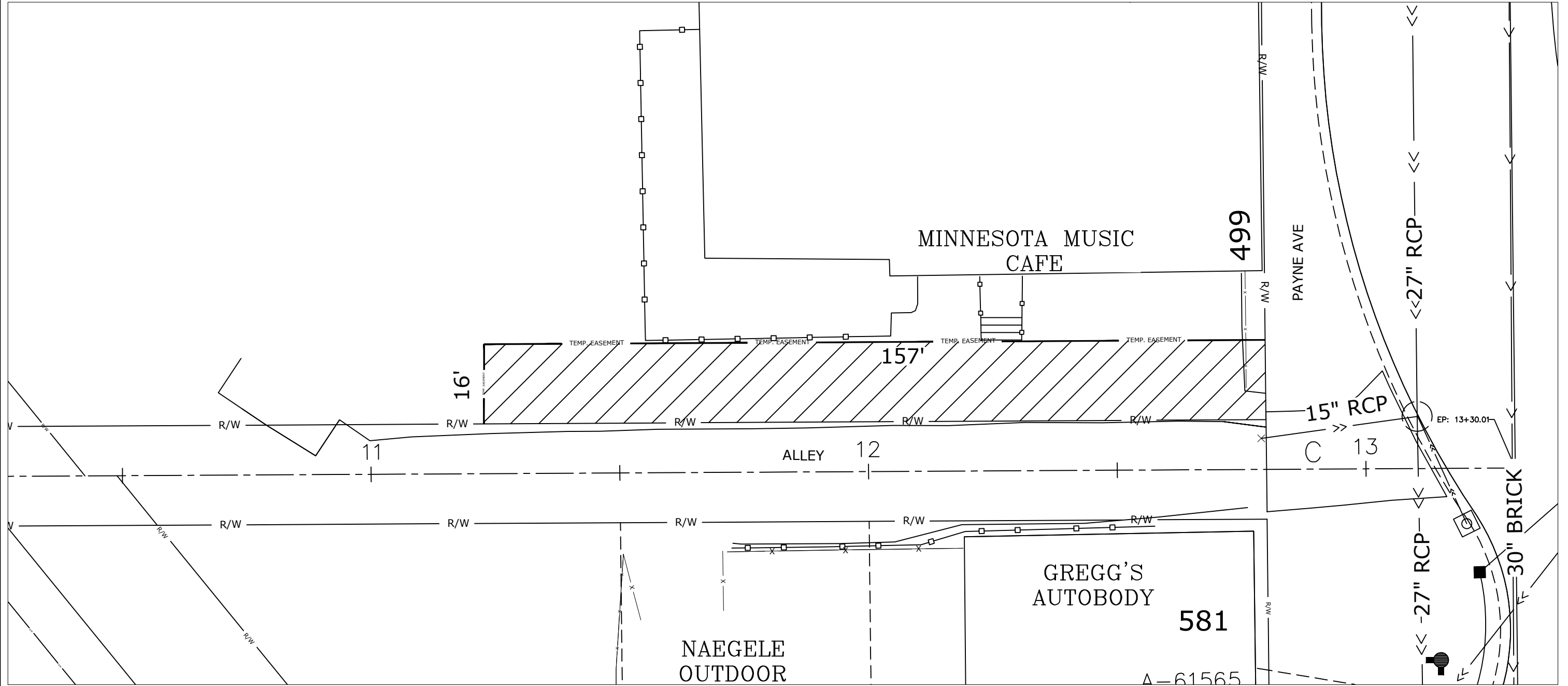
**Karen M. Palm (Minnesota Music Café Inc.)
GRANTOR**

By: Karen M Palm

Its _____

\\ATLANTIS\STP-PWUSERS\StreetEng\evanscha\Desktop\2025 Alley Paving Project\DWG\2025 Alley Paving 7th Woodward p-1509 Selby Arundel P-1506 Base.dwg Nov 05, 2025 - 2:14pm

EXHIBIT A



TEMPORARY EASEMENT PLAN
2514 SQ.FT.



2025 ALLEY
WOODWARD AVE
PAYNE AVE E 7TH

	DESIGNED	CEE	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA Signature: _____ Date: <u>X/XX/2025</u> Lic. No. <u>25045</u>
	DRAWN	CEE	
	APPROVED	WGV	

PREPARED BY STREET ENGINEERING DIVISION FOR THE CITY OF ST. PAUL, DEPARTMENT OF PUBLIC WORKS

2025 ALLEY PAVING PROJECT

PROJECT: 25-P-1509	PROJECT: 25-P-1506
DRAWER: 12	CAD NAME: PROJECTS/CURRENT/2025 ALLEY PAVING PROJECT/DWG
DWG. NO. 1660	DATE: 11/5/2025
SHEET NO. XX OF XX SHEETS	

