Docusign Envelope ID: 8D27FB97-3728-4BA5-AFD5-83763BD25747

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE is entered into this 6th day of November 2025 by and between **St. Paul Office Conversion QOZ, L.L.C.** a limited liability 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 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 and as depicted on the attached Exhibit A (the "Easement Area"), for certain purposes including but not limited to access, demo, construction, removal of existing hard surface, replacement and restoration in conjunction with and during the construction and improvements of the Osborn Plaza 376 Wabasha Street North, Saint Paul, Minnesota, 55102. Grantee will maintain access to Grantor property for the duration of the project for the exception of installation of hard surface for one week or the time required. The project will not alter the façade of the Grantor property.

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 on November 10, 2025, and expires on December 31, 2026.

2. Restoration: Grantee will restore the Easement Area to the same or similar condition that existed at commencement of the Easement Term.

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

St. Paul Office Conversion QOZ, L.L.C.,
a Delaware limited liability company

By: Office Conversion Opportunity Zone, L.L.C.,
a Delaware limited liability company, its managing member

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By: IVP St. Paul Manager, LLC,
a Delaware limited liability company, its manager

By DocuSigned by: Rahul Sehgal 42E7860D3CA64A8...
Name: Rahul Sehgal
Its: President

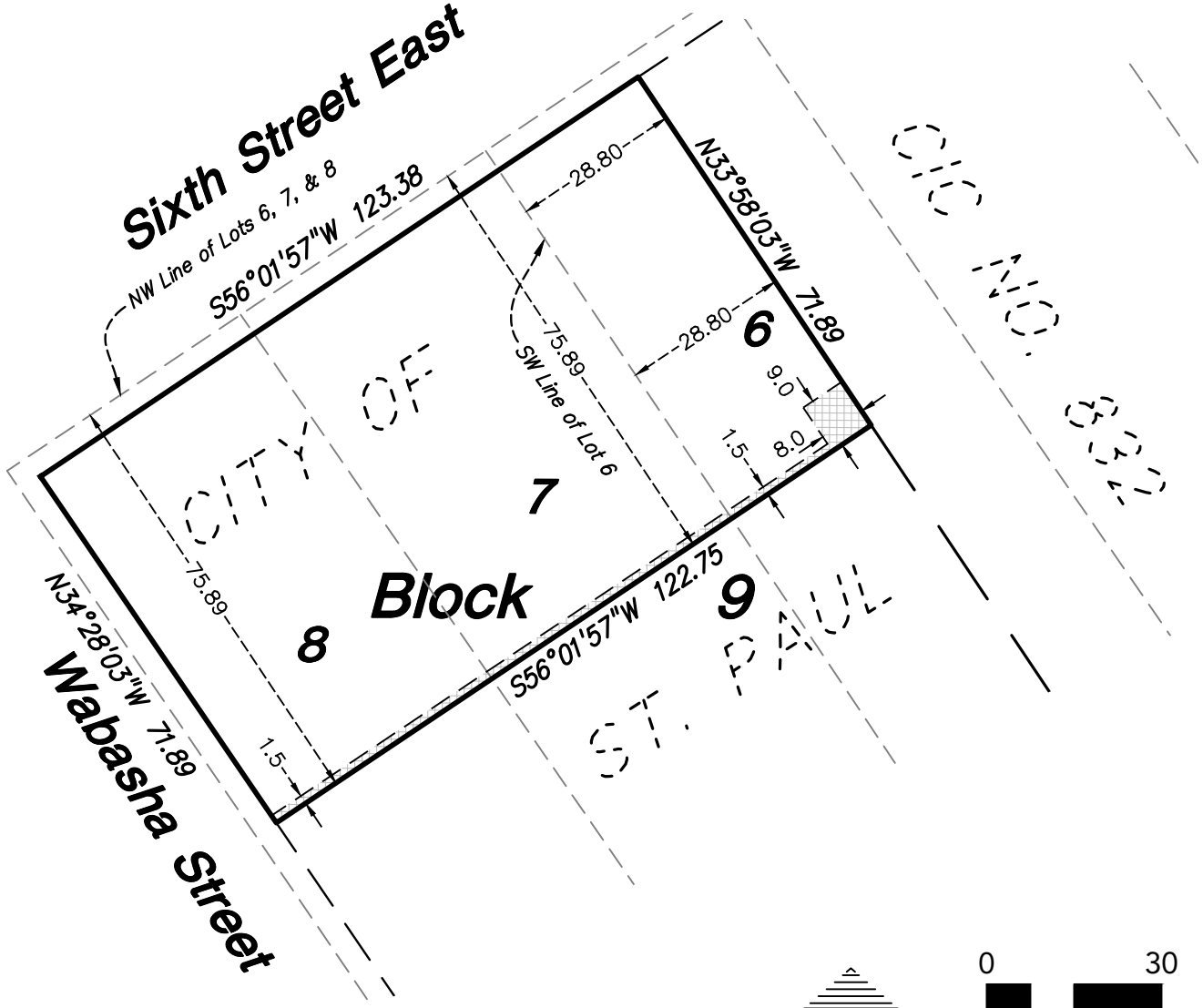
EXHIBIT

Wabasha Street Temporary Easement

October 13, 2025

The southeast 1.50 feet of the northwest 75.89 feet of Lots 7, and 8, Block 9, CITY OF ST. PAUL, Ramsey County, Minnesota.

Together with the southeast 1.50 feet of the northwest 75.89 feet of the southwest 28.80 feet and the northeast 8.00 feet of the southwest 28.80 feet of the southeasterly 9.00 feet of the northwest 75.89 feet of Lot 6, Block 9, CITY OF ST. PAUL, Ramsey County, Minnesota.



Denotes Easement Area
(244 +/- sq. ft.)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Max L. Stanislowski - PLS License No. 48988 10/13/25 Date

LOUCKS

Loucks Project No. 250223

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