



POWER OF ATTORNEY

Know all by these presents, that the undersigned hereby makes, constitutes and appoints each of Gregg A. Seibert, Mark E. Patten and Timothy J. Earnshaw, or any of them acting individually, and with full power (1)prepare, execute in the undersigned's name and on the undersigned's behalf, and submit to the U.S. Securities and Exchange Commission (the "SEC") a Form ID, including amendments thereto, and any other document (2)execute for and on behalf of the undersigned, in the undersigned's capacity as an officer and/or director of Essential Properties Realty Trust, Inc., a Maryland corporation (the "Company"), Forms 3, 4, and 5 (3)do and perform any and all acts for and on behalf of the undersigned which may be necessary or desirable to complete and execute any such Form 3, 4, or 5, complete and execute any amendment or amendments thereto (4)take any other action of any type whatsoever in connection with the foregoing which, in the opinion of such attorney-in-fact, may be of benefit to, in the best interest of, or legally required by, the undersigned. The undersigned hereby grants to each such attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of the powers hereinbefore conferred. This Power of Attorney shall remain in full force and effect until the undersigned is no longer required to file Forms 3, 4, and 5 with respect to the undersigned's holdings of and transactions in securities is IN WITNESS WHEREOF, the undersigned has caused this Power of Attorney to be executed as of this 23rd day of April, 2021.

/s/ Peter M. Mavoides  
Signature

Peter M. Mavoides  
Print Name