



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

HomeServices Title
7811 Pioneers Blvd. #200
Lincoln, Nebraska 68506
HST-2001365C

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made and entered into by and between the parties hereto, to evidence their execution of a certain Lease effective January 1, 2020.

WITNESSETH:

The name of the Landlord is Fulton Holdings, LLC with principal offices located at 5215 Tie Road, Panora, IA 50216-8607.

The name of the Tenant is Heartland Proteins, LLC with principal offices located at PO BOX 66, Panora, IA 50216-0066.

The leased premises include the real estate commonly known as 1520 Read Street, Omaha, Nebraska, Douglas County, Nebraska and legally described on Exhibit "A," which is attached hereto and made a part hereof.

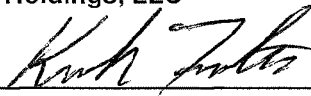
The term of the Lease is January 1, 2020 to January 1, 2045.

This Memorandum of Lease is being voluntarily executed by the above-referenced Landlord and Tenant for the purpose of placing the Landlord's right, title and interest of record in the Office of the Recorder of Douglas County, Nebraska.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 14th day of April, 2021 .

LANDLORD:

Fulton Holdings, LLC

By: 
Keith Fulton, Member

By: 
Julie Fulton, Member

TENANT:

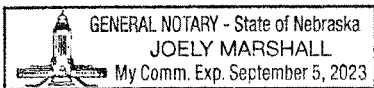
Heartland Proteins, LLC

By: *Keith Fulton*
Keith Fulton, Member

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

Before me, a qualified Notary Public, personally appeared Keith Fulton, Member of **Fulton Holdings, LLC** known to me to be a Member of the limited liability company that executed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed, and he was duly authorized to execute the same on behalf of said limited liability company.

(SEAL) Witness my hand and Notarial Seal on April 14, 2021.

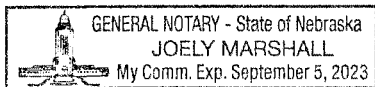


Joely Marshall
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

Before me, a qualified Notary Public, personally appeared Julie Fulton, Member of **Fulton Holdings, LLC** known to me to be a Member of the limited liability company that executed the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed, and she was duly authorized to execute the same on behalf of said limited liability company.

(SEAL) Witness my hand and Notarial Seal on April 14, 2021.

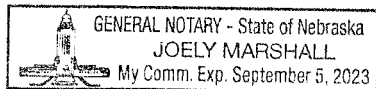


Joely Marshall
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

Before me, a qualified Notary Public, personally appeared Keith Fulton, Member of **Heartland Proteins, LLC** known to me to be a Member of the limited liability company that executed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed, and he was duly authorized to execute the same on behalf of said limited liability company.

(SEAL) Witness my hand and Notarial Seal on April 14, 2021.



Joely Marshall
NOTARY PUBLIC

EXHIBIT A
ALTA COMMITMENT

The land referred to in this Commitment is described as follows:

Lot 1, except the South 12.5 feet thereof, Fulton Addition, an Addition to the City of Omaha, Douglas County, Nebraska

Also an irregular parcel of land situated in said Lot 5, of Section 27, Township 16 North, Range 13 East of the 6th P.M. in Douglas County, Nebraska, bounded and described as follows: Beginning at a point in the Southwesterly boundary line of that certain sixteenth described strip of land 19.0 feet wide heretofore conveyed to Union Pacific Railroad Company by said deed dated May 25, 1942, that is 40.0 feet distant East, measured at right angles, from the West line of said Lot 5, said point being 865.1 feet, more or less, distant North from said North line of Read Street, 60 feet wide, measured along a straight line parallel with and 40.0 feet distant East, measured at right angles, from said West line of Lot 5; thence Southeasterly along the Southwesterly boundary line of said sixteenth described strip of land heretofore conveyed to Union Pacific which is a straight line forming an angle of 53.41 feet from South to East with said straight line parallel with the West line of Lot 5, a distance of 113.9 feet, more or less, to the beginning of a curve; thence continuing Southeasterly along the Southwesterly boundary line of said sixteenth described strip of land heretofore conveyed to Union Pacific which is a tangent curve to the right having a radius of 449.78 feet, a distance of 213.5 feet, more or less, to a point in the Northeasterly boundary line of said seventeenth described strip of land heretofore conveyed to Union Pacific; thence Northwesterly along the Northeasterly boundary line of said seventeenth described strip of land heretofore conveyed to Union Pacific which is a line curving to the left, having a radius of 391.72 feet which is tangent at its point of beginning to a straight line forming an angle of 5°54'08" from Northwest to West with a straight line drawn tangent to the end of the last described curve, a distance of 153.05 feet to a point of compound curve; thence continuing Northwesterly along the Northeasterly boundary lines of said Seventeenth described strip of land heretofore conveyed to Union Pacific, which is a curve to the left having a radius of 651.96 feet and which is tangent at its point of beginning to a straight line drawn tangent to the end of the last described curve, a distance of 95.3 feet; thence continuing Northwesterly along the Northeasterly boundary line of said seventeenth described strip of land heretofore conveyed to Union Pacific, which is a straight line tangent to the end of the last described curve, a distance of 9.1 feet; thence continuing Northwesterly along the Northeasterly boundary line of said seventeenth described strip of land heretofore conveyed to Union Pacific, which is a tangent curve to the left having a radius of 288.25 feet, a distance of 36.2 feet, more or less, to a point 40.0 feet distant East, measured at right angles from said West line of Lot 5; thence North along a straight line parallel with and 40.0 feet distant East from the West line of Lot 5, a distance of 51.6 feet, more or less, to the point of beginning.

Also, an irregular tract of land situated in said Lot 5, of Section 27, Township 16 North, Range 13 East of the 6th P.M., in Douglas County, Nebraska, bounded and described as follows: Beginning at a point in the Northeasterly boundary line of said sixteenth described strip of land 19.0 feet wide heretofore conveyed to Union Pacific Railroad Company by said deed dated May 25, 1942, that is 40.0 feet distant East, measured at right angles, from the West line of said Lot 5, said point being 888.7 feet, more or less, distant North from said North line of Read Street 60 feet wide, measured along a straight line parallel with and 40.0 feet distant East, measured at right angles, from said West line of Lot 5; thence Southeasterly along the Northeasterly boundary line of said sixteenth described strip of land heretofore conveyed to Union Pacific which is a straight line forming an angle of 53.41 feet from South to East with said straight line parallel with the West line of Lot 5, a distance of 127.82 feet; thence continuing Southeasterly and Southerly along the Northeasterly boundary line of said sixteenth described strip of land heretofore conveyed to Union Pacific, which is a tangent curve to the right, having a radius of 468.78 feet, a distance of 438.9 feet, more or less, to a point in the North boundary line of said fifteenth described strip of land 30.0 feet wide heretofore conveyed to Union Pacific Railroad Company by said deed dated May 25, 1942; thence East at right angles along the North boundary line of said fifteenth described strip of land heretofore conveyed to Union Pacific, a distance of 12.0 feet to a point in the Westerly boundary line of that certain tract of land heretofore conveyed by the Union Land Company to Continental Grain Company by Warranty Deed dated May 24, 1948; thence North along the West boundary line of said tract of land heretofore conveyed to Continental Grain Company, a distance of 188.6 feet, more or less, to the most Northerly corner of said tract, which is also the most Westerly corner of that certain parcel of land heretofore conveyed by the Union Land Company to Continental Grain Company by Warranty Deed dated July 16, 1953; thence Northeasterly along the Northwesterly boundary line of said parcel of land heretofore conveyed by Continental Grain Company by Deed dated July 16, 1953, which is a straight line forming an angle of approximately 50°32'30" from North to East with the last described line

EXHIBIT A

(Continued)

produced, a distance of 186.0 feet, more or less, to the present water line of the Missouri River; thence Northwesterly along the present water line of the Missouri River, a distance of 560.0 feet, more or less, to a point thereon that is 40.00 feet distant East, measured at right angles from said West line of Lot 5; thence South along a straight line parallel with and 40.0 feet distant East, measured at right angles, from said West line of Lot 5, a distance of 167.0 feet, more or less, to the point of beginning.

Except that part conveyed to the City of Omaha, Nebraska by Warranty Deed filed October 8, 2004 in Instrument No. 2004133090; Except oil, gas and other minerals underlying the surface of said land and all rights and easements in favor of the estate of said oil, gas and other minerals.

Parcel II:

A Non-Exclusive Easement for the benefit of Parcel I as created by Deed dated August 31, 1961 and filed November 7, 1961 in Book 1132 Page 6.