

Pages 4 Doc Tax \$ \_\_\_\_\_ EX # \_\_\_\_\_  
Fee Amt \$ 28.00 Ck Pd \$ 28.00  
Cash PD \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_  
Paid by #326 TITLE CORE Ck # 3972  
\_\_\_\_\_ Ck # \_\_\_\_\_  
CUSTOMER CHG CODE \_\_\_\_\_

RETURN TO #326 TITLE CORE  
1640 NORMANDY CT STE C  
LINCOLN NE 68512

State of Nebraska Gage County ss. Entered in  
Numerical Index and filed for record the  
\_\_\_\_\_ 23rd day of July, 2013  
at 1:00 o'clock P. M., and recorded as  
INSTRUMENT NO 2013- 2539

**2013- 2539**  
  
3-6-6

By Ruth E. Sierra  
Register of Deeds  
Deputy

TRACT INDEX   
COMPUTER \_\_\_\_\_  
COMPALED \_\_\_\_\_  
FILED \_\_\_\_\_

**MEMORANDUM OF WIND ENERGY LEASE AGREEMENT**

This Memorandum of Wind Energy Lease Agreement (this "Memorandum") is made and entered into on this 14 day of June, 2013 (the "Effective Date"), by and between Gary L. Jurgens and Janice Ann Jurgens, husband and wife (collectively, "Landowner"), whose address is 1924 Irving St., Beatrice, NE 68310, and Volkswind Nebraska Land Holdings LLC, a Nebraska limited liability company ("Lessee"), whose address is 205 Southeast Spokane Street, Suite 300, Portland, Oregon, 97202. Each of Landowner and Lessee is sometimes referred to as a "Party" and collectively as the "Parties."

WHEREAS:

1. The Landowner is the fee-simple owner of real estate located in Gage County, Nebraska as legally described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").
2. On the Effective Date, the Landowner and Lessee entered into a Wind Energy Lease Agreement (the "Agreement"), and an Easement Agreement (the "Easement Agreement"), which pursuant to terms thereof, the Landowner grants to Lessee an exclusive right to use the Property and an easement in, over, above, under, through and across the Property for the right to convert all wind resources on the Property and a nonexclusive right to, easement for, ingress and egress to and from the Property and the transmission of electricity.
3. The term of this Agreement commences on the Effective Date and may continue for a period of forty (40) years, unless earlier terminated pursuant to the Agreement.
4. The Landowner and Lessee enter into this Memorandum, which is an abstract of the Agreement and will be recorded in Gage County, Nebraska, so that third parties have notice of the Agreement.

NOW THEREFORE, in consideration of the payments and the covenants provided in the Agreement to be paid and performed by the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Easements. In accordance with the Agreement and the Easement Agreement, landowner grants to Lessee the exclusive right to use the Property for all Wind Energy Purposes (as defined in the Lease) and to otherwise convert all of the wind resources of the Property, including, but not limited to, the construction of Windpower Facilities (as defined in the Lease) and Transmission Facilities (as defined in the Lease), thereon.

2. Incorporation of Agreement. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single document. The Agreement and the Easement Agreement contain the entire agreement and any prior or contemporaneous agreements, discussions or understandings, written or oral are superseded by the Agreement and the Easement Agreement and shall be and hereby are released, revoked and terminated and shall be of no further force or effect for any purpose whatsoever.

3. Interpretation. The Memorandum is not intended and may not be construed to modify or alter in any way the terms and conditions of the Agreement or the Easement Agreement. In the event of a conflict or inconsistency between the provisions of this Memorandum and the terms and conditions of the Agreement or the Easement Agreement, the Agreement and the Easement Agreement shall control.

4. Binding Effect. All provisions contained in this Memorandum shall be binding upon, inure to the benefit of, and be enforceable by, Landowner and Lessee and their respective successors and assigns.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum on the above date.

LANDOWNER:

Gary L. Jurgens  
Gary L. Jurgens

LANDOWNER:

Janice Ann Jurgens  
Janice Ann Jurgens

LESSEE:

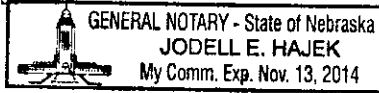
VOLKSWIND NEBRASKA LAND HOLDINGS LLC,  
A Nebraska Limited Liability Company

By: Volkswind USA Inc., a Delaware Corporation, Managing Member

By: Jeffrey Wagner  
Jeffrey Wagner, President

STATE OF NEBRASKA,  
COUNTY OF Lancaster, ss.

This instrument was acknowledged before me on this 28 day of May, 2013, by Gary L. Jurgens



Joell E. Hajek  
Notary Public

STATE OF NEBRASKA,  
COUNTY OF Lancaster, ss.

This instrument was acknowledged before me on this 28 day of May, 2013, by Janice Ann Jurgens.



Joell E. Hajek  
Notary Public

STATE OF OREGON, MULTNOMAH COUNTY, ss.

This instrument was acknowledged before me on this 14 day of June, 2013, by Jeffrey Wagner, as the President of Volkswind USA Inc., the Managing Member of Volkswind Nebraska Land Holdings LLC, a Nebraska Limited Liability Company, and was signed on behalf of said company by authority of its managers and Jeffrey Wagner acknowledged the execution of this instrument to be the voluntary act and deed of the company by it voluntarily executed.



Dina Reed  
Notary Public

**EXHIBIT A**

**Legal Description of Property**

All of that real property located in Gage County, Nebraska more particularly described as follows:

The Southeast Quarter of Section 3, Township 6 North, Range 6 East of the 6th P.M., Gage County, Nebraska.

EXCEPT that portion conveyed in Book 235, Page 376, more particularly described as follows, to-wit: A tract in the Southeast Quarter, Section 3, Township 6 North, Range 6 East of the 6th P.M. Gage County, Nebraska, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 3; thence Westerly along the South line of the Southeast Quarter (SE1/4) of said Section 3, a distance of 310 feet to the point of beginning; thence, continuing Westerly along the last-described course a distance of 405 feet to a point; thence Northerly on a line bearing 90 degrees right from the last-described course a distance of 550 feet to a point; thence, Easterly along a line parallel to the South line of the Southeast Quarter of said Section 3, a distance of 405.0 feet to a point; thence, Southerly at a 90 degree angle a distance of 550 feet to the point of beginning;

AND EXCEPT A tract of land located in the Southeast Quarter of Section 3, Township 6 North, Range 6 East of the 6th P.M., Gage County, Nebraska, described as follows: Commencing at the Southeast Corner of said Southeast Quarter; thence South 87 degrees 27 minutes 03 seconds West (Assumed Bearing) on the South line of said Southeast Quarter (SE1/4), 293.00 feet to the point of beginning; thence continuing South 87 degrees 27 minutes 03 seconds West on said South line, 512.00 feet; thence North 07 degrees 16 minutes 00 seconds East, 174.00 feet; thence North 01 degrees 08 minutes 00 seconds West, 416.00 feet; thence North 87 degrees 44 minutes 10 seconds East, ~~151.52~~\* feet; thence South 89 degrees 07 minutes 00 seconds East, 307.00 feet; thence South 57 degrees 04 minutes 00 seconds East, 46.00 feet; thence South 00 degrees 05 minutes 00 seconds East, 542.00 feet to the point of beginning.

\* 151.52  
BV

2013- 2539