

Pages 6 Doc Tax \$ \_\_\_\_\_ EX # \_\_\_\_\_

Fee Amt \$ 40.00 Ck Pd \$ 40.00

Cash PD \$ \_\_\_\_\_ Refund \$ \_\_\_\_\_

Paid by #326 Title Co Ck # 4304

\_\_\_\_\_ Ck # \_\_\_\_\_

CUSTOMER CHG CODE \_\_\_\_\_

RETURN TO #326 TITLE CORE

\_\_\_\_\_ (ENVELOPE) \_\_\_\_\_

State of Nebraska Gage County ss. Entered in  
Numerical Index and filed for record the  
\_\_\_\_\_ 3rd day of February, 2014  
at 1:15 o'clock P. M., and recorded as  
INSTRUMENT NO **2014-0326**

**2014-0326**

15-6-6  
7-6-6

*Ruth E. Simon*  
Register of Deeds

By \_\_\_\_\_ Deputy

TRACT INDEX   
COMPUTER \_\_\_\_\_  
COMPARED \_\_\_\_\_  
PAGED \_\_\_\_\_

**MEMORANDUM OF WIND ENERGY LEASE AGREEMENT**

This Memorandum of Wind Energy Lease Agreement (this "Memorandum") is made and entered into on this 19<sup>th</sup> day of September, 2013 (the "Effective Date"), by and between ACDO, Inc., a Nebraska corporation ("Landowner"), whose address is c/o Larry Oltman, 899 E. Gage Rd., Cortland, NE 68331, whose address is, 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.

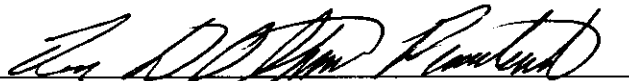
NOW THEREFORE, in consideration of the payments and the covenants provided in the Agreement to be paid and performed by the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**2014-0326**

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

**LANDOWNER:**

ACDO, Inc., a Nebraska corporation

By:   
Larry D. Oltman, President

**LANDOWNER:**

ACDO, Inc., a Nebraska corporation

By:   
Virginia K. Masse, Secretary/Treasurer

**LESSEE:**

VOLKSWIND NEBRASKA LAND HOLDINGS LLC,  
A Nebraska Limited Liability Company

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

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By: *Jeffrey Wagner*  
Jeffrey Wagner, President

STATE OF NEBRASKA,  
COUNTY OF LANCASTER, ss.

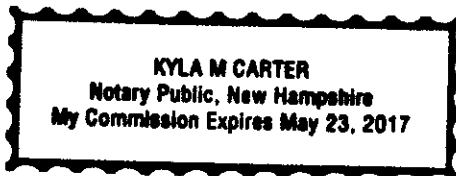
This instrument was acknowledged before me on this 19<sup>th</sup> day of Sept., 2013,  
by Larry D. Oltman, as President of ACDO, Inc., a Nebraska corporation.



*Karen Landon*  
Notary Public

New Hampshire  
STATE OF ~~NEBRASKA~~,  
COUNTY OF Hillsborough, ss.

This instrument was acknowledged before me on this 27<sup>th</sup> day of September, 2013,  
by Virginia K. Masse, as Secretary/Treasurer of ACDO, Inc., a Nebraska corporation.




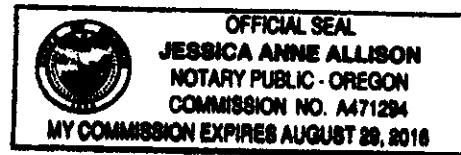
*Kyla M Carter*  
Notary Public

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STATE OF OREGON, MULTNOMAH COUNTY, ss.

This instrument was acknowledged before me on this 20<sup>th</sup> day of November, 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.

  
Notary Public



## EXHIBIT A

### Legal Description of Property

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

#### Parcel 3:

The Northwest Quarter of Section 15, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

#### Parcel 4:

The Northeast Quarter of Section 7, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

Except a tract of land described as follows:

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Beginning at the Northeast corner of the Northeast Quarter of Section 7, Township 6 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska;

Thence South on the East line of said Northeast Quarter, a distance of 799 feet to the point of beginning;

Thence West 550 feet parallel with the North line of the Northeast Quarter;

Thence North 205 feet parallel with the East line of said Northeast Quarter;

Thence West 340 feet parallel with the North line of said Northeast Quarter;

Thence South 700 feet parallel to the East line of said Northeast Quarter;

Thence East 340 feet parallel with the North line of said Northeast Quarter;

Thence North <sup>353.5</sup>~~353~~ feet parallel with the East line of said Northeast Quarter;

Thence East 550 feet parallel with the North line of said Northeast Quarter;

Thence North 141.5 feet on the East line of said Northeast Quarter to the point of beginning.

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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]

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