

2015- 1789

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Fee Amt \$ 34.00 Ck Pd \$ 34.00
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CUSTOMER CHG CODE _____

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
_____ 19th day of JUNE _____, 2015
at _____ 8:30 o'clock A. M., and recorded as
INSTRUMENT NO **2015-1789**

5-6-7

_____ Donna S. Munoz _____
Register of Deeds
By Jennifer J. Neukirch Deputy

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Return to:
TitleCore, LLC
1640 Normandy Court, Suite C
Lincoln, NE 68512

Memorandum of Wind Energy Lease Agreement

2015- 1789



MEMORANDUM OF WIND ENERGY LEASE AGREEMENT

This Memorandum of Wind Energy Lease Agreement (this "Memorandum") is made and entered into on this 3rd day of April, 2015 (the "Effective Date"), by and between LANCASTER IMPLT., INC., a Nebraska corporation ("Landowner"), whose address is Attn: Michael Fiene, President, 4040 Mohawk Street, Lincoln, Nebraska 68510, and VOLKSWIND NEBRASKA LAND HOLDINGS LLC, a Nebraska limited liability company ("Lessee"), whose address is 205 SE 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 and Lancaster 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 thirty-eight (38) 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 and Lancaster 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

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

LANDOWNER:

LESSEE:

LANCASTER IMPLT., INC., a Nebraska corporation

VOLKSWIND NEBRASKA LAND HOLDINGS LLC, a Nebraska limited liability company

By: *Michael Fiene*
Michael Fiene, President

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

By: *Jeffrey Wagner*
Jeffrey Wagner, President

STATE OF NEBRASKA)
COUNTY OF *Lincoln*) ss.

The foregoing instrument was acknowledged before me on this *30* day of *April*, 2015 by Michael Fiene, President of Lancaster Implt., Inc., a Nebraska corporation, on behalf of the corporation.



Jo Ann Rierden
Notary Public

STATE OF OREGON, MULTNOMAH COUNTY, ss.

This instrument was acknowledged before me on this *23* day of *April*, 2015, by Jeffrey Wagner, as the President of Volkswind USA Inc., a Delaware corporation, as 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.



Owen Larsen Dodson
Notary Public

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EXHIBIT A

DESCRIPTION OF THE PROPERTY

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

PARCEL 1:

The Northeast Quarter of Section 5, Township 6 North, Range 7 East of the 6th Principal Meridian, Gage County, Nebraska.

PARCEL 2:

The Southeast Quarter of the Northwest Quarter AND Lot 6, Irregular Tracts located in the Southwest Quarter, all in Section 30, Township 7 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska.

PARCEL 3:

The Southwest Quarter of the Northeast Quarter AND the Northwest Quarter of the Southeast Quarter AND Lots 2 and 3, Irregular Tracts located in the East Half, all in Section 30, Township 7 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska.