

2015-1810
18-6-6 14-6-6

Pages 4 Doc Tax \$ _____ EX # _____
Fee Amt \$ 28.00 Ck Pd \$ 28.00
Cash PD \$ _____ Refund \$ _____
Paid by #326 TITLE Ck # 4105
Ck # _____

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
22ND day of JUNE, 2015
at 8:00 o'clock A.M., and recorded as
INSTRUMENT NO _____

CUSTOMER CHG CODE _____
RETURN TO #326 TITLECORE
ENV _____

TRACT INDEX
COMPUTER
COMPARED
PAGED _____

Dana S. Shultz 2015-1810
Register of Deeds
By _____ Deputy

REGISTER'S NOTE: The preliminary site plans
are not attached.

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 June, 2015 (the "Effective Date"), by and between Todd L. Buel, as Trustee of the Buel Family Irrevocable Trust (collectively, "Landowner"), whose address is 18301 S 12th St., Roca, NE 68430, 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

EXHIBIT A

2015-1810

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]

EXHIBIT A

2015-1810

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

LANDOWNER:

Todd L. Buel

Todd L. Buel, as Trustee of the Buel Family Irrevocable Trust

LESSEE:

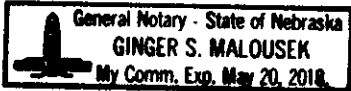
VOLKSWIND NEBRASKA LAND HOLDINGS LLC,
A Nebraska Limited Liability Company

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

By: Jeffrey Wagner
Jeffrey Wagner, President

STATE OF NEBRASKA,
COUNTY OF Lancaster, ss.

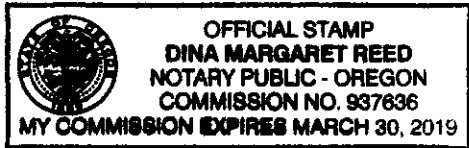
This instrument was acknowledged before me on this 3rd day of June, 2015,
by Todd L. Buel, as Trustee of the Buel Family Irrevocable Trust.



Ginger S. Malousek
Notary Public

STATE OF OREGON, MULTNOMAH COUNTY, ss.

This instrument was acknowledged before me on this 10 day of June, 2015, 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 Margaret Reed
Notary Public

EXHIBIT A

2015-1810

EXHIBIT A**Legal Description of Property**

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

PARCEL 1:

A parcel of land in the South Half of the Northwest Quarter of Section 19, Township 6 North, Range 6 East of the 6th Principle Meridian, Gage County, Nebraska extending from the South boundary of the parcel 200ft in the North-South direction and the full length of the parcel in the East – West direction as substantially depicted in the attached preliminary site plans. Consisting of approximately 12 acres.

PARCEL 2:

A parcel of land in the Northeast Quarter of Section 18, Township 6 North, Range 6 East of the 6th Principle Meridian, Gage County, Nebraska extending from the South boundary of the parcel 300ft in the North – South direction, and the full length of the parcel in the East – West direction as substantially depicted in the attached preliminary site plans. Consisting of approximately 18 acres.