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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return to: RPM Access, Attn: Felix Friedman, PO Box 439, 7 Ellefson Drive, De Soto, IA 50069

JOINDER AND RATIFICATION TO WIND FARM EASEMENT AGREEMENT

THIS JOINDER AND RATIFICATION TO WIND FARM EASEMENT AGREEMENT (this "Joinder and Ratification") is made, dated 12-22, 2020 by **Randy G. Mormann and Jacqueline K. Mormann**, husband and wife (together with its transferees, successors and assigns, "Owner"), for the benefit of **Independence Wind Energy LLC**, an Iowa limited liability company (together with its transferees, successors and assigns, "Grantee"), and in connection herewith, Owner agrees, covenants and contracts as set forth in this Joinder and Ratification and as described on Exhibit A attached hereto.

WITNESSETH:

WHEREAS, Grantee and Edward J. Schulte and Mary Ann Schulte, Trustees of the Edward and Mary Ann Schulte Revocable Trust dated February 28, 2007 were parties to that certain Wind Farm Easement Agreement dated December 5, 2018 as evidenced by that certain Memorandum of Wind Farm Easement Agreement recorded October 27, 2020 in Book 2020, Page 3810 of the Official Public Records of Delaware County, Iowa (together, the "Agreement") encumbering that certain real property located in Delaware County, Iowa, as such property is more particularly described in the Agreement and on Exhibit A hereto (the "Property"); and

WHEREAS, Owner has a contract purchaser's interest in the Property, and Owner desires to execute this Joinder and Ratification to join in and ratify the provisions of the Agreement; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Recitals**. The foregoing recitals are hereby incorporated herein by this reference.

2. **Joinder and Ratification**. Owner hereby consents to, joins in, and agrees to be bound by the terms of the Agreement. Owner hereby adopts and ratifies the Agreement and agrees that the Agreement is enforceable against Owner in accordance with the Agreement's terms and conditions. Further, all of the terms, covenants, and conditions of the Agreement and all the rights and obligations of Owner and Grantee thereunder, shall remain in full force and effect, and are not otherwise altered, amended, revised, or changed.

3. **Counterparts**. This Joinder and Ratification may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, Owner hereby executes this Joinder and Ratification as of the day and year set forth above.

OWNER:

Randy G Mormann
Randy G. Mormann

Jacqueline K. Mormann
Jacqueline K. Mormann

STATE OF IOWA, COUNTY OF Delaware, SS:

This record was acknowledged before me on December 22, 2020 by Randy G. Mormann and Jacqueline K. Mormann, husband and wife.

(STAMP)

Angela K Wendt
Notary Public, State of Iowa

NOTARIAL SEAL IOWA
ANGELA K WENDT
Commission Number 824418
My Commission Expires
3/20/2023

EXHIBIT A
Description of the Property

Property 114: The Southeast Quarter (SE ¼) of Section Sixteen (16), except that part described as commencing at the Northeast corner of said Southeast Quarter (SE ¼) and running thence South Five Hundred Eighty-five (585) feet to the point of beginning, thence West Four Hundred Seventy (470) feet, thence South Three Hundred Seventy-five (375) feet, thence East Four Hundred Seventy (470) feet to the East line of said Southeast Quarter (SE ¼), thence North along said East line Three Hundred Seventy-five (375) feet to the point of beginning, And The Southwest Quarter (SW ¼) of Section Sixteen (16), except the North Seventy-four (74) acres of the Southwest Quarter (SW ¼) of Section Sixteen (16), All in Township Eighty-eight (88) North Range Six (6) West of the Fifth P.M., Delaware County, Iowa.

Net Acreage of Your Property per County Assessor's Records: 239.35

Property 115: The North Half (N ½) of the Southwest Quarter (SW ¼) of Section Fifteen (15), Township Eighty-eight (88) North Range Six (6) West of the Fifth P.M., Delaware County, Iowa.

Net Acreage of Your Property per County Assessor's Records: 79

9932921