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Pages 5
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Combined Fee: \$30.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Document Number	MEMORANDUM OF SITE LEASE WITH OPTIONS	Recording Area
<p data-bbox="318 1247 1252 1304"><i>“This agreement is not a conveyance as defined by state law (Sec. 77.21(1), Wis Stats), and is not subject to transfer return.”</i></p> <p data-bbox="305 1449 1300 1476">THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.</p>		<p data-bbox="943 725 1279 753">Drafter and Return Address: Jason Wied Cloud 1 Services, LLC 417 Pine Street 920-940-0129 Green Bay, Wisconsin 54301 Grantor: Sherry L. Corkrean Grantee: Cloud 1 Services, LLC Site Name: Macksburg</p>
		<p data-bbox="971 1044 1328 1072">Parcel I.D. 660141062040000</p>
		<p data-bbox="954 1076 1344 1104">Legal Description: See Exhibit A</p>

MEMORANDUM OF SITE LEASE WITH OPTIONS

As of 9/17/2020, a Site Lease With Options ("Lease") was entered into by and between Sherry L. Corkrean ("Landlord") and Cloud 1 Services, LLC, a Wisconsin limited liability company ("Tenant") regarding the property legally described on the attached Exhibit A.

The Option is for a term of twenty four (24) months after the Effective Date.

If Tenant exercises the Option, the Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for seven (7) additional five (5) year terms.

The Lease includes those certain access, ingress, egress and utility easements in favor of Tenant.

Subject to the terms of the Lease, there are certain restrictions on sales, conveyances or transfers of Landlord's interest in the Lease or the Premises.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date of the last party to sign below.

TENANT:

Cloud 1 Services, LLC. A Wisconsin limited liability company.

By: *[Signature]*

Name: Steven J. Schneider

Title: President/CEO

Date: 9/17/2020

ACKNOWLEDGMENTS

STATE OF Wisconsin
COUNTY OF Brown) ss.

On September 17th 2020, before me, Alicia R. Broeren, personally appeared Steven J. Schneider who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Wisconsin that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *[Signature]*

My commission expires: 10.24.22

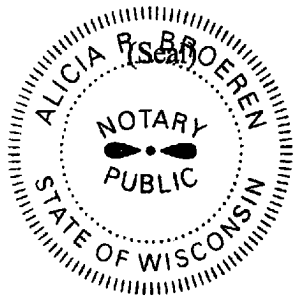


EXHIBIT A

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) (except a tract commencing at the Southeast corner thereof and running thence West 33 feet to the point of beginning, thence West 1289 feet, thence North 50 feet, thence East 1289 feet, thence South 50 feet, to the point of beginning, containing 1.48 acres, more or less, and except the right of way 20 feet wide at the narrowest point across the Northwest corner thereof); and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4); all in Section Ten (10) in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.