

BK: 2018 PG: 414
Recorded: 2/6/2018 at 1:21:53.0 PM
Fee Amount: \$37.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and after recording return to: Tyrone H. Thomas, Jr., Esq., Invenergy Wind Development LLC, c/o Invenergy LLC, One South Wacker Drive, Suite 1800, Chicago, Illinois 60606, ATTN: Land Administration, (312) 224-1400

MEMORANDUM OF AGREEMENT REGARDING EASEMENTS

THIS MEMORANDUM OF AGREEMENT REGARDING EASEMENTS (this "**Memorandum**"), is made, dated and effective as of February 2, 2018 (the "**Effective Date**"), between **Hickory Hill Hereford Farm, LLC** (together with its successors, assigns and heirs, "**Owner**"), whose address is **4117 Ashby Ave., Des Moines, IA 50310**, and **Invenergy Wind Development LLC**, a Delaware limited liability company (together with its transferees, successors and assigns, "**Grantee**"), whose address is One South Wacker Drive, Suite 1800, Chicago, IL 60606, with regard to the following:

1. Owner and Grantee did enter into that certain Agreement Regarding Easements dated of even date herewith (the "**Agreement**") which affects the real property located in Madison County, Iowa, as more particularly described in **Exhibit A** attached hereto as **Page # 5, 6 & 7** (the "**Property**"). Capitalized terms used and not defined herein have the meaning given the same in the Agreement.

2. The Agreement grants Grantee, among other things, the right to install Windpower Facilities (and related infrastructure and appurtenances) on Owner's Property and certain other access rights and rights to use the Property in connection with the wind energy generation project. Owner also irrevocably waived, to the extent permitted by law, enforcement of any applicable setback requirements.

3. Term. The "**Term**" is comprised of the Development Term, Operations Term and Extended Term as follows:

(i) The initial term of the Easement ("**Development Term**") commences on the Effective Date and, unless sooner terminated in accordance with the Agreement, shall continue without interruption until the earlier of the Operations Date or the date seven (7) years from the Effective Date.

(ii) If Grantee constructs any Windpower Facilities on the Property, the **“Operations Term”** shall begin on the Operations Date and end on the twenty-fifth (25th) anniversary of the Operations Date.

(iii) The **“Operations Date”** shall mean the earlier of: (1) the first date Windpower Facilities installed on the Property begin delivering electricity to the transmission grid or (2) the date Grantee notifies Owner in writing that Grantee has elected to declare that the Operations Date has occurred (whether or not Windpower Facilities have been installed on the Property). Grantee shall notify Owner of the Operations Date within forty-five (45) days after the Operations Date occurs. Owner grants Grantee permission to record in the Madison County records a notice specifying the Operations Date.

(iv) Grantee shall have the preferential right upon written notice to Owner before expiration of the Operations Term to extend the term of the Agreement for an additional period of ten (10) years (**“Extended Term”**) expiring on the thirty-fifth (35th) anniversary of the Operations Date. Owner grants Grantee permission to record in the Madison County records a notice of such extension.

4. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Agreement, and Owner and Grantee executed and are recording this Memorandum solely for the purpose of providing constructive notice of the Agreement and Grantee’s rights thereunder. The terms, conditions and covenants of the Agreement are incorporated herein by reference as though fully set forth herein. This Memorandum shall not, in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the Agreement.

5. Except as otherwise set forth in the Agreement, Owner shall have no ownership, lien, security or other interest in any Windpower Facilities (and related infrastructure and appurtenances) installed on the Property, or any profits derived therefrom, and Grantee may remove any or all Windpower Facilities (and related infrastructure and appurtenances) at any time.

6. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.


7. This Memorandum shall also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all covenants, conditions and agreements contained herein shall be construed as covenants running with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the date first written above.

GRANTEE:

Invenergy Wind Development LLC
a Delaware limited liability company

By: 

Name: Kevin E Parzyck
Vice President

Title: _____

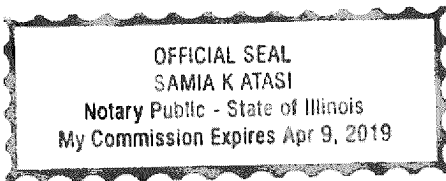
STATE OF ILLINOIS)

)

COUNTY OF COOK)

This instrument was acknowledged before me by Kevin E Parzyck, Vice President of Invenergy Wind Development LLC, a Delaware limited liability company, on behalf of said company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2 day of February, 2018.





Notary's Name (Printed): Samia K Atasi

My commission expires: 4/9/19

OWNER:

Hickory Hill Hereford Farm., LLC

By: *Douglas E. Gross, President*

Name: Douglas E. Gross

Title: President

STATE OF Iowa . Folk COUNTY, ss:

This record was acknowledged before me on 1-17, 2018, by Douglas E. Gross, President of Hickory Hill Hereford Farm, LLC.

RLM

Signature of Notary Public

My commission expires: 12-24-18

Stamp or Seal

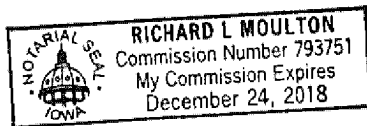


EXHIBIT A TO MEMORANDUM

Legal Description of the Property

Schedule of Locations:

<u>Parcel Number</u>	<u>County</u>	<u>Township/ Range</u>	<u>Section</u>	<u>Acreage</u>
660142426010000	Madison	74N 28W	24	1.81
660142440020000	Madison	74N 28W	24	25.92
660142440030000	Madison	74N 28W	24	17.35
660142440040000	Madison	74N 28W	24	29.18
660142462000000	Madison	74N 28W	24	39.00
660142464010000	Madison	74N 28W	24	38.38
700151744000000	Madison	74N 27W	17	39.00
700151746000000	Madison	74N 27W	17	40.00
700151822000000	Madison	74N 27W	18	37.50
700151828000000	Madison	74N 27W	18	38.80
721152660010000	Madison	74N 27W	26	42.63
730153340001000	Madison	74N 27W	33	22.21
730153480015000	Madison	74N 27W	34	113.03
741152722000000	Madison	74N 27W	27	39.40
741152724011000	Madison	74N 27W	27	38.42
741152726000000	Madison	74N 27W	27	39.01
741152728000000	Madison	74N 27W	27	40.01
741152782000000	Madison	74N 27W	27	39.71
741152784000000	Madison	74N 27W	27	38.58
741152788000000	Madison	74N 27W	27	39.89
741152862000000	Madison	74N 27W	28	38.00
741152864000000	Madison	74N 27W	28	39.00
741152866000000	Madison	74N 27W	28	40.00
741152868015000	Madison	74N 27W	28	29.33

741152968021000	Madison	74N 27W	29	1.02
			Total	<hr/> 907.18

Legal Description:

2.11A Northwest PT Southwest Quarter (SW1/4) Northeast Quarter (NE1/4) of Section 24, Township 74N, Range 28W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) Ex 1 of Section 24, Township 74N, Range 28W of Madison County, Iowa

The Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) Ex 1 of Section 24, Township 74N, Range 28W of Madison County, Iowa

The Southeast Quarter (SE1/4) Northwest Quarter (NW1/4) Ex 1 of Section 24, Township 74N, Range 28W of Madison County, Iowa

The Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 24. Township 74N, Range 28W of Madison County, Iowa

The Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) Ex .62A of Section 24. Township 74N, Range 28W of Madison County, Iowa

The Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 17, Township 74N, Range 27W of Madison County, Iowa

The Southwest Quarter (SW1/4) Northwest Quarter (NW1/4) of Section 17, Township 74N, Range 27W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 18, Township 74N, Range 27W of Madison County, Iowa

The Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) of Section 18, Township 74N, Range 27W of Madison County, Iowa

Pt Par A West Half (W1/2) Southwest Quarter (SW1/4) 42.95 of Section 26, Township 74N, Range 27W of Madison County, Iowa

North Half (N1/2) Northwest Quarter (NW1/4) Sec 33 N of Par B & C of Section 33, Township 74N, Range 27W of Madison County, Iowa

Par B 113.50A of Section 34, Township 74N, Range 27W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Northwest Quarter (NW1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Southwest Quarter (SW1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Southeast Quarter (SE1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Northeast Quarter (NE1/4) Southeast Quarter (SE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Northwest Quarter (NW1/4) Southeast Quarter (SE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Southeast Quarter (SE1/4) Southeast Quarter (SE1/4) of Section 27, Township 74N, Range 27W of Madison County, Iowa

The Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 28, Township 74N, Range 27W of Madison County, Iowa

The Northwest Quarter (NW1/4) Southwest Quarter (SW1/4) of Section 28, Township 74N, Range 27W of Madison County, Iowa

The Southwest Quarter (SW1/4) Southwest Quarter (SW1/4) of Section 28, Township 74N, Range 27W of Madison County, Iowa

The Southeast Quarter (SE1/4) Southwest Quarter (SW1/4) Ex Par A & C of Section 28, Township 74N, Range 27W of Madison County, Iowa

S 1A Southeast Quarter (SE1/4) Southwest Quarter (SW1/4) & .02A Southwest (SW) Corn West Half (W1/2) Southeast Quarter (SE1/4) of Section 29, Township 74N, Range 27W of Madison County, Iowa