

BK: 2018 PG: 2048  
Recorded: 6/29/2018 at 8:37:22.0 AM  
Fee Amount: \$32.00  
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 May 8, 2018 (the "Effective Date"), between N. Ivyl Ransom a/k/a Ivyl Ransom and Katherine S. Ransom a/k/a Katherine Ransom, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as tenants in Common (together with its successors, assigns and heirs, "Owner"), whose address is 3214 Valley View Ave., Truro, IA 50257, 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 (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 (25<sup>th</sup>) 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 (35<sup>th</sup>) 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: [Signature]

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 8th day of May, 2018.

[Signature]

Notary's Name (Printed): Ruth M. Nadolny

My commission expires: 3.8.2021



**OWNER:**

**N. Ivyl Ransom a/k/a Ivyl Ransom and  
Katherine S. Ransom a/k/a Katherine  
Ransom, husband and wife, as Joint  
Tenants with Full Rights of Survivorship,  
and not as tenants in Common**

By: N. Ivyl Ransom a/k/a Ivyl Ransom

Name: N. Ivyl Ransom a/k/a Ivyl Ransom

Title: Owner

By: Katherine S. Ransom AKA Katherine Ransom

Name: Katherine S. Ransom a/k/a  
Katherine Ransom

Title: Owner

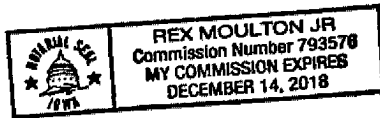
STATE OF IOWA, MADISON COUNTY, ss:

This record was acknowledged before me on 5/1, 2018, by N. Ivyl Ransom a/k/a Ivyl Ransom, a married person.

[Signature]  
Signature of Notary Public

My commission expires: 12-14-18

Stamp or Seal



STATE OF IOWA, MADISON COUNTY, ss:

This record was acknowledged before me on 5/1, 2018, by Katherine S. Ransom a/k/a Katherine Ransom, a married person.

[Signature]  
Signature of Notary Public

My commission expires: 12-14-18

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>
770161648011000	Madison	74N 26W	16	33.62
770161662000000	Madison	74N 26W	16	40.00
770162722020000	Madison	74N 26W	27	20.00
770162724000000	Madison	74N 26W	27	40.00
770162742000000	Madison	74N 26W	27	40.00
770162744000000	Madison	74N 26W	27	38.80
900001000042000	Madison	74N 26W	16	.63
900001200131000	Madison	74N 26W	16	25.67
900001200140000	Madison	74N 26W	16	36.62
900001200150000	Madison	74N 26W	16	40.00
900001200160000	Madison	74N 26W	16	8.43
			<b>Total</b>	<hr/> 323.77

**Legal Description:**

The Southeast Quarter (SE1/4) Northwest Quarter (NW1/4) Ex 2.05A NE Cor & Ex Par A & 3A of Section 16, Township 74N, Range 26W of Madison County, Iowa

The Northeast Quarter (NE1/4) Southwest Quarter (SW1/4) of Section 16, Township 74N, Range 26W of Madison County, Iowa

West Half (W1/2) Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 26W of Madison County, Iowa

The Northwest Quarter (NW1/4) Northeast Quarter (NE1/4) of Section 27, Township 74N, Range 26W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) of Section 27, Township 74N, Range 26W of Madison County, Iowa

**The Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 27, Township 74N, Range 26W of Madison County, Iowa**

**Parcel A East Half (E1/2) Southeast Quarter (SE1/4) Misc. of Section 16, Township 74N, Range 26W of Madison County, Iowa**

**Lands Northeast Quarter (NE1/4) Southeast Quarter (SE1/4) Ex Hull Addn. & Likesn Addn, & Ex Par A, B & J Misc. of Section 16, Township 74N, Range 26W of Madison County, Iowa**

**Lands Southeast Quarter (SE1/4) Southeast Quarter (SE1/4) Ex Par A & Ex. .57A & .23A Southeast PT along West Street Misc. of Section 16, Township 74N, Range 26W of Madison County, Iowa**

**Lands Northwest Quarter (NW1/4) Southeast Quarter (SE1/4) 40A Misc. of Section 16, Township 74N, Range 26W of Madison County, Iowa**

**Lands 8.43A S of Rd Southwest Quarter (SW1/4) Northeast Quarter (NE1/4) Misc. of Section 16, Township 74N, Range 26W of Madison County, Iowa**