

BK: 2018 PG: 2049  
Recorded: 6/29/2018 at 8:37:24.0 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"), by and between **Jeffrey J. Warren a/k/a Jeffrey Jon Warren and Doreena L. Warren a/k/a Doreena Lee Warren, 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 **2045 Wildrose Ave., Prole, IA 50229**, 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: 

Name: Kevin E. Parzyck

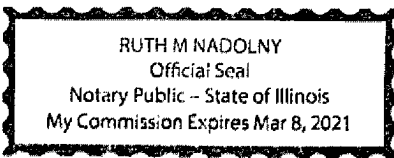
Vice President

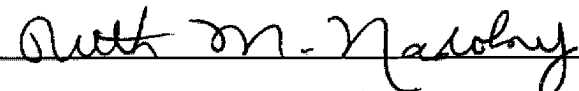
Title: \_\_\_\_\_

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 8<sup>th</sup> day of MAY, 2018.





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

My commission expires: 3-8-2021

**OWNER:**

**Jeffrey J. Warren a/k/a Jeffrey Jon Warren and Doreena L. Warren a/k/a Doreena Lee Warren, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**

By: *Jeffrey J. Warren*

Name: Jeffrey J. Warren a/k/a Jeffrey Jon Warren

Title: Owner

By: *Doreena L. Warren*

Name: Doreena L. Warren a/k/a Doreena Lee Warren

Title: Owner

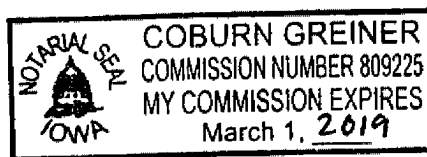
STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on 2 May, 2018, by Jeffrey J. Warren a/k/a Jeffrey Jon Warren, a married person.

*Coburn Greiner*  
Signature of Notary Public

My commission expires: March 1, 2019

Stamp or Seal



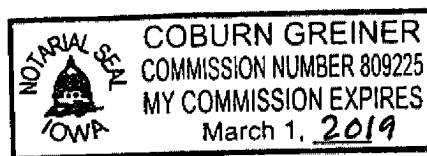
STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on 2 May, 2018, by Doreena L. Warren a/k/a Doreena Lee Warren, a married person.

*Coburn Greiner*  
Signature of Notary Public

My commission expires: March 1, 2019

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>
450082782002000	Madison	76N 26W	27	6.78
450082782003000	Madison	76N 26W	27	7.29
560111366012000	Madison	75N 28W	13	25.00
560111368000000	Madison	75N 28W	13	40.00
560112400020000	Madison	75N 28W	24	20.71
560112442001000	Madison	75N 28W	24	20.00
560112444000000	Madison	75N 28W	24	40.00
700150484000000	Madison	74N 27W	04	40.00
700150486000000	Madison	74N 27W	04	40.00
700150488002000	Madison	74N 27W	04	40.00
700150922000000	Madison	74N 27W	09	38.80
700150924002000	Madison	74N 27W	09	9.70
			<b>Total</b>	<hr/> 328.28

**Legal Description:**

Parcel A 7.17A Northeast Corner Northeast Quarter (NE1/4) Southeast Quarter (SE1/4) of Section 27, Township 76N, Range 26W of Madison County, Iowa

Parcel B 7.89A East Half (E1/2) Northeast Quarter (NE1/4) Southeast Quarter (SE1/4) of Section 27, Township 76N, Range 26W of Madison County, Iowa

The Southwest Quarter (SW1/4) Southwest Quarter (SW1/4) Ex Par H of Section 13, Township 75N, Range 28W of Madison County, Iowa

The Southeast Quarter (SE1/4) Southwest Quarter (SW1/4) of Section 13, Township 75N, Range 28W of Madison County, Iowa

Parcel A North Half (N1/2) North Half (N1/2) of Section 24, Township 75N, Range 28W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northwest Quarter (NW1/4) Ex Pt of Par A of Section 24, Township 75N, Range 28W of Madison County, Iowa

The Northwest Quarter (NW1/4) Northwest Quarter (NW1/4) of Section 24, Township 75N, Range 28W of Madison County, Iowa

The Northwest Quarter (NW1/4) Southeast Quarter (SE1/4) of Section 04, Township 74N, Range 27W of Madison County, Iowa

The Southwest Quarter (SW1/4) Southeast Quarter (SE1/4) of Section 04, Township 74N, Range 27W of Madison County, Iowa

The Southeast Quarter (SE1/4) Southeast Quarter (SE1/4) of Section 04, Township 74N, Range 27W of Madison County, Iowa

The Northeast Quarter (NE1/4) Northeast Quarter (NE1/4) of Section 09, Township 74N, Range 27W of Madison County, Iowa

West Half (W1/2) West Half (W1/2) Northwest Quarter (NW1/4) Northeast Quarter (NE1/4) 10A of Section 09, Township 74N, Range 27W of Madison County, Iowa