



283220

KATHLEEN KRETSCH  
COTTONWOOD COUNTY  
RECORDER  
WINDOM MN

Recorded on  
Jun 18, 2018 11:22 AM

Fees: \$46.00  
Pages: 5

**MEMORANDUM OF LAND LEASE AND WIND EASEMENT**

THIS MEMORANDUM OF LAND LEASE AND WIND EASEMENT ("Memorandum of Lease") is entered into this 24th day of April, 2018, by and between Nancy J. Osland, \_\_\_\_\_  
*(insert name of spouse, if any, and marital status)* A single person  
(collectively, "Lessor"), and Plum Creek Wind Farm, LLC, a Delaware limited liability company ("Lessee").

**RECITALS:**

A. Lessor and Lessee have entered into a certain Land Lease and Wind Easement (the "Lease Agreement") dated April 24, 2018 (the "Effective Date"), whereby Lessor has agreed to lease to Lessee certain real property, together access easement rights and a wind easement across said premises in the County of Cottonwood, State of Minnesota, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Premises").

B. The parties wish to give notice of the existence of such Lease Agreement.

IN CONSIDERATION of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Lessor and Lessee have entered into the Lease Agreement to lease and demise the Premises for wind energy purposes and to grant access and wind easements. Pursuant to the Lease Agreement, Lessee has the exclusive right to use the Premises for wind energy purposes, together with certain related wind, access and other easement rights and other rights related to the Premises, all as more fully described in the Lease Agreement. Wind energy purposes means converting wind energy into electrical energy and collecting and transmitting the electrical energy so converted, together with any and all activities related thereto.

2. The initial term of the Lease Agreement (the "Development Period") commences on the Effective Date and expires on the seventh (7<sup>th</sup>) anniversary of the Effective Date. The Lease Agreement shall automatically be extended for a Construction Period, as defined below, upon the earlier of (i) the date when construction of wind facilities on the Premises commences ("Construction Date"); or (ii) date when Lessor receives written notice from Lessee of Lessee's election to extend the term of the Lease Agreement for the Construction Period ("Construction Period Notice Date"). The Construction Period of the Lease Agreement ("Construction Period") is two (2) years from the earlier of either of the Construction Date or the Extended Term Notice Date unless sooner terminated in accordance with the terms of the Lease Agreement. The Lease Agreement shall automatically be extended for an Extended Term, as defined below, upon the earlier of (i) the date when the Project begins commercial operation ("Commercial Operation Date"); or (ii) date when Lessor receives written notice from Lessee of Lessee's election to extend the term of the Lease

Agreement for the Extended Term ("Extended Term Notice Date"). The Extended Term of the Lease Agreement ("Extended Term") is twenty (20) years from the earlier of either of the Commercial Operation Date or the Extended Term Notice Date unless sooner terminated in accordance with the terms of the Lease Agreement. In addition, Lessee has a right to extend the Extended Term for three (3) additional periods of ten (10) years (each, a "Renewal Term") upon written notice to Lessor.

3. Lessor shall have no ownership and other interest in any wind facilities installed on the Premises by Lessee and Lessee may remove any or all wind facilities at any time.

4. Lessee and any successor or assign of Lessee has the right under the Lease, without need for Lessor's consent, to do any of the following, conditionally or unconditionally, with respect to all or any portion of the Premises for wind energy purposes: grant co-leases, separate leases, subleases, easements, licenses or similar rights (however denominated) to one or more third parties; or sell, convey, lease, assign, mortgage, encumber or transfer to one or more third parties or to any affiliate of Lessee's this Lease, or any right or interest in this Lease, or any or all right or interest of Lessee in the Premises or in any or all of the wind facilities that Lessee or any other party may now or hereafter install on the Premises provided that (i) any such assignment, transfer or conveyance shall not be for a period beyond the term of the Lease; (ii) the assignee or transferee shall be subject to all of the obligations, covenants and conditions applicable to the Lessee; and (iii) Lessee shall not be relieved from liability for any of its obligations under the Lease by virtue of the assignment or conveyance unless Lessee assigns or conveys all of its interests under the Lease to the assignee or transferee, in which event Lessee shall have no continuing liability.

5. The Lease Agreement and the easement and rights granted Lessee therein shall burden the Premises and shall run with the land. The Lease Agreement shall inure to the benefit of and be binding upon and Lessee and, to the extent provided in any assignment or other transfer under the Lease Agreement, any assignee or Lessee, and their respective heirs, transferees, successors and assigns, and all persons claiming under them.

6. This Memorandum of Lease has been executed and delivered by the parties for the purpose of recording and giving notice of the lease and easement rights in accordance with the terms, covenants and conditions of the Lease Agreement.

7. The terms and conditions of the Lease Agreement are incorporated by reference into this Memorandum of Lease as if set forth fully herein at length. In the event of any conflict between the terms and provisions of the Lease Agreement and this Memorandum of Lease, the Lease Agreement shall control.

8. Lessee shall provide reasonable cooperation at the request of Lessor in defining the terms and provision of the Lease as may be necessary from time to time.

IN WITNESS WHEREOF, each of the parties hereto has caused this Memorandum of Lease to be duly executed as of the day and year first above written.

LESSOR:

Nancy J. Osland  
Nancy J. Osland

LESSEE:

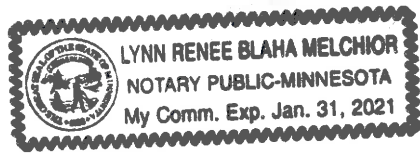
Plum Creek Wind Farm, LLC

By: \_\_\_\_\_  
Blake E. Nixon, President

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF Otter Tail     )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2018, by Nancy J. Osland, A single person.  
(insert name of spouse, if any, and marital status)

Lynn Renee Blaha Melchior  
Notary Public





**EXHIBIT A  
TO MEMORANDUM OF LAND LEASE AND WIND EASEMENT**

**Legal Description of Premises:**

**Tax Parcel No(s):** 030160302 and 030160400

The South One-half of the Northwest Quarter (S1/2NW1/4), Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota;

AND

The South One-half of the Northeast Quarter (S1/2NE1/4), Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota;

EXCEPT

Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE1/4 SE1/4 NE1/4) of Section Sixteen (16), Township One Hundred Eight (108), Range Thirty-eight (38), Cottonwood County, Minnesota.

**The Premises contains approximately 150.00 acres.**