

After recordation, return to:
Robert Pringle
Thelen, Marrin, Johnson & Bridges
Two Embarcadero Center
San Francisco, CA 94111

MEMORANDUM OF LEASE

STEVE E. RAJNUS, as Lessor, JOSEPH R. JERTBERG and LAURA J. JERTBERG, husband and wife, dba SUSANVILLE NURSERY, as Lessee, and DRISCOLL STRAWBERRY ASSOCIATES, INC., a California Corporation, as Patent Owner, agrees:

That upon the terms and provisions set forth in the certain Lease dated as of April 20, 1989, between Lessor and Lessee, and Patent Owner, has leased and let and does hereby lease and let unto Lessee and Patent Owner the premises in Klamath County, Oregon, consisting of the twenty (20) acre plot of land situated in Assessors Parcel Number R381100600007 being part of a larger parcel of land located 24 miles East of Klamath Falls, Oregon, North of Highway 140 and South of Ritter Road in Bonanza, Oregon, containing approximately 35 acres, the boundaries of the leased parcel being marked off and delineated and agreed to by the parties hereto.

The term of the Lease is for the period commencing on April 20, 1989, and terminating December 1, 1989.

Said Lease and all of the terms and provisions thereof are hereby incorporated herein and made a part hereof in all respects as though fully set forth herein, reference being hereby made to a fully executed copy of said Lease in the possession of Lessor and Lessee, and Patent Owner for the full particulars thereof.

Lessor's address is:

Route 1, Box 637
Bonanza, Oregon 97623

Lessee's address is:


472-715 Johnson Road
Susanville, CA 96130

Patent Owners address is:

1750 San Juan Road
Watsonville, CA 95076

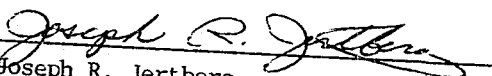
IN WITNESS WHEREOF, the parties have on this 20th day of April, 1989, herewith executed this Memorandum of Lease.

LESSOR:


Steve E. Rajnus

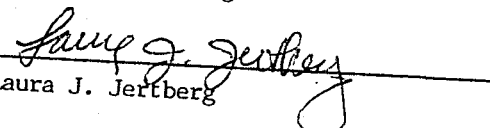
LESSEE:

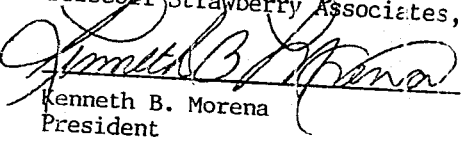
SUSANVILLE NURSERY


Joseph R. Jertberg

PATENT OWNER:

Driscoll Strawberry Associates, Inc.


Laura J. Jertberg


Kenneth B. Morena
President

STATE OF CALIFORNIA

COUNTY OF Lassen

On this 20th day of April in the year one thousand nine hundred and eighty nine, before me, Marsha F Gardner, a Notary Public, State of California, duly commissioned and sworn, personally appeared Joseph R Jertberg and Laura J Jertberg known to me to be the person s whose name was subscribed to the within instrument and acknowledged to me that he executed the same.

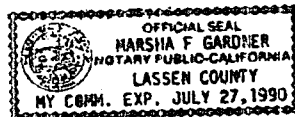
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Lassen County of Lassen the day and year in this certificate first above written.

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Marsha F Gardner
Notary Public, State of California

My commission expires 7-27-90

Cowdery's Form No. 32 — Acknowledgement — General (C. C. Sec. 1190a)



STATE OF CALIFORNIA

COUNTY OF Klamath

On this 24 day of April in the year one thousand nine hundred and 89, before me, Dorothy R. Crane, a Notary Public, State of California, duly commissioned and sworn, personally appeared Steven E. Rainus known to me to be the person whose name was subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of Oregon County of Klamath the day and year in this certificate first above written.

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The publisher does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Dorothy R. Crane
Notary Public, State of California - Oregon

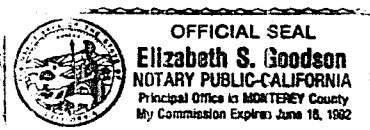
My commission expires 6-18-89

State of California)

County of Monterey)

On this 5th day of May, 1989, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Kenneth B. Morena, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the President and Secretary, respectively, of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



My commission

expires: June 16, 1992

Elizabeth S. Goodson
Notary Public, State of California
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Driscoll Strawberry Assoc. Inc.
on this 10th day of May A.D., 19 89
at 11:41 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 8015
Evelyn Biehn County Clerk
By Doreen Mulkins
Deputy.

Fee, \$13.00