

After recordation return to:

Driscoll Strawberry Associates, Inc.
1355 E. Cypress Avenue, Suite G
Redding, California 96002

MEMORANDUM OF LEASE

BERNARD J. JENDRZEJEWSKI and STEVE E. RAJNUS, as lessor, and DRISCOLL STRAWBERRY ASSOCIATES, INC., a [California] corporation, as Lessee, agrees:

That upon the terms and provisions set forth in the certain lease dated as of May 4, 1990, between lessor and lessee, lessor has leased and let and does hereby lease and let unto lessee the premises in Klamath County, Oregon, consisting of the twenty (20) acre plot of land being a portion of:

THE SE1/4 OF THE SW1/4 OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING THEREFORM ANY PORTION LYING WITHIN KLAMATH FALLS-LAKEVIEW HIGHWAY 140

and being that certain property shown in cross-hatch on the map attached hereto as Exhibit "A". The boundaries of the leased parcel being marked off and delineated and agreed to by the parties hereto.

The term of the agricultural lease is for the period commencing May 4, 1990 and terminating December 31, 1990.

Said agricultural 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 for the full particulars thereof.

Lessor's address is:

Bernard J. Jendrzewski
Route 1, Box 755
Bonanza, Oregon 97623

Steve E. Rajnus
Route 1, Box 637
Bonanza, Oregon 97623

Lessee's address is:

1750 San Juan Road
Watsonville, CA 95076

90 MAY 31 AM 11 52

IN WITNESS WHEREOF, the parties have on this 4th day
of May, 1990, herewith executed this Memorandum of
Lease.

Lessor:

Bernard J. Jendrzejewski
Bernard J. Jendrzejewski
Steve E. Rajnus
Steve E. Rajnus

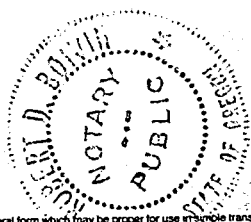
Lessee:

DRISCOLL STRAWBERRY ASSOCIATES, INC.,

Kenneth B. Morena
By: Kenneth B. Morena, President
Thomas P. Driscoll
By: Thomas P. Driscoll, Secretary

OREGON
STATE OF CALIFORNIA
COUNTY OF Klamath

On this 4 day of May, in the year 1990,
before me,
SS. Robert D. Bordin, a Notary Public, State of California OR
duly commissioned and sworn, personally appeared STEVE E. RAJNUS
BERNARD J. JENDRZEJEWSKI
personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person S whose name S ARE
subscribed to this instrument, and acknowledged that THEY executed it.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the Klamath County of
in this certificate.



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Robert D. Bordin
Notary Public, State of California OR
My commission expires 10/9/92

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

STATE OF CALIFORNIA
COUNTY OF Monterey

SS.

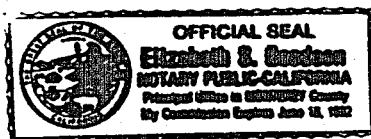
On this 18TH day of May, in the year
one thousand nine hundred and ninety before me,
Elizabeth S. Goodson, a Notary Public, State of California,
duly licensed and sworn, personally appeared Kenneth B. Morena
and Thomas P. Driscoll,
personally known to me (or proved to me on the basis of satisfactory evidence)
to be the persons who executed the within instrument as the President and Secretary
or on behalf of the corporation therein named and acknowledged to me that
such corporation executed the within instrument pursuant to its by-laws or a
resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal in the Monterey County of Monterey

Elizabeth S. Goodson

Notary Public, State of California

My commission expires June 16, 1992

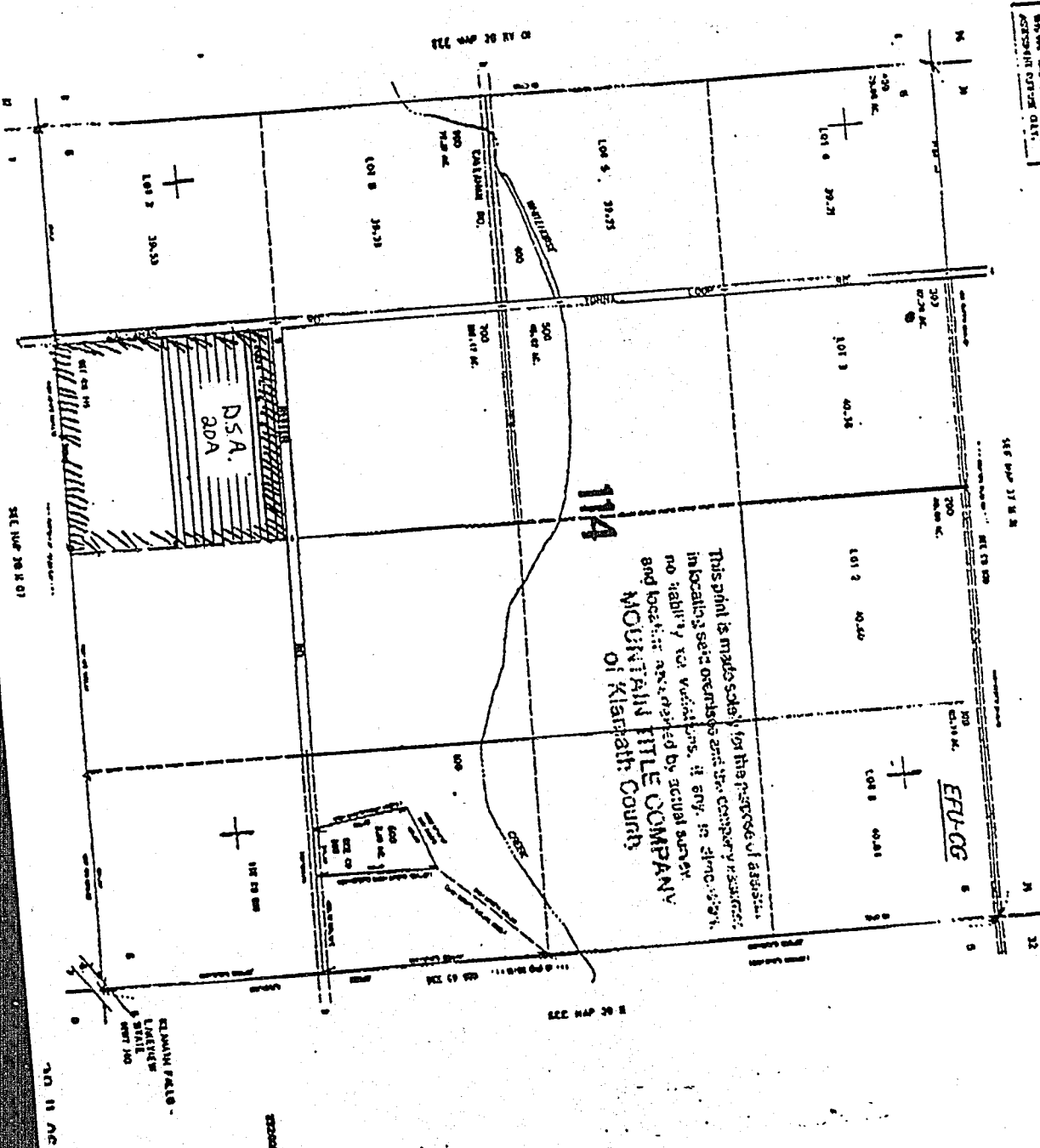
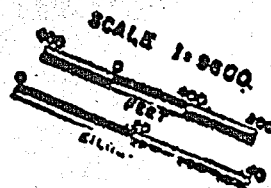


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Cowdery's Form No. 28 — Acknowledgement to Notary Public —
Corporation (C. C. Secs. 1190-1190.1) — (Rev. 1/83)

EXHIBIT "A"

10408



KLAMATH COUNTY

114

This plat is made solely for the purpose of showing in locally set owners and the company's interest, no liability for valuation, if any, in June 1974, and location accompanied by actual survey

MOUNTAIN TITLE COMPANY of Klamath County

EFLUG