

K-43313

MEMORANDUM OF GROUND LEASE

August 28, 1987

By instrument dated August 28, 1987, MODOC LUMBER CO., Landlord, ("Modoc") has leased to KLAMATH COLD STORAGE, Inc., Tenant, ("KCS") the premises described on attached Exhibit A.

This memorandum is executed to evidence and confirm the lease referred to above, to which reference is made for its terms and conditions which include the following:

1. Term: February 1, 1987, through January 31, 1997, with option in KCS to renew for one successive five year term.

2. Conditions: KCS has right of first refusal to purchase the Premises, and Modoc has right of first refusal to purchase the building and improvements. Under stated circumstances KCS has an option to purchase the land, and Modoc has an option to purchase the building.

LANDLORD:

MODOC LUMBER CO.

Thomas J. Hagan
President

TENANT:

KLAMATH COLD STORAGE, INC.

Ruth H. Zensdel