After recordation return to:

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

MEMORANDUM OF SUBLEASE

SIERRA CASCADE NURSERY, INC. a California corporation; RANDY JERTBERG and LAURA JERTBERG, DBA SUSANVILLE NURSERY, as Sublessor, and DRISCOLL STRAWBERRY ASSOCIATES, INC., a California corporation, as Sublessee, agrees:

That RANDY JERTBERG and LAURA JERTBERG, DBA SUSANVILLE NURSERY, is the Lessee under that certain unrecorded Land Lease dated July 27, 1993 between CHARLES DIRKSE and CATHERINE DIRKSE, as lessor and RANDY JERTBERG and LAURA JERTBERG, DBA SUSANVILLE NURSERY, as Lessee.

That upon the terms and provision set forth in that certain Sublease dated as of March 4, 1994, between Sublessor and Sublessee, Sublessor has subleased and let and does hereby sublease and let unto Sublessee the premises in Klamath County, Oregon, consisting of the Nineteen (19) acre plot of land being a portion of:

THE W 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON 11 EAST OF

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

The term of the Sublease is for the period commencing March 4 , 1994 and terminating December 31, 1994.

Said Sublease 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 Sublease in the possession of Sublessor and Sublessee for the full particulars thereof.

Sublessor's address is:

Sierra Cascade Nursery, Inc.

Randy Jertberg Laura Jertberg

dba Susanville Nursery 472-715 Johnson Road Susanville, CA 96130

Sublessee's address is:

Driscoll Strawberry Associates, Inc.

345 Westridge Drive Watsonville, CA 95076

IN WITNESS WHEREOF, the parties have on this 14 day of March, 1994, herewith executed this Memorandum of Sublease.

Sublessor:

SIERRA CASCADE NURSERY, INC.

By Randy Jertberg , President

By: July Juthous
Laura Jerthero , Secretary

Randy Jertberg, dba Susanville Nursery

Jame Sutbug

Laura Jertberg, dba Susanville Nursery

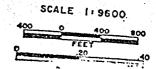
Sublessee:

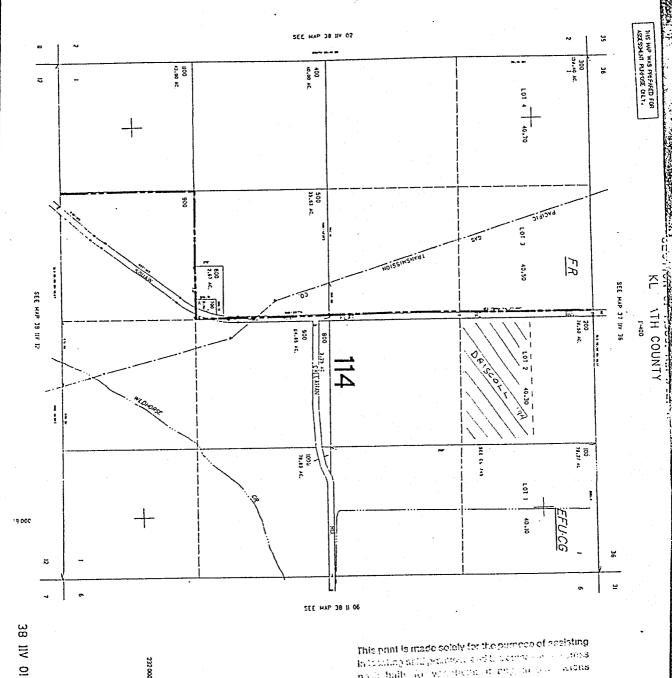
DRISCOLL STRAWBERRY ASSOCIATES, INC.

nneth B. Morena, President

, Secretary (Assistant) Clinton F. Miller

ALL-PURPOSE ACKNOWLEDGMENT 14005 No 209			
State of California			
County of QSSC	CAPACITY CLAIMED BY SIGNER MINDIVIDUAL(S)		
	☑ CORPORATE		
On 3/14/94 before me, masha F. Candrer NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"	OFFICER(S)		
personally appeared and Tagy and the control of the	TITLE(S) PARTNER(S)		
personally appeared tordy Terthera and Laura Jerthera	☐ ATTORNEY-IN-FACT ☐ TRUSTEE(S)		
personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are	SUBSCRIBING WITNESS		
subscribed to the within instrument and ac-	GUARDIAN/CONSERVATOR		
knowledged to me that he/she/they executed the same in his/her/their authorized	OTHER:		
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),			
or the entity upon behalf of which the person(s)	SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)		
LASSEN COUNTY acted, executed the instrument. Witness my hand and official seal.	NAME OF PERSON(S) OR ENTITY(IES)		
Thiness my hand and official seal.			
mal Lan			
SIGNATURE OF NOTARY			
ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of THIS CERTIFICATE Title or Type of Document	this certificate to unauthorized document.		
MUST BE ATTACHED TO THE DOCUMENT Number of Pages Date of Document			
DESCRIBED AT RIGHT: Signer(s) Other Than Named Above	<u> </u>		
6 1991 NATIONAL NOTARY ASSOCIATION - 8236 Remmet Ave P.O. Box 7184 - Canoga Park, CA 91304-7184			
ASSOCIATION • 8236 F	Remmet Ave. • P.O. Box 7184 • Capage Bart. CA 01004 7104		
ALL-PURPOSE ACKNOWLEDGMENT	Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184		
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ALL-PURPOSE ACKNOWLEDGMENT	Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184 NO 203		
State of Californial County of Santa Cruz	CAPACITY CLAIMED BY SIGNER INDIVIDUAL(S) CORPORATE President		
State of Californial County of Santa Cruz On 4-20-94 before me, Cynthia L Nathrice o Notary Public , NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"	CAPACITY CLAIMED BY SIGNER INDIVIDUAL(S) CORPORATE President OFFICER(S) Assailant Secretary TITLE(S)		
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This point is made solely for the purpose of essisting introducing sold processes and to come on the come of the county of the cou

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for of	record at request of	Driscoll Strawberry Assoc. the 4th day 9:49 o'clock A. M., and duly recorded in Vol. M94
FFF	\$50.00	Evelyn Biehn - County Clerk By Darden Mulhalte