

After recordation return to:

Driscoll Strawberry Associates, Inc.
345 Hemsted Drive, Suite B0
Redding, California 96002

MEMORANDUM OF SUBLEASE

SIERRA CASCADE NURSERY, INC. a California corporation, as Sublessor, and DRISCOLL STRAWBERRY ASSOCIATES, INC., a California corporation, as Sublessee, agrees:

That SIERRA CASCADE NURSERY, INC., a California corporation, as lessee under those certain unrecorded leases (1) dated February 24, 1993 between MIKE RUSSELL and DONNA RUSSELL, as lessor and SIERRA CASCADE NURSERY, INC., a California corporation, as lessee; (2) dated September 28, 1994 between AGRICULTURAL RESOURCES, an Oregon Limited Partnership, as lessor and SIERRA CASCADE NURSERY, INC., a California corporation, as lessee; (3) dated December 31, 1997 between RAYMOND R. COLAHAN and SHARON COLAHAN, ROSS H. COLAHAN and RAYMOND COLAHAN, as Trustees of the 1989 KAMAHUKA FAMILY TRUST, as lessor and SIERRA CASCADE NURSERY, INC., a California corporation, as lessee;

That upon the terms and provision set forth in that certain Sublease dated as of 17th March, 1998, 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 122 acre plot of land being a portion of:

Parcel 1 (Colahan)

TOWNSHIP 37 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,
SECTION 31: SW ¼ SW ¼ (LOT 4)

Parcel 2 (Russell)

THE NE ¼ OF THE NE ¼ OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 11 ½ EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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70-

Parcel 3 (Agricultural Resources)

NW ¼ NE ¼, S ½ NE ¼ AND SE ¼ OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 11 ½ EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

W ½ NE ¼ AND ALL THAT PORTION OF THE NW ¼ SE ¼ OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 11 ½ EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING NORTH OF THE CENTER OF THE COUNTY ROAD RUNNING EASTERLY AND WESTERLY THROUGH SAID TRACT AS SAID COUNTY ROAD PRESENTLY EXISTS ON THE GROUND.

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

The term of the Sublease is for the period commencing March 17, 1998, and terminating December 31, 1998.

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.

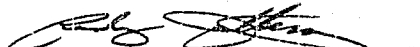
Sublessor's address is: Sierra Cascade Nursery, Inc.
472-715 Johnson Road
Susanville, CA 96130

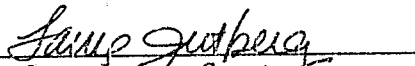
Sublessee's address is: Driscoll Strawberry Associates, Inc.
345 Westridge Drive
Watsonville, CA 95076

IN WITNESS WHEREOF, the parties have on this 17th day of March, 1998,
herewith executed this Memorandum of Sublease.

Sublessor:


SIERRA CASCADE NURSERY, INC.


By: 
Randy Jertberg, President

By: 
Laura Jertberg, Secretary

Sublessee:

DRISCOLL STRAWBERRY ASSOCIATES, INC.

By: 
Kenneth B. Morena, President

By: 
Thomas P. Driscoll, Secretary
or Clint Miller, Assistant Secretary

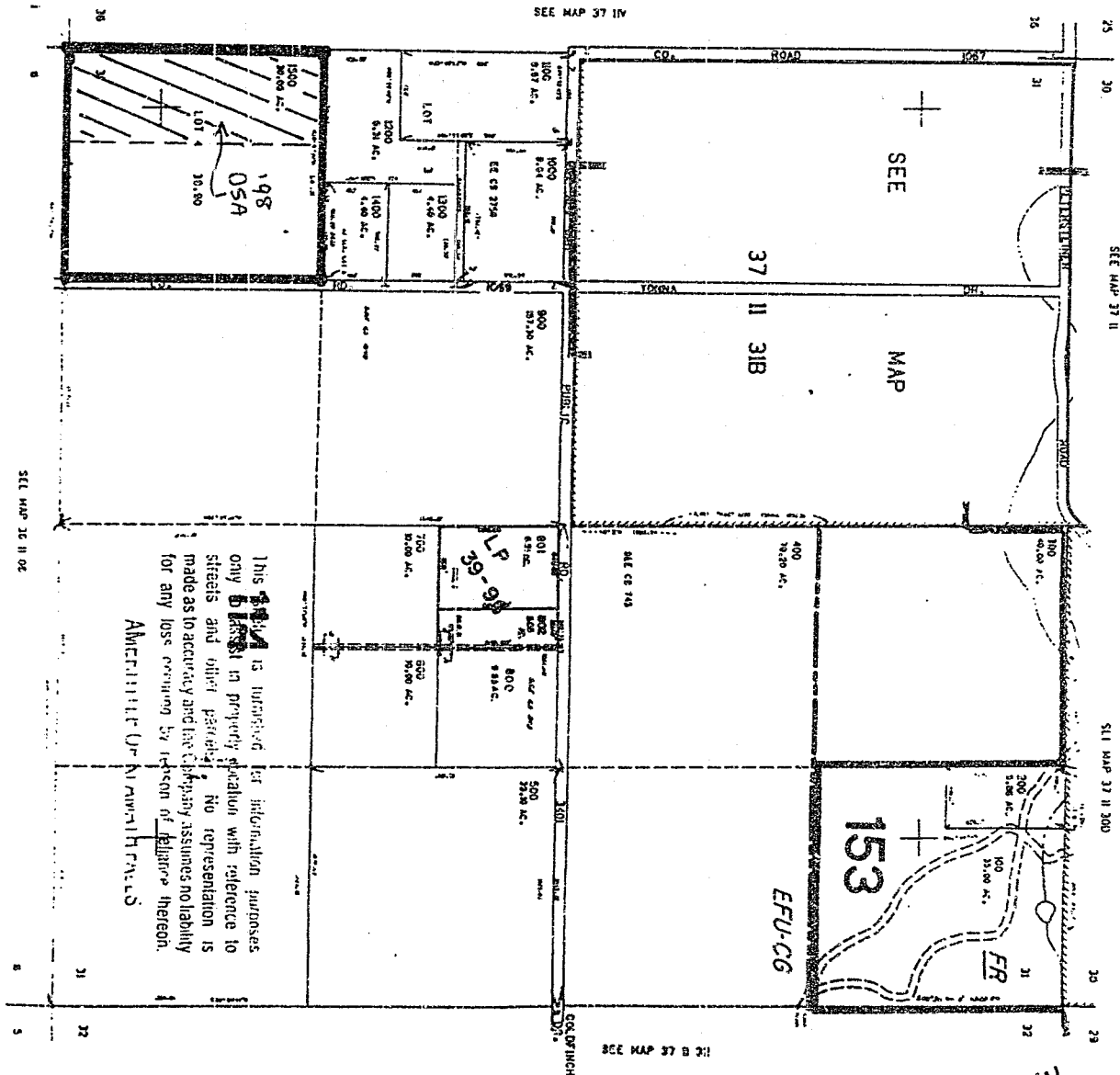
The diagram illustrates the conversion of 400 meters to feet. It shows a horizontal bar divided into segments. The top segment is labeled '400' and '500'. The bottom segment is labeled '400' and '500'. The word 'FEET' is written below the bar.

RECEIVED
APR 16 1967
6071, 60 MAINE
STATE OF CONNECTICUT

[illegible]

KLAHAMA COUNTY

Footnote



This **PLAN** is intended for information purposes only. It is not in property relation with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss resulting by reliance on **Reliance** thereon.

Amesbury, N.H. (U.S. National Herbarium)

237,000

37 II 31
& INDEX.



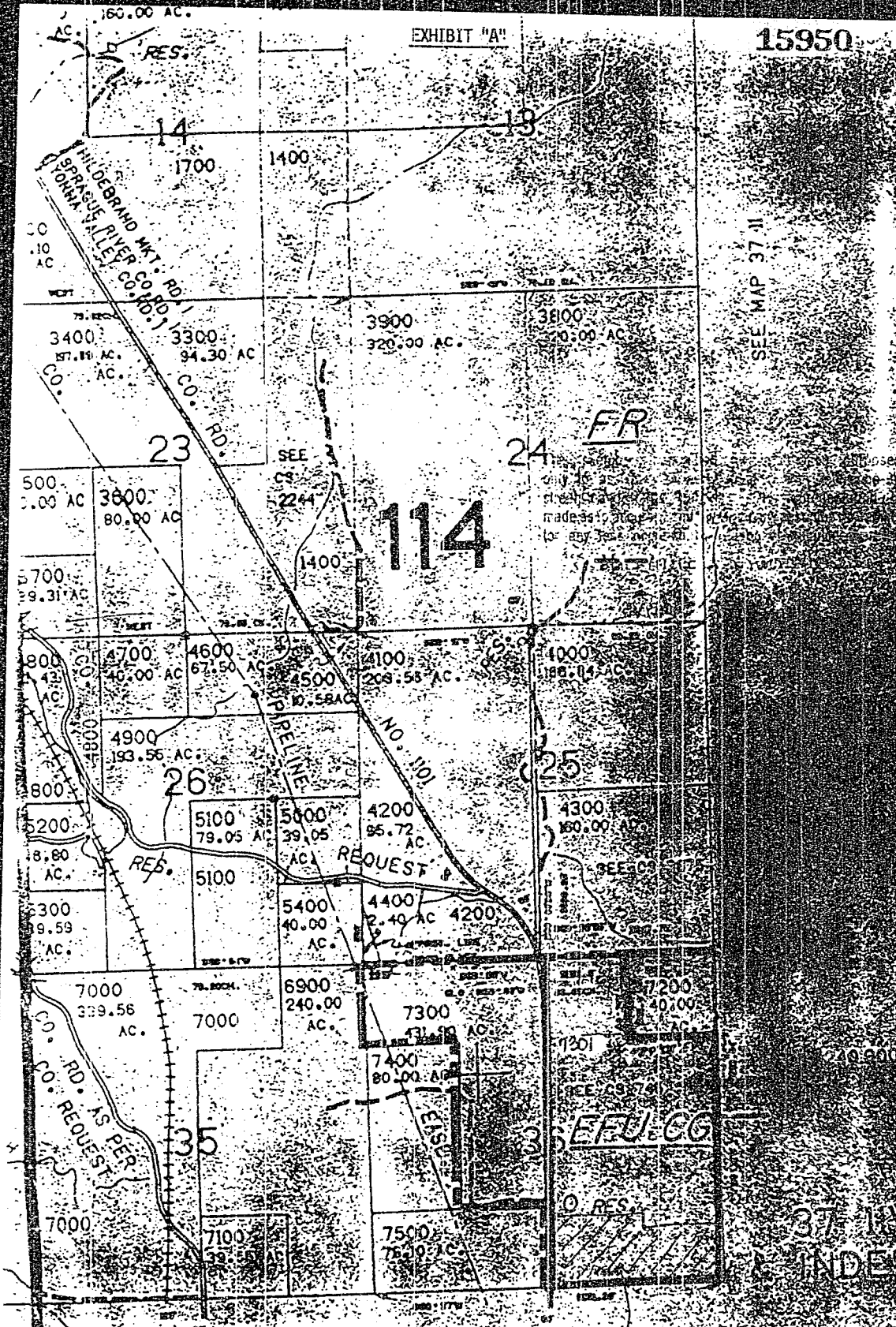
This sketch is furnished for information only to assist in property local with reference to streets and other details. No representation is made as to accuracy and the company assumes no liability for any loss resulting by reliance thereon.

AMERVILLE OH ALABAMA FALL
7000

Russell
- DSA
198

240.0

27 11



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

15951

State of California

County of Lassen

On March 17, 1998 before me, Kelley Stout - Notary Public

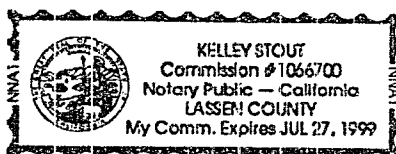
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Randy Jertberg and Laura Jertberg

Name(s) of Signer(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 subscribed to the within instrument and acknowledged to me that ~~he~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kelley Stout
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Memorandum of Sublease

Document Date: March 17, 1998

Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Randy Jertberg

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

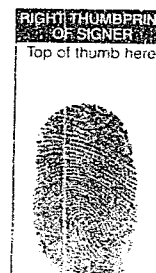
Signer Is Representing: _____



Signer's Name: Laura Jertberg

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Cruz

} ss.

On March 31, 1998, before me, Cynthia L Mathiesen, Notary Public,

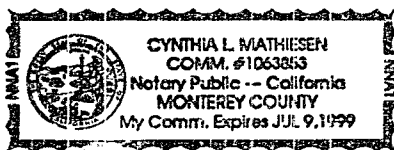
Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth B. Morena and Clint Miller,

Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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) acted, executed the instrument.

WITNESS my hand and official seal.

Cynthia L Mathiesen
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

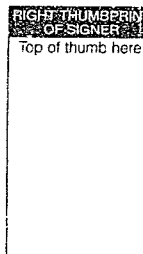
Description of Attached Document

Title or Type of Document: Memorandum of SubleaseDocument Date: March 17, 1998 Number of Pages: threeSigner(s) Other Than Named Above: Randy Jertberg and Laura Jertberg

Capacity(ies) Claimed by Signer

Signer's Name: Kenneth B. Morena and Clint Miller

- ☐ Individual
☒ Corporate Officer — Title(s): President and Assistant Secretary
☐ Partner -- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: Driscoll Strawberry Associates, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Driscoll Strawberry Associates, Inc. the 11th day
 of May, 19 98 at 2:34 o'clock P.M., and duly recorded in Vol. M98
 of Deeds on Page 15944

FEE \$70.00

By Kathleen Rose Bernetha G. Letsch, County Clerk