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MEMORANDUM OF LEASE

This is a Memorandum of Lease made and entered into as of this 10th day of November, 2020, by and between Harriman Springs Resort & Marina, LLC, an Oregon company (hereinafter "Lessor"), residing at 26661 Rocky Point Road, Klamath Falls, Oregon, 97601, and Brent H. Hutchings (hereinafter "Lessee"), residing at 1506 S. Buddington Street, Portland, Oregon 97219, upon the following terms:

- 1. **Lease.** The provisions set forth in a written lease between the parties hereto dated November 10, 2020 ("Lease"), are hereby incorporated by reference into this Memorandum.
- 2. **Premises.** The Premises which are the subject of The Lease consist of 2 (two) parking spaces on the west side of the gravel parking lot opposite the Harriman Springs Restaurant and Marina in Klamath Falls, Oregon, to be used to store up to two (2) trailers, including one with a boat, not to exceed 30 feet in length, and a side-by-side all-terrain vehicle in an enclosed trailer; and access to the Harriman Springs Marina itself and its associated boat ramp by Lessee and his guests, all throughout the term of the Lease.
- 3. **Commencement Date of Lease.** The Lease shall be deemed to have commenced November 15, 2020 as set forth within the terms of the Lease.
- 4. **Term.** The Term of the Lease shall be ten (10) years from the Commencement Date as stated in the written Lease. The initial term shall commence on the date hereof and terminate on November 9, 2030. Lessee shall have the right, at its election, to extend the term of the Lease by three (3) extension periods of ten (10) years each as prescribed in the Lease, paying rent as more particularly described in the Lease.
- 5. **Duplicate Copies** of the originals of the Lease are in the possession of the Lessor and Lessee and reference should be made thereto for a more detailed description thereof and for resolution of any questions pertaining thereto. The addresses for Lessor and Lessee are as follows:

LESSOR: 26661 Rocky Point Road, Klamath Falls, Oregon 97601

LESSEE: 1506 South Buddington Street, Portland, Oregon 97219

6. **Purpose.** It is expressly understood and agreed by all parties that the sole purpose of this Memorandum of Lease is to give record notice of the Lease; it being distinctly understood and agreed that said Lease constitutes the entire lease and agreement between Lessor and Lessee with respect to the Premises and is hereby incorporated by reference. The Lease contains and sets forth additional rights, terms, conditions, duties, and obligations not enumerated within this instrument which govern the Lease. This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Lease. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall control. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease pursuant to due authorization on the dates herein acknowledged.

[SIGNATURES ON NEXT PAGE]

LESSOR:

By: [Signature]

Name: John C. Pratt
Title: Owner

STATE OF Oregon:

: ss.:

COUNTY OF Klamath

:

On the 10th day of November, 2020 before me, the undersigned, personally appeared John C. Pratt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.



Lisa M. Kessler
Notary Public Commission Expires: December 19, 2022

LESSEE:

By: [Signature]

Name: Brent H. Hutchings
Title: Individual

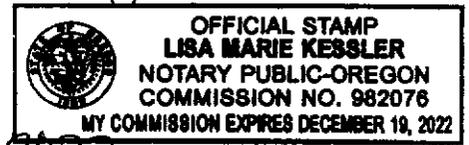
STATE OF Oregon:

: ss.:

COUNTY OF Klamath

:

On the 10th day of November, 2020 before me, the undersigned, personally appeared Brent H. Hutchings, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.



Lisa M. Kessler
Notary Public Commission Expires: December 19, 2022