

RECORDING REQUESTED BY AND  
WHEN RECORDED PLEASE RETURN TO:



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06/28/2024 02:32:01 PM

Fee: \$102.00

JUWI Inc.  
c/o Emily Vogt  
1710 29<sup>th</sup> Street, Ste 1068  
Boulder, CO 80301

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MEMORANDUM OF  
OPTION AGREEMENT  
(REGARDING SOLAR ENERGY GROUND  
LEASE AND EASEMENT AGREEMENT)

THIS MEMORANDUM OF OPTION AGREEMENT (REGARDING SOLAR ENERGY GROUND LEASE AND EASEMENT AGREEMENT) ("**Memorandum**") is made and entered into as of February 7th 2024, by and between, **Paul R. Dorris and Ruby T. Dorris as Trustees of the Paul R. Dorris and Ruby T. Dorris Family Trust ("Owner")**, and **JUWI, Inc., a Delaware Corporation ("Tenant")**. Owner and Tenant are referred to collectively as the "**Parties**".

WHEREAS:

A. On the date hereof, the Parties have entered into an Option Agreement (Regarding Solar Energy Ground Lease and Easement Agreement) (the "**Option**") which by its terms grants Tenant the irrevocable and exclusive option to lease and obtain an easement over certain land which is more particularly described in **Exhibit A** attached to this Memorandum and incorporated by this reference (the "**Property**") for the purposes in connection with a solar power generation project;

B. The initial term of the Option commences on the date hereof and continues for a period ending on February 7th, 2025. Tenant has the option to extend the term of the Option for a period of up to 4 years, ending on February 7th, 2029.

C. The Parties desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Tenant in the Property and of the existence of the Option and of certain easements and rights granted to Tenant in the Property as part of the Option.

NOW, THEREFORE, notice is hereby given of the Option. All of the terms, conditions, provisions and covenants of the Option are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Option and this Memorandum shall be deemed to constitute a single instrument or document.

Should there be any inconsistency between the terms of this Memorandum and the Option, the terms of the Option shall prevail.

**IN WITNESS WHEREOF**, the Parties have executed this Memorandum as of the date set forth above.

[Signature Page Follows]

For the Owner, Paul R. Dorris and Ruby T. Dorris as Trustees of the Paul R. Dorris and Ruby T. Dorris Family Trust:

By: PAUL R. DORRIS

Name: Paul R Dorris

Title: Trustee

STATE OF [ARIZONA] )  
 )§  
County of LA PAZ )

The foregoing instrument was acknowledged before me this 31 day of JANUARY, 2024, by PAUL R DORRIS, on behalf of PAUL R DORRIS AND RUBY T DORRIS FAMILY TRUST



Katherine A Nash  
Notary Public

My commission expires:  
5-21-27

For the Owner, Paul R. Dorris and Ruby T. Dorris as Trustees of the Paul R. Dorris and Ruby T. Dorris Family Trust:

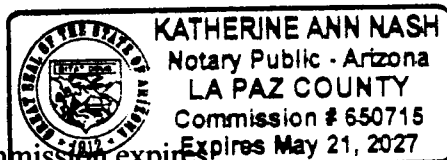
By: Ruby T. DORRIS

Name: Ruby T. DORRIS

Title: Trustee

STATE OF [ARIZONA] )  
 )§  
County of LA PAZ )

The foregoing instrument was acknowledged before me this 31 day of JANUARY, 2024, by Ruby T DORRIS, on behalf of PAUL R DORRIS AND RUBY T DORRIS FAMILY TRUST



Katherine A Nash  
Notary Public

My commission expires:  
5-21-27

For the Tenant: JUWI Inc., a Delaware Corporation

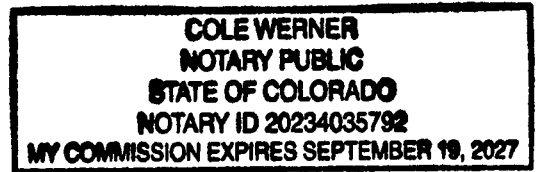
By: M.D. Marion

Name: MARK D. MARION

Title: Chief Operating Officer

STATE OF Colorado )

County of Boulder )



The foregoing instrument was acknowledged before me this 7th day of February 2024, by Mark D. Marion, Chief Operating Officer of JUWI Inc.

Cole Werner  
Notary Public

My commission expires:  
September 19 2027

**Exhibit A**

**DESCRIPTION OF PROPERTY**

The Option Premises shall be located on a portion of the property identified by Klamath County, OR as Parcel ID Number 116332 and better described as:

**Township 33 South and Range 14 East of the Willamette Meridian**

Section 17: W2, SE4

Section 18: E2

Section 20: ALL

Section 21: ALL

Section 28: N2N2

