

When recorded return to:

Maximilien Weber
NextEra Energy Resources, LLC
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Juno Beach, FL 33408
(561) 304-6941

THIS SPACE FOR RECORDER'S USE ONLY

MEMORANDUM OF MASTER SOLAR LEASE
AND EASEMENT OPTION AGREEMENT
(Chemult Solar Energy Center II)

THIS MEMORANDUM OF MASTER SOLAR LEASE AND EASEMENT OPTION AGREEMENT ("**Option Memorandum**"), is dated August 26, 2024 ("**Effective Date**"), by and between Green Diamond Resource Company, a Washington corporation ("**Owner**") and Boulevard Associates, LLC, a Delaware limited liability company ("**Operator**"). Each of Owner and Operator shall hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

WHEREAS, the Parties entered into a Master Solar Lease and Easement Option Agreement dated as of the Effective Date ("**Option Agreement**"), by which Owner granted to Operator an exclusive option ("**Option**") to be exercised a maximum of six (6) times for Solar Lease and Easement Agreements (individually, a "**Lease**" and collectively, the "**Leases**") over and across certain real property located in Klamath County, Oregon, described on the attached **Exhibit A** as the "**Owner's Option Property**."

WHEREAS, the Parties desire to execute, deliver and record this Memorandum for the purpose of granting the Option, subject to the terms and condition hereof, and putting all persons on notice of Operator's right, title and interest in Owner's Option Property.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby state, declare and establish as follows:

1. **Defined Terms.** All capitalized terms used herein and not otherwise defined shall have the meaning given such terms in the Option Agreement and the terms, covenants and conditions of the Option Agreement are incorporated herein by reference with the same force and effect as though fully set forth herein.

2. **Option.** The initial period during which Operator may exercise the Option shall be for a term of five (5) years, commencing on the Effective Date ("**Initial Option Term**"). Operator

shall have five (5) successive one (1) year options to extend the Initial Option Term, subject to the limitations set forth in the Option Agreement (each, an “**Option Term Extension**” and, collectively, the “**Option Term Extensions**” or “**Extended Option Term**”). References herein to the “**Option Term**” shall mean the Initial Option Term and, to the extent exercised by Operator, also the Extended Option Term. Operator may exercise the Option by giving written notice to Owner (“**Option Notice**”) at any time (but no more than six (6) times) during the Option Term. The Option Notice shall comply with Section 3.4 of the Option Agreement, including specification of the commencement date.

3. **Exclusive Rights.** The Option Agreement between the Parties provides Operator shall have the exclusive right after exercise of the Option to enter into a maximum of six (6) Leases (i) to use and possess the Owner’s Property, as such term is defined in each Lease, in connection with the Project and other similar sun-powered electrical power generation projects; (ii) to use and convert all of the sunlight resources on the Owner’s Property; and (iii) to undertake such other activities on the Owner’s Property that may be related to the Project, including, without limitation, the storage of Solar Panels, materials and equipment during the installation and construction of the Improvements; development and operation of communications systems; and site tours of the Project for visitors and other interested parties.

4. **Memorandum Interpretation.** This Option Memorandum is not a complete summary of the Option Agreement and the statements contained in this Option Memorandum shall not be used in interpreting the actual provisions of the Option Agreement. In the event of conflict between this Option Memorandum and the Option Agreement, the terms and provisions of the Option Agreement shall control.

5. **Counterparts.** This Option Memorandum may be executed in counterparts which together shall constitute one and the same instrument.

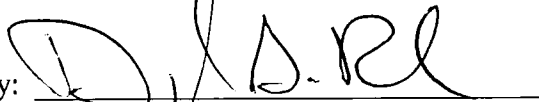
[Signatures on Next Pages]

EXECUTED on the date set forth below.

Owner:

Green Diamond Resource Company,
a Washington corporation

By:


Douglas S. Reed, President

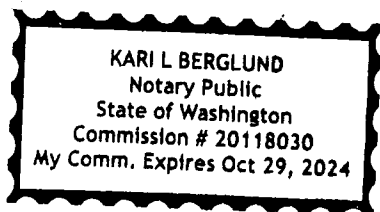
DS
GS

ACKNOWLEDGEMENT

STATE OF Washington)
) ss:
COUNTY OF King)

On this 8th day of August, 2024, before me, the undersigned notary public, personally appeared Douglas S. Reed, President of Green Diamond Resource Company, personally known to me to be the person who subscribed to the foregoing instrument on behalf of the company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

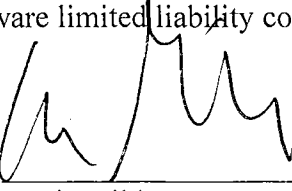


Kari L. Berglund
NOTARY PUBLIC, STATE OF Washington
My commission expires: 10/29/2024

EXECUTED on the date set forth below.

Operator:

Boulevard Associates, LLC
a Delaware limited liability company



By: _____
Name: Kevin Gildea
Title: Authorized Representative

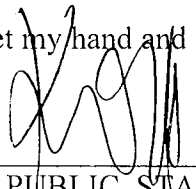
ACKNOWLEDGEMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ **physical presence** or ☐ **online notarization**, this 20 day of August, 2024, by Kevin Gildea, as Authorized Representative of Boulevard Associates, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(notary seal)



NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: _____



EXHIBIT A

Legal Description of Owner's Option Property

PARCEL 1

Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

- Section 28: East Half ($E\frac{1}{2}$), and the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$), LESS strips for highway and railroad.
- Section 31: Government Lots 1, 2, 3 and 4, the East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$), and the East Half ($E\frac{1}{2}$)
- Section 32: Northeast Quarter ($NE\frac{1}{4}$), and the South Half ($S\frac{1}{2}$)
- Section 33: All, EXCEPT that portion lying within the Dalles--California Highway US 97. Also, EXCEPT that portion lying within the Southern Pacific Railroad right of way.
- Section 34: All

PARCEL 2

Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

- Section 3: Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$), Government Lots 1, 2, 3 and 4, the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$), the Southeast Quarter ($SE\frac{1}{4}$), the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$), the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4}SW\frac{1}{4}$), and the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$)
- Section 4: West Half ($W\frac{1}{2}$), Government Lots 1 and 2, the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$), the Southeast Quarter ($SE\frac{1}{4}$), LESS strip for highway in Fractional West Half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$), and LESS strip for railroad in Fractional Northwest Quarter ($NW\frac{1}{4}$) and the West Half of the Southwest Quarter ($W\frac{1}{2}SW\frac{1}{4}$), and LESS 40 feet wide strip in the Southwest Quarter ($SW\frac{1}{4}$), and LESS three parcels heretofore conveyed to State of Oregon, by and through its State Highway Commission, described as follows:

Parcel 1: Beginning at a point 1420 feet South and 4180 feet East of the Northwest corner of said Section 4; thence East a distance of 330 feet; thence South a distance of 660 feet; thence West a distance of 330 feet; thence North a distance of 660 feet to the point of beginning.

Parcel 2: Beginning at a point 1420 feet South and 4180 feet East of the Northwest corner of said Section 4; thence south a distance of 660 feet; thence West a distance of 330 feet; thence North a distance of 660 feet; thence East a distance of 330 feet to the point of beginning.

Parcel 3: All that portion of the East Half ($E\frac{1}{2}$) of said Section 4 included in a strip of land 40 feet in width, 20 feet on each side of the center line of a hauling road as said hauling road has been located over and across or adjacent to the said property; the location of the said strip of land (insofar as it encroaches upon the property) being determined by the said center line from Station 45 + 27 .6 to Station 63 + 01.4, which portion of center line is described as follows: Beginning at a point which is Engineer's center line Station 45 + 27.6 opposite and 20 feet distant from which point the Southerly line of the said strip of land intersects the West line of the East Half ($E\frac{1}{2}$) of said Section 4; said point being 2431 feet North and 2627 feet East from the Southwest corner of said Section 4; thence North $47^{\circ}13'$ East a distance of 172.4 feet; thence North $46^{\circ}32'$ East a distance of 1601.4 feet to Station 63 + 01.4 opposite and 20 feet distant from which station the Northerly line of said strip of land intersects the West line of the above described Parcel 2.

- Section 5: South Half of the South Half ($S\frac{1}{2}S\frac{1}{2}$), and the North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$), EXCEPTING from the Southeast Quarter of the Southeast Quarter ($SE\frac{1}{4}SE\frac{1}{4}$) strips for Highway and Railroad and 40-foot-wide strip as described in Book 224, Page 137, and LESS tract described in Book 129, Page 300, all Deed Records of Klamath County, Oregon. Also, EXCEPTING that portion conveyed to the State of Oregon by Deed recorded August 27, 2002 in Volume M02, Page 48225, Microfilm records of Klamath County Oregon.
- Section 6: Government Lots 1, 2, 3, 4, 5, 6 and 7, the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$), the Southeast Quarter ($SE\frac{1}{4}$), the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$), and the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$)
- Section 7: Government Lots 1, 2, 3 and 4, the East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$), and the East Half ($E\frac{1}{2}$)
- Section 8: All, EXCEPT that portion described in Warranty Deed recorded April 18, 1979, in Volume M79, Page 8328, Microfilm Records of Klamath County, Oregon. Also, EXCEPT portion for Highway and Railroad, and tract described in Book 224, page 137, Deed Records of Klamath County, Oregon.
- Section 9: All
- Section 10: Northeast Quarter ($NE\frac{1}{4}$), the North Half of the Northwest Quarter ($N\frac{1}{2}NW\frac{1}{4}$), the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$), the Northeast Quarter of the Southwest Quarter ($NE\frac{1}{4}SW\frac{1}{4}$), the Southeast Quarter ($SE\frac{1}{4}$), the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$), the Northwest Quarter of the Southwest Quarter ($NW\frac{1}{4}SW\frac{1}{4}$), and the South Half of the Southwest Quarter ($S\frac{1}{2}SW\frac{1}{4}$)
- Section 15: North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$), the Southwest Quarter of the

- Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), the West Half (W $\frac{1}{2}$), the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$), and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$)
- Section 16: East Half (E $\frac{1}{2}$)
- Section 19: West Half (W $\frac{1}{2}$), and the Southeast Quarter (SE $\frac{1}{4}$), EXCEPTING THEREFROM that portion described in Deed recorded August 14, 1964 in Deed Book 355, Page 323, Microfilm Records of Klamath County, Oregon, and LESS strips for highway in the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$)
- Section 20: Northeast Quarter (NE $\frac{1}{4}$), and the South Half (S $\frac{1}{2}$), EXCEPTING THEREFROM that portion described in Deed recorded March 28, 1973 in Volume M73, Page 3587, Microfilm Records of Klamath County, Oregon, and LESS strips for highway and railroad.
- Section 21: North Half (N $\frac{1}{2}$), the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), and the Southeast Quarter (SE $\frac{1}{4}$)
- Section 22: All
- Section 23: Northeast Quarter (NE $\frac{1}{4}$), the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), and the South Half (S $\frac{1}{2}$)
- Section 26: All
- Section 27: All
- Section 28: All
- Section 29: All, LESS a strip for railroad
- Section 30: All, EXCEPTING THEREFROM that portion described in Deed recorded August 14, 1964 in Book 355, Page 323, Deed Records of Klamath County, Oregon, and LESS a strip for highway
- Section 31: All, LESS strip for highway
- Section 32: All, LESS a strip for railroad in the West Half of the West Half (W $\frac{1}{2}$ W $\frac{1}{2}$)
- Section 33: All
- Section 34: All
- Section 35: All
- Section 36: All

PARCEL 3

Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

- Section 1: Government Lots 1, 2, 3 and 4
- Section 2: Government Lots 1, 2, 3 and 4, the South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$), and the South Half (S $\frac{1}{2}$)
- Section 3: Government Lots 1, 2, 3 and 4, the South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$), and the South Half (S $\frac{1}{2}$)
- Section 4: Government Lots 1, 2, 3 and 4, the South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$), and the South Half (S $\frac{1}{2}$)
- Section 5: Government Lots 1, 2, 3 and 4, the South Half of the North Half (S $\frac{1}{2}$ N $\frac{1}{2}$), and the South Half (S $\frac{1}{2}$), LESS a strip for railroad

Section 6: All, EXCEPT Government Lots 4 and 7, and that portion described in Deed recorded March 27, 1968 in Volume M68, Page 2381, Microfilm Records of Klamath County, Oregon. Also, EXCEPT from the above any portions described in Deed recorded August 21, 1948 in Deed Book 224, Page 133 and that portion described in Deed recorded July 11, 1910 in Deed Book 29, Page 449, all Deed Records of Klamath County, Oregon.

PARCEL 4

Township 27 South, Range, 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 25: Northeast Quarter of the Southeast Quarter ($NE\frac{1}{4}SE\frac{1}{4}$), and the South Half of the South Half ($S\frac{1}{2}S\frac{1}{2}$)
Section 35: East Half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$)
Section 36: Northeast Quarter of the Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$), the West Half of the Northwest Quarter ($W\frac{1}{2}NW\frac{1}{4}$), and the Southwest Quarter ($SW\frac{1}{4}$)

PARCEL 5

Township 28 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 1: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$), and the South Half ($S\frac{1}{2}$)
Section 2: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$), and the South Half ($S\frac{1}{2}$)
Section 3: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$), and the South Half ($S\frac{1}{2}$)
Section 4: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$), and the South Half ($S\frac{1}{2}$)
Section 7: South Half of the Southeast Quarter ($S\frac{1}{2}SE\frac{1}{4}$)
Section 8: South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$), and the South Half ($S\frac{1}{2}$)
Section 9: All
Section 10: All
Section 11: All
Section 12: All
Section 13: All
Section 14: All
Section 15: All
Section 16: All
Section 17: All
Section 18: Government Lots 1, 2, 3 and 4, the East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$), and the East Half ($E\frac{1}{2}$)
Section 19: Government Lots 1, 2, 3 and 4, the East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$), and the East Half ($E\frac{1}{2}$)
Section 20: All

- Section 21: All
- Section 22: South Half of the Southwest Quarter ($S\frac{1}{2} SW\frac{1}{4}$).
- Section 24: Portion lying east of the transmission line corridor.
- Section 25: Portion lying east of the transmission line corridor.
- Section 27: West Half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$), the Northwest Quarter ($NW\frac{1}{4}$), Southwest Quarter ($SW\frac{1}{4}$), and Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$)
- Section 28: Northeast Quarter ($NE\frac{1}{4}$), Northwest Quarter ($NW\frac{1}{4}$), Southwest Quarter ($SW\frac{1}{4}$), North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$), and Southwest Quarter of the Southeast Quarter ($SW\frac{1}{4}SE\frac{1}{4}$).
- Section 29: North Half of the North Half ($N\frac{1}{2}N\frac{1}{2}$)
- Section 30: North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$), and Government Lot 4
- Section 31: Government Lots 1, 2, 3 and 4, the East Half of the West Half ($E\frac{1}{2}W\frac{1}{2}$), and the East Half ($E\frac{1}{2}$)
- Section 32: Northeast Quarter ($NE\frac{1}{4}$), and the South Half ($S\frac{1}{2}$)
- Section 33: Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$), South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$), Northwest Quarter ($NW\frac{1}{4}$), North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$), Southwest Quarter of the Southwest Quarter ($SW\frac{1}{4}SW\frac{1}{4}$).
- Section 36: Portion lying east of the transmission line corridor.

PARCEL 6

Township 29 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

- Section 1: Portion lying east of the transmission line corridor.
- Section 4: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$)
- Section 5: Government Lots 1, 2, 3 and 4, the South Half of the North Half ($S\frac{1}{2}N\frac{1}{2}$)
- Section 6: Government Lots 1, 2, 3, 4 and 5, the Southeast Quarter of the Northwest Quarter ($SE\frac{1}{4}NW\frac{1}{4}$), and the South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$)