

After Recording, Return To:

Swiss Krono OR, LLC
c/o Swiss Krono, LLC
810 Technology Drive
Barnwell, SC 29812

**First American Title Insurance
Company NCS-1270342-OR1**

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this “**Memorandum**”) is made and entered into as of August 25, 2025, by and between Collins Timber Company LLC, an Oregon limited liability company (“**CTC**”), Collins Products LLC, an Oregon limited liability company (“**CPCLLC**” and, together with CTC, collectively “**Landlord**”), and Swiss Krono OR, LLC, a South Carolina limited liability company (“**Tenant**”)

RECITALS

A. CTC and CPCLLC are, collectively, the owners of fee title to that certain real property located in Klamath County, Oregon, more particularly described as Parcel 1 of Land Partition 31-97 (the “**Land**”).

B. Landlord and Tenant are parties to that certain Lease dated as of August 25, 2025 (the “**Lease**”) pursuant to which Landlord leases to Tenant the portion of the Land described on attached **Exhibit A** (the “**Premises**”).

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Lease**. The purpose of this Memorandum is to provide record notice of the Lease and all of the terms and provisions thereof, which are hereby incorporated by reference into this Memorandum. Nothing in this Memorandum shall be construed to amend, modify, change, alter, amplify, interpret or supersede any of the terms or provisions of the Lease, which shall in all things control.

2. **Term of Lease**. The Lease provides that it commenced on August 25, 2025 (the “**Commencement Date**”) and, unless sooner terminated as provided in the Lease, shall expire on the thirtieth (30th) anniversary of the Commencement Date (the “**Initial Term**”). Subject to the terms of the Lease, Tenant, at Tenant’s option, shall have the additional right to extend this lease for thirty (30) successive renewal terms of thirty (30) years each (each a “**Renewal Term**”). The

Lease further provides that the Lease shall automatically terminate upon the date on which Landlord (or either of them, as applicable and necessary to make such conveyance(s)) records one or more deeds conveying to Tenant fee simple title to the entire Premises (any such conveyance(s), the “**Fee Title Deed(s)**”). Any termination of the Lease arising from the recording of the Fee Title Deed(s) shall be deemed by the parties for all purposes to effect a merger of the leasehold estate held by Tenant under the Lease with and into the fee estate conveyed to Tenant by such Fee Title Deed(s).

3. **No Encumbrance**. In no event may Landlord encumber, mortgage, pledge, or otherwise hypothecate its fee simple interest in the Premises during the Initial Term or any Renewal Term, nor shall Landlord enter into any encumbrances, declarations, easements, agreements or restrictions affecting the Premises during the Initial Term or any Renewal Term without the prior written consent of Tenant in its sole discretion.

4. **Reference to and Incorporation of Lease**. Reference is made to the Lease for a full statement of the terms and conditions of the Lease, all of which are hereby incorporated by reference.

[Signatures and acknowledgements on following pages]

Unofficial Copy

IN WITNESS WHEREOF, Landlord has caused this Memorandum to be executed as of the date set forth below with the intent that it be effective as of the day and year first above written.

LANDLORD

Collins Timber Company LLC,
an Oregon limited liability company

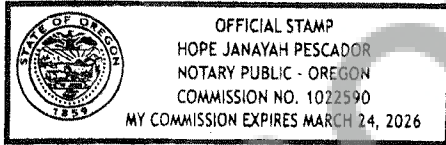
Collins Products LLC,
an Oregon limited liability company

By: Thomas A. Insko
Name: Thomas A. Insko
Its: President & Chief Executive Officer

By: Thomas A. Insko
Name: Thomas A. Insko
Title: President & Chief Executive Officer

STATE OF OREGON)
) ss.
County of Clackamas)

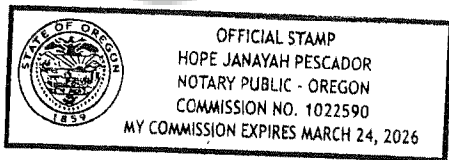
The foregoing instrument was acknowledged before me this 8th day of August, 2025, by Thomas A. Insko, as President & Chief Executive Officer of Collins Timber Company LLC, an Oregon limited liability company.



Hope Janayah Pescador
Notary Public for the State of Oregon
My commission expires: March 24th 2026

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me this 8th day of August, 2025 by Thomas A. Insko, as President & Chief Executive Officer of Collins Products LLC, an Oregon limited liability company.



Hope Janayah Pescador
Notary Public for the State of Oregon
My commission expires: March 24th 2026

EXHIBIT A to MEMORANDUM OF LEASE

Legal Description of the Premises

A tract of land situated in Lot 2, the NW1/4 of the SE1/4, the SE1/4 of the NE1/4 and the NE1/4 of the NE1/4 of Section 23, Lots 1, 2, and 3 and the NW1/4 of the NW1/4 of Section 24, the SE1/4 of the SE1/4 of Section 14, and the S1/2 of Section 13 all in Township 39 South, Range 8 East and Lots 2, 3, 4, and 5 of Section 18 of Township 39 South, Range 9 East more particularly described as follows:

Beginning at the southwest corner of said Section 13, monumented by a 1 1/2" pipe; thence South 00°34'42" West, 515.17 feet;

Thence, along the north line of Parcel 1 of Land Partition 31-97, as recorded at the Klamath County Clerk's Office the following five (5) courses: North 65°01'21" East, 126.00 feet;

Thence, along a 399.27 foot radius curve to the right, through a central angle of 31°49'06" (the long chord of which bears North 49°06'48" East, 218.89 feet), an arc distance of 221.73 feet;

Thence North 65°01'21" East, 3829.39 feet;

Thence, along a 1472.69 foot radius curve to the right, through a central angle of 16°24'40" (the long chord of which bears North 73°13'42" East, 420.38 feet), an arc distance of 421.82 feet;

Thence North 65°01'21" East, 166.18 feet;

Thence, leaving said north line, South 77°27'19" East, 452.50 feet;

Thence South 70°31'50" East, 204.25 feet;

Thence, along a 339.71 foot radius curve to the right, through a central angle of 54°24'35" (the long chord of which bears South 44°45'24" East, 310.61 feet), an arc distance of 322.60 feet;

Thence South 19°34'13" East, 457.15 feet;

Thence, along a 230.00 foot radius curve to the left, through a central angle of 70°32'59" (the long chord of which bears South 54°57'19" East, 265.65 feet), an arc distance of 283.20 feet;

Thence North 89°46'12" East, 605.15 feet;

Thence South 89°24'56" East, 584.82 feet;

Thence North 87°56'08" East, 210.68 feet;

Thence North 69°26'49" East, 115.34 feet;

Thence North 07°19'52" West, 369.36 feet;

Thence North 72°04'15" East, 776.80 feet;

Thence South 89°00'45" East, 160.60 feet;

Thence North 55°00'15" East, 144.89 feet;

Thence South 44°20'03" East, 266.49 feet;

Thence, along a 1726.19 foot radius curve to the right, through a central angle of 15°50'17" (the long chord of which bears South 53°36'08" West, 475.65 feet), an arc distance of 477.16 feet;
Thence South 63°55'19" West, 254.32 feet;
Thence, along a 1825.07 foot radius curve to the right, through a central angle of 26°13'39" (the long chord of which bears South 77°01'19" West, 828.16 feet), an arc distance of 835.43 feet;
Thence North 89°51'53" West, 242.78 feet;
Thence South 01°51'43" West, 408.71 feet;
Thence North 88°51'20" East, 622.64 feet;
Thence, along a 675.00 foot radius curve to the left, through a central angle of 14°56'04" (the long chord of which bears North 81°23'18" East, 175.44 feet), an arc distance of 175.94 feet;
Thence North 73°55'16" East, 102.44 feet;
Thence along a 575.00 foot radius curve to the right, through a central angle of 20°00'59" (the long chord of which bears North 83°55'46" East, 199.86 feet), an arc distance of 200.88 feet;
Thence South 86°03'45" East, 223.04 feet;
Thence, along a 609.29 foot radius curve to the left, through a central angle of 16°41'42" (the long chord of which bears North 82°36'48" East, 176.91 feet), an arc distance of 177.54 feet;
Thence along a 2717.09 foot radius curve to the left, through a central angle of 07°01'34" (the long chord of which bears North 72°30'47" East, 332.99 feet), an arc distance of 333.19 feet;
Thence, along a 1128.47 foot radius curve to the left, through a central angle of 05°23'58" (the long chord of which bears North 66°46'24" East, 106.31 feet), an arc distance of 106.35 feet;
Thence, along a 304.82 foot radius curve to the left, through a central angle of 16°15'33" (the long chord of which bears North 57°39'57" East, 86.21 feet), an arc distance of 86.50 feet;
Thence North 49°03'27" East, 91.18 feet;
Thence, along a 617.77 foot radius curve to the left, through a central angle of 14°57'26" (the long chord of which bears North 40°43'10" East, 160.81 feet), an arc distance of 161.27 feet;
Thence North 30°49'18" East, 130.42 feet;
Thence, along a 535.80 foot radius curve to the left, through a central angle of 18°10'13" (the long chord of which bears North 17°54'38" East, 169.21 feet), an arc distance of 169.92 feet;
Thence North 09°03'44" East, 208.64 feet;
Thence, along a 2462.70 foot radius curve to the right, through a central angle of 09°20'38" (the long chord of which bears North 14°23'36" East, 401.17 feet), an arc distance of 401.62 feet;
Thence, along a 3977.65 foot radius curve to the right, through a central angle of 12°03'35" (the long chord of which bears North 25°40'15" East, 835.68 feet), an arc distance of 837.23 feet;

Thence, along a 1597.22 foot radius curve to the left, through a central angle of 12°18'39" (the long chord of which bears North 26°51'24" East, 342.53 feet), an arc distance of 343.19 feet;

Thence North 18°52'51" East, 112.77 feet;

Thence, along a 825.00 foot radius curve to the right, through a central angle of 06°18'56" (the long chord of which bears North 22°02'19" East, 90.89 feet), an arc distance of 90.94 feet to a point on the east right of way of Highway 97 lying South 79°56'00" East, 173.85 feet from the Center East 1/16 corner of Section 18 monument by a 5/8" rebar with an aluminum cap;

Thence, along said right of way, South 17°44'25" East, 193.92 feet to the northerly mean high water line of the Klamath River;

Thence southwesterly along said mean high water line of the Klamath River, 13,500 feet, more or less, to a point lying South 14°19'45" West, 4106.23 feet from the Point of Beginning;

Thence leaving said high water line, North 86°15'53" West, 270.41 feet;

Thence North 49°27'57" West, 655.66 feet;

Thence North 40°38'08" East, 2015.67 feet;

Thence North 23°38'08" East, 56.18 feet;

Thence North 40°42'37" East, 664.05 feet;

Thence North 00°59'38" East, 21.97 feet;

Thence, along a 452.09 foot radius curve to the left, through a central angle of 42°45'07" (the long chord of which bears North 19°50'17" East, 329.56 feet), an arc distance of 337.33 feet;

Thence North 00°24'42" West, 317.97 feet;

Thence North 88°05'58" West, 926.69 feet;

Thence North 02°35'57" East, 1512.52 feet to the south right of way of Oregon Highway 66 as monumented by County Survey Number 5075;

Thence, along said right of way, North 55°08'31" East, 940.99 feet to a 5/8" rebar with a yellow plastic cap stamped "CWEC";

Thence South 00°22'38" West, 1279.16 feet to the Point of Beginning.

Containing 349.47 Acres, more or less.

Basis of Bearing is per the Oregon Coordinate Reference System Bend-Klamath Falls Zone.