

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-1270340-OR1**

[SPACE ABOVE LINE FOR RECORDER'S USE ONLY]

ASSIGNMENT AND ASSUMPTION OF LEASE

This ASSIGNMENT AND ASSUMPTION OF LEASE (this "**Agreement**"), dated as of August 25, 2025 (the "**Closing Date**"), is entered into by and between Collins Products LLC, an Oregon limited liability company with an address of 29100 Town Center Loop W, Suite 300, Wilsonville, OR 97070 ("**Seller**"), and Swiss Krono OR, LLC, a South Carolina limited liability company with an address of 810 Technology Drive, Barnwell, South Carolina 29812 ("**Buyer**") and together with Seller, each a "**Party**" and collectively, the "**Parties**").

RECITALS

WHEREAS, the Parties have entered into that certain Asset Purchase Agreement, dated as of May 27, 2025 (as may be amended, the "**Purchase Agreement**"), by and among Seller, Buyer and certain other entities party thereto. Any capitalized term used in this Agreement and not otherwise defined herein shall have the meaning set forth in the Purchase Agreement;

WHEREAS, Seller is the lessee under that certain Lease Contract dated October 17, 1969, originally between Weyerhaeuser Company, as lessee, and Holliday Ranch, Inc. and C.L. Holliday, Jr. and Margaret C. Holliday, husband and wife, collectively, as lessor, recorded November 26, 1969 at Volume M69, page 9888, instrument #36934, Records of Klamath County, Oregon, as assigned by Weyerhaeuser Company to Collins Timber Company LLC (then known as "**Collins Products LLC**") pursuant to an Assignment of Lease Contract dated August 28, 1996, recorded August 30, 1996 at Volume M96, Page 27042, Records of Klamath County, Oregon, as the term thereof was extended by notice from Collins Products LLC dated as of March 26, 1999, and as further assigned to Seller (then known as "**Collins Newco LLC**") pursuant to an Assignment and Assumption of Lease dated as of June 30, 1999 (the "**Holliday Lease**") currently affecting the lands described on Exhibit A.

WHEREAS, pursuant to the terms and conditions of the Purchase Agreement, Seller has agreed to sell, convey, assign, transfer and deliver to Buyer, and Buyer has agreed to accept and

assume, all of Seller's right title and interest in, to and under the Holliday Lease, as set forth herein and as contemplated by the Purchase Agreement;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Assignment and Assumption. In accordance with and subject to the terms of this Agreement and the Purchase Agreement, Seller hereby sells, conveys, assigns, transfers and delivers to Buyer all of Seller's right, title and interest in, to and under the Holliday Lease, free and clear of any Encumbrances other than Permitted Encumbrances, in each case subject to such limitations or qualifications as are set forth in the Purchase Agreement. Buyer hereby accepts such assignment and assumes all obligations and agrees to perform and observe all the terms, covenants, agreements and conditions on lessee's part under the Holliday Lease which shall accrue from and after the Closing Date, subject to the terms, covenants and conditions contained in the Holliday Lease and the Purchase Agreement. Seller covenants and agrees to remain fully obligated and liable under the Holliday Lease for any obligations relating to, or accruing prior to the Closing Date.

2. Purchase Agreement Controlling. The terms of the Purchase Agreement are incorporated herein by this reference. The Parties acknowledge and agree that the representations, warranties, covenants, agreements and indemnities contained in the Purchase Agreement shall not be superseded hereby but shall remain in full force and effect to the full extent provided therein. Nothing contained in this Agreement shall be deemed to supersede, enlarge or modify any of the obligations, agreements, covenants, representations or warranties contained in the Purchase Agreement. Notwithstanding anything to the contrary contained in this Agreement, in the event of any conflict or inconsistency between the terms of the Purchase Agreement and the terms of this Agreement, the terms of the Purchase Agreement shall govern.

3. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of Seller and Buyer and each of their respective legal representatives, successors and assigns. No assignment shall relieve the assigning Party of any of its obligations hereunder.

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon, without regard to the conflicts of law principles thereof.

5. Amendments, Changes and Modifications. This Agreement may not be amended, changed or otherwise modified except by a written instrument executed by the Parties.

6. Interpretation. The headings of the sections contained in this Agreement are solely for convenience of reference and shall not affect the meaning or interpretation of this Agreement.

7. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement.

[Signature page follows]

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IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the undersigned as of the Closing Date.

SELLER:

Collins Products LLC,
an Oregon limited liability company

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 20th day of August, 2025 by Thomas A. Insko, as President & Chief Executive Officer of Collins Products LLC, an Oregon limited liability company.

Alfonso Orobio Sierra
NOTARY PUBLIC for the State of Oregon
My Commission Expires: 12/27/2027

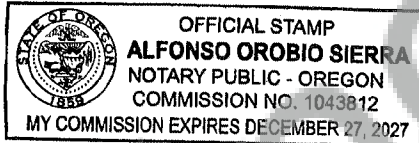


EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

PARCEL I

A TRACT OF LAND SITUATED IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 24 AND THE SOUTH $\frac{1}{2}$ OF SECTION 13 OF TOWNSHIP 39 SOUTH, RANGE 08 EAST OF THE WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13, MONUMENTED BY A 1 1/2" PIPE; THENCE, ALONG THE WEST LINE OF SAID SECTION, NORTH 00°22'38" EAST, 1214.30 FEET TO THE SOUTH RIGHT OF WAY OF OREGON HIGHWAY 66 PER ODOT DRAWING NUMBER 9B-7-18, BEING SOUTH 00°22'38" WEST, 64.74 FEET OF A 5/8" ROD WITH A YELLOW PLASTIC CAP STAMPED "CWEC"; THENCE, ALONG SAID RIGHT OF WAY, NORTH 55°24'47" EAST, 665.78 FEET; THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 30°00'44" EAST, 60.67 FEET; THENCE SOUTH 80°28'17" EAST, 19.69 FEET; THENCE SOUTH 25°03'24" EAST, 448.62 FEET; THENCE SOUTH 65°15'21" WEST, 17.00 FEET; THENCE SOUTH 26°15'12" EAST, 125.31 FEET; THENCE NORTH 65°15'21" EAST, 180.06 FEET; THENCE SOUTH 26°15'12" EAST, 120.00 FEET; THENCE NORTH 65°01'21" EAST, 3274.41 FEET TO THE WEST LINE OF 4TH STREET OF WEST KLAMATH; THENCE, ALONG SAID WEST LINE, SOUTH 17°00'48" EAST, 673.70 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 04°36'09" EAST, 64.00 FEET TO THE NORTHEAST CORNER OF VACATED LOT 3 OF BLOCK 18 OF WEST KLAMATH; THENCE, ALONG THE EAST LINE OF SAID LOT 3 AND THE SOUTHERLY EXTENSION OF SAID LINE SOUTH 24°58'10" EAST, 180.03 FEET TO THE NORTH LINE OF PARCEL 1 OF LAND PARTITION 31-97, AS RECORDED AT THE KLAMATH COUNTY CLERK'S OFFICE; THENCE, ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 65°01'21" WEST, 166.18 FEET; THENCE, ALONG A 1472.69 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°24'40" (THE CHORD BEARING OF WHICH BEARS SOUTH 73°13'42" WEST, 420.38 FEET), AN ARC DISTANCE OF 421.82 FEET; THENCE SOUTH 65°01'21" WEST, 3829.39 FEET; THENCE ALONG A 399.27 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°49'06" (THE LONG CHORD OF WHICH BEARS SOUTH 49°06'48" WEST, 218.89 FEET), AN ARC DISTANCE OF 221.73 FEET; THENCE SOUTH 65°01'21" WEST, 126.00 FEET TO THE WEST LINE OF SAID SECTION 24; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 00°34'43" EAST, 515.29 FEET TO THE POINT OF BEGINNING.

PARCEL II

A TRACT OF LAND, BEING A PORTION OF PARCEL 1 SHOWN ON COUNTY SURVEY 1421, LOCATED IN SECTION 13 OF TOWNSHIP 39 SOUTH, RANGE 08 EAST OF THE WILLAMETTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF SAID COUNTY SURVEY LYING BETWEEN THE OLD HIGHWAY 66 RIGHT OF WAY, AS SHOWN ON ODOT DRAWING NUMBER 1B-23-4, AND THE NEW HIGHWAY 66 RIGHT OF WAY, AS SHOWN ON ODOT DRAWING 9B-7-18. EXCLUDING THEREFROM ANY PORTION LYING WITHIN PARCEL 2 OF SAID COUNTY SURVEY.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT, BEING A PART OF SAID PARCEL 1 AND LYING SOUTHEASTERLY OF SAID NEW HIGHWAY 66 RIGHT OF WAY: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, MONUMENTED BY A 1 ½" PIPE; THENCE, ALONG THE WEST LINE OF SAID SECTION, NORTH 00°22'38" EAST, 1214.30 FEET TO THE SOUTH RIGHT OF WAY OF OREGON HIGHWAY 66 PER ODOT DRAWING NUMBER 9B-7-18, BEING SOUTH 00°22'38" WEST, 64.74 FEET FROM A 5/8" ROD WITH A YELLOW PLASTIC CAP STAMPED "CWEC"; THENCE, ALONG SAID RIGHT OF WAY, NORTH 55°24'47" EAST, 665.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: NORTH 55°24'47" EAST, 221.38 FEET; THENCE, ALONG AN OFFSET SPIRAL CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 54°28'10" EAST, 379.87 FEET; THENCE ALONG A 3919.82 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°33'10" (THE LONG CHORD OF WHICH BEARS NORTH 50°19'27" EAST, 311.40 FEET), AN ARC DISTANCE OF 311.48 FEET; THENCE, ALONG AN OFFSET SPIRAL CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 46°10'44" EAST, 379.87 FEET; THENCE NORTH 45°14'07" EAST, 1505.65 FEET; THENCE, ALONG AN OFFSET SPIRAL CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 43°31'54" EAST, 458.68 FEET; THENCE ALONG A 2646.48 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°41'31" (THE LONG CHORD OF WHICH BEARS NORTH 37°49'37" EAST, 216.66 FEET), AN ARC DISTANCE OF 216.72 FEET; THENCE, LEAVING SAID RIGHT OF WAY AND GOING ALONG THE WEST BOUNDARY OF THAT PROPERTY DESCRIBED IN DEED VOL. M66 PAGE 5520 RECORDED IN THE KLAMATH COUNTY CLERK'S OFFICE, SOUTH 24°53'48" EAST, 585.99 FEET; THENCE, ALONG THE SOUTH BOUNDARY OF SAID PROPERTY, NORTH 73°20'39" EAST, 350.83 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF 4TH STREET OF WEST KLAMATH; THENCE, ALONG SAID WESTERLY LINE OF 4TH STREET AND THE NORTHERLY EXTENSION THEREOF, SOUTH 17°00'48" EAST, 1226.17 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 65°01'21" WEST, 3274.41 FEET; THENCE NORTH 26°15'12" WEST, 120.00 FEET;

THENCE SOUTH 65°15'21" WEST, 180.06 FEET; THENCE NORTH 26°15'12" WEST,
125.31 FEET; THENCE NORTH 65°15'21" EAST, 17.00 FEET; THENCE NORTH 25°03'24"
WEST, 448.62 FEET; THENCE NORTH 80°28'17" WEST, 19.69 FEET; THENCE NORTH
30°00'44" WEST, 60.67 FEET TO THE TRUE POINT OF BEGINNING.

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