

After Recording, Return To:

Collins Products LLC
29100 SW Town Center Loop W Suite 300
Wilsonville, OR 97070
Attn: General Counsel

**First American Title Insurance
Company NCS-1270340-OR1**

MEMORANDUM OF SUBLEASE

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

RECITALS

A. Landlord is the holder of the leasehold estate to that certain real property located in Klamath County, Oregon, more particularly described on attached **Exhibit A** (the “**Land**”).

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

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

1. **Sublease**. The purpose of this Memorandum is to provide record notice of the Sublease 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 Sublease, which shall in all things control.

2. **Term of Sublease**. The Sublease provides that it commenced on August 25, 2025 and, unless sooner terminated as provided in the Sublease, shall expire on October 16, 2029 (the “**Initial Term**”). If Landlord elects to exercise its option to renew its leasehold estate in the Land for one or more successive terms, then Tenant has the option to renew the term of the Sublease for the term of such renewal of such leasehold estate less one day.

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

[Signatures and acknowledgements on following pages]

Unofficial
Copy

IN WITNESS WHEREOF, Tenant 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.

TENANT:

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

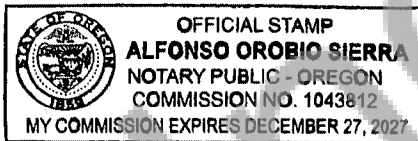


EXHIBIT A to MEMORANDUM OF SUBLEASE

Legal Description of the Land

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 NW1/4 OF THE NW1/4 OF SECTION 24 AND THE S1/2 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 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 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.

EXHIBIT B to MEMORANDUM OF SUBLEASE

Legal Description of the Premises

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.

Said portions containing a total of 115.89 acres, more or less.

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