

After recording return document to:

Weyerhaeuser Company
Land Title Dept. – HQ7
220 Occidental Avenue South
Seattle, WA 98104

MEMORANDUM OF GEOTHERMAL LEASE OPTION AGREEMENT

This Memorandum of Geothermal Lease Option Agreement (“Memorandum”) refers to that certain Geothermal Lease Option Agreement dated the 17th day of December, 2025, between **Weyerhaeuser Timber Holdings Inc.**, a Delaware corporation, **Weyerhaeuser Company**, a Washington corporation, and **Weyerhaeuser NR Company**, a Washington corporation (hereinafter called “Weyerhaeuser”) and **Hexagon Development, LLC**, a Delaware corporation (hereinafter called “Lessee”).

1. **Premises.** Weyerhaeuser has granted a lease to Lessee upon the terms and conditions of the Geothermal Lease Option Agreement to use the property situated in Klamath County, Oregon, being more particularly described on the attached Exhibit A.
2. **Term.** The term of the Geothermal Lease Option Agreement commenced on December 17, 2025, and shall expire on December 17, 2028 (the “Expiration Date”).
3. **Purpose.** This Memorandum is prepared and recorded for the sole purpose of imparting constructive notice of said Geothermal Lease Option Agreement during the term for the Geothermal Lease Option Agreement and in no way modifies the terms of the Geothermal Lease Option Agreement.
4. **Termination.** Upon the Expiration Date, or sooner by written agreement of the parties, this Memorandum as recorded against title shall automatically extinguish and be of no further force and effect.

[Signature Page(s) Follow(s)]

EXECUTED AND EFFECTIVE as of the date first above written.

LESSEE:

Hexagon Development, LLC,
a Delaware corporation

By: [Signature]
Name: Matthew Hantzman
Title: manager

STATE OF Virginia)
City Charlottesville) ss.
~~County of~~ Charlottesville)

On this 18 day of December, 2025 before me personally appeared Matthew Hantzman to me known to be the manager of Hexagon Development, LLC, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that s/he is authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year herein first above written.



[Signature]
Notary Public in and for the State of VA
residing at 620 Davis Ave Charlottesville VA
My commission expires 2/28/2029

**Exhibit A
Legal Descriptions**

Klamath County, OR

TOWNSHIP 37 SOUTH, RANGE 9 EAST

Section 1: All

Section 2: Gov. Lots 1, 2, 3 and 4, S1/2 N1/2, SE1/4, N1/2 SW1/4, SE1/4 SW1/4

Section 3: Gov. Lot 1, N1/2 Gov. Lot 2, N1/2 S1/2 Gov. Lot 2, N1/2 Gov. Lot 3

Section 4: Gov. Lot 4, SW1/4 NW1/4, N1/2 SW1/4, SE1/4 SW1/4

Section 5: All

Section 6: Gov. Lots 1, 2 and 3, S1/2 NE1/4, N1/2 SE1/4, SE1/4 SE1/4

Section 8: N1/2, SE1/4

Section 9: N1/2 SE1/4, NW1/4 SW1/4, S1/2 SW1/4, S1/2 NW1/4, NE1/4 NW1/4

Section 10: S1/2 SE1/4

Section 11: NE1/4, E1/2 NW1/4, E1/2 SE1/4

Section 12: All

Section 13: NE1/4, NW1/4 SE1/4, S1/2 SE1/4, E1/2 W1/2

Section 14: N1/2 SE1/4, SW1/4 SE1/4, NW1/4 SW1/4, SE1/4 SW1/4, that portion of SW1/4 SW1/4 described as follows: Beginning at the Northeast corner of said SW1/4 SW1/4; thence West to the Northwest corner thereof; thence southeast in a straight line to the Southeast corner thereof; thence North to the point of beginning

Section 15: N1/2 NE1/4, SE1/4 NE1/4, that portion of the SW1/4 NE1/4 described as follows: Beginning at the Northeast corner of said SW1/4 NE1/4; thence West to the Northwest corner thereof; thence Southeast in a straight line to the Southeast corner thereof; thence North to the point of beginning, That portion of the NE1/4 SE1/4 described as follows: Beginning at the Northeast Corner of said NE1/4 SE1/4; thence West to the Northwest corner thereof; thence Southeast in a straight line to the Southeast corner thereof; thence North to the point of beginning

Section 16: W1/2, that part of the W1/2 SE1/4 described as follows: Beginning at the Southeast corner of SW1/4 SE1/4; thence West to the Southwest corner thereof; thence North to the

Northwest corner of NW1/4 SE1/4; thence Southeast in a straight line to the point of beginning

Section 17: E1/2 E1/2

Section 21: SE1/4, NE1/4 SW1/4, E1/2 NW1/4, NW1/4 NW1/4, W1/2 NE1/4, that portion of the E1/2 NE1/4 more particularly described as follows: Beginning at the Southeast corner of the SE1/4 NE1/4; thence West to the Southwest corner thereof; thence North to the Northwest corner of the NE1/4 NE1/4; thence in a straight line to the point of the beginning

Section 22: That portion of the SW1/4 SW1/4 described as follows: Beginning at the Southeast corner; thence West to the Southwest corner thereof; thence North to the Northwest corner thereof; thence Southeast in a straight line to the point of beginning

Section 23: NE1/4, that portion of the NE1/4 NW1/4 described as follows: Beginning at the Northwest corner; thence East to the Northeast corner thereof; thence South to the Southeast corner thereof; thence Northwest in a straight line to the point of beginning

Section 24: S1/2 NW1/4, NW1/4 NW1/4, NE1/4 NE1/4

Section 26: SW1/4, S1/2 N1/2, N1/2 SE1/4, SW1/4 SE1/4

Section 27: S1/2, S1/2 N1/2, NW1/4 NW1/4

Section 28: E1/2 NE1/4, NW1/4 NE1/4, NE1/4 SE1/4

Section 34: All

Section 35: W1/2, SE1/4, W1/2 NE1/4

Section 36: SW1/4

TOWNSHIP 37 SOUTH, RANGE 10 EAST

Section 6: Gov. Lots 2, 3, 4, 5, 6, 7 and 9, SE1/4, S1/2 NE1/4, E1/2 SW1/4, SE1/4 NW1/4

Section 7: W1/2, N1/2 NE1/4

Section 18: W1/2 W1/2, SE1/4 NW1/4

TOWNSHIP 38 SOUTH, RANGE 9 EAST

Section 2: Gov. Lots 3 and 4

Section 3: Gov. Lots 1 and 2