2024-08924
KELLY FISHER
ROCK ISLAND COUNTY RECORDER
ROCK ISLAND, IL
RECORDED ON
07/25/2024 01:55:23 PM
RECORDING FEE 56.00
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BOOK: 0 PAGE: 0
PAGES: 4

Recording Requested by and after recording return to:

Tiger Storage 1, LLC
c/o New Leaf Energy, Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851
Attn: Legal Department

MEMORANDUM OF OPTION AND LEASE

THIS MEMORANDUM OF OPTION AND LEASE (the "***Memorandum***"), is made as of 12-8-, 2023, by and between **Robert S. Eckhart**, an individual with an address of 208 McClellan BLVD, Davenport, Iowa ("***Lessor***") and **Tiger Storage 1, LLC**, a Delaware limited liability company with its principal place of business located at 55 Technology Drive, Suite 102, Lowell, MA 01851("***Lessee***").

1. Lessor and Lessee are parties to that certain Option and Lease Agreement (the "***Lease***"), dated as of 5/26/23 (the "***Effective Date***") covering a portion of that certain parcel of land and the improvements thereon commonly known as Milan, Illinois and identified in the deed dated 04/22/2005 and recorded in the Rock Island County Recorder's Office at Book 0, Page 0 (the "***Property***").

2. Under the Lease, Lessee has an option to lease a portion of the Property and acquire easements over a portion of the Property as described in **Exhibit A** annexed hereto (the "***Premises***"), which option commences on the Effective Date and lasts for five hundred forty (540) days thereafter. The option term may be extended for two (2) addition terms of five hundred forty (540) days each.

3. The commencement date of Lessor's lease of the Premises shall be the date of Lessor's exercise of the option.

4. If the option is exercised, the initial term of the lease and the easements will be for twenty (20) years, and Lessee shall have the option to extend the lease for up to four (4) additional five (5) year terms, subject to earlier termination or extension pursuant to the terms of the Lease or applicable law.

5. The System, as defined in the Lease, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

6. All of the terms, covenants and conditions of the Lease are incorporated herein and made a part hereof. The purpose of this Memorandum is to give notice of the existence of the tenancy and easements created by the Lease; and shall not be construed to vary or otherwise affect the rights or obligations of the parties under the Lease as it may be amended. All capitalized terms not defined herein have the meaning attributed to them in the Lease.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum as of the date first above written.

LESSOR:

Robert S. Eckhart

Robert S. Eckhart

LESSOR ACKNOWLEDGMENT

STATE OF Iowa)
: ss.
COUNTY OF Scott)

This instrument was acknowledged before me on Dec. 4 2023 (date) by Robert S. Eckhart (name of person(s)).

Notary Public

RUSSELL A. DIRCKS
Commission Number 114496
My Commission Expires
February 28, 2026

LESSEE:

TIGER STORAGE 1, LLC,
a Delaware limited liability company

By: **1115 SOLAR DEVELOPMENT, LLC,**
its sole member and manager

By: _____

Name: Daniel van Allmen

Title: Sr Director Project Development

LESSEE ACKNOWLEDGEMENT

STATE OF Oregon)
: ss.
COUNTY OF Deschutes)

This instrument was acknowledged before me on 12/01/2023 (date) by Daniel Van Allmen (name of person) as Notary Officer (type of authority, e.g., officer, trustee, etc.) of pack ship and more (name of company).

Ryley Hodnett
Notary Public

OFFICIAL STAMP
RYLEY MARIE HODNETT
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024157
MY COMMISSION EXPIRES APRIL 20, 2026

EXHIBIT A
to
Memorandum of Option and Lease

PREMISES LEGAL DESCRIPTION

Parcel ID No.: 23-02-300-001

The West One-half (W1/2) of the Southwest One-quarter (SW1/4) of Section Two (2) in Township Sixteen (16) North, Range Two (2) West of the Fourth (4th) Principal Meridian, situated in the County of Rock Island and State of Illinois.

