

## AMENDMENT TO WIND ENERGY LEASE

THIS AMENDMENT TO WIND ENERGY LEASE (this "**Amendment**") dated as of March 26, 2018, is entered into by and between Robert R. McWilliams and Irena Williams, husband and wife ("**Lessor**") and English Farms Wind Project, LLC, an Iowa limited liability company ("**Lessee**"). Together, such parties are referred to as the "**Parties**".

WHEREAS, Dean R. McWilliams and Harriett M. McWilliams, husband and wife ("**Original Lessor**") and Lessee entered into a certain Wind Energy Lease dated as of November 15, 2009, as evidenced of record by Memorandum of Wind Energy Lease dated November 15, 2009 and recorded in the official records of Poweshiek County, Iowa, as Book 0862, Page 260, as amended by that certain Bifurcated, Amended and Restated Wind Energy Lease dated March 20, 2018, evidenced by that certain Bifurcated, Amended and Restated Memorandum of Wind Energy Lease dated March 20, 2018, recorded as Instrument No. 2018-01114, in the Poweshiek County records on April 17, 2018, and as further amended by that certain Amendment to Wind Energy Lease dated March 25, 2018, as evidenced by that Memorandum of Amendment to Wind Energy Lease dated March 25, 2018, recorded as Instrument No. 2018-01125, in the Poweshiek County records on April 17, 2018 (collectively, "**Lease**") pursuant to which Original Lessor has agreed to lease to Lessee, and Lessee has agreed to lease from Original Lessor, upon certain terms and conditions provided therein, certain real property in the County of Poweshiek, in the State of Iowa (the "**Property**"); and

WHEREAS, the Property was transferred to Lessor as evidenced by the certain Court Officer Deed recorded as Book 0912, Page 0255 and Warranty Deed recorded as Book 0912, Page 0274 in the records of Poweshiek County, Iowa; and

WHEREAS, Lessee has submitted to Lessor the Site Plan for Lessor's approval pursuant to Section 12.10.1 of the Lease; and

WHEREAS, Lessor and Lessee desire to amend the Lease to attach such Site Plan.

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

1. Site Plan. The Exhibit "C" attached to this Amendment is hereby attached and incorporated by reference into the Lease.

2. Definitions. Capitalized terms not otherwise defined or redefined herein shall have the same meaning as provided in the Lease.

3. Reinstatement; Ratification; No Other Changes. Unless expressly amended hereby, all other terms and conditions contained in the Lease shall remain unchanged and in full force and effect, and the Lease is hereby reinstated, ratified and confirmed. To the extent of any conflict between the provisions hereof and the Lease, the provisions of this Amendment shall govern and control. This Amendment shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns.

4. Counterparts. For purposes of executing this Amendment, this document signed and transmitted by facsimile machine or telecopier is to be treated as an original document. This Amendment may be executed in one or more counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, and all of which shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the date first shown above.

**LESSEE:**


ENGLISH FARMS WIND PROJECT, LLC,  
an Iowa limited liability company


By: Vicki Schumacher

Name: VICKI SCHUMACHER

Title: VICE PRESIDENT

LESSOR:

  
Robert R. McWilliams

  
Irena McWilliams

**EXHIBIT "C"**

**SITE PLAN**

McWilliams, Dean R. & Harriett M.  
Agreement: 1795300  
Tract(s): 001; 003; 004



**Westwood**

Toll Free (888) 937-5150 westwoodps.com  
Westwood Professional Services, Inc.

**LANDOWNER SITE PLAN  
WIND TURBINE GENERATORS, ACCESS ROADS,  
CRANE, COLLECTION SYSTEM, AND  
ADDITIONAL WIND PROJECT FACILITIES**

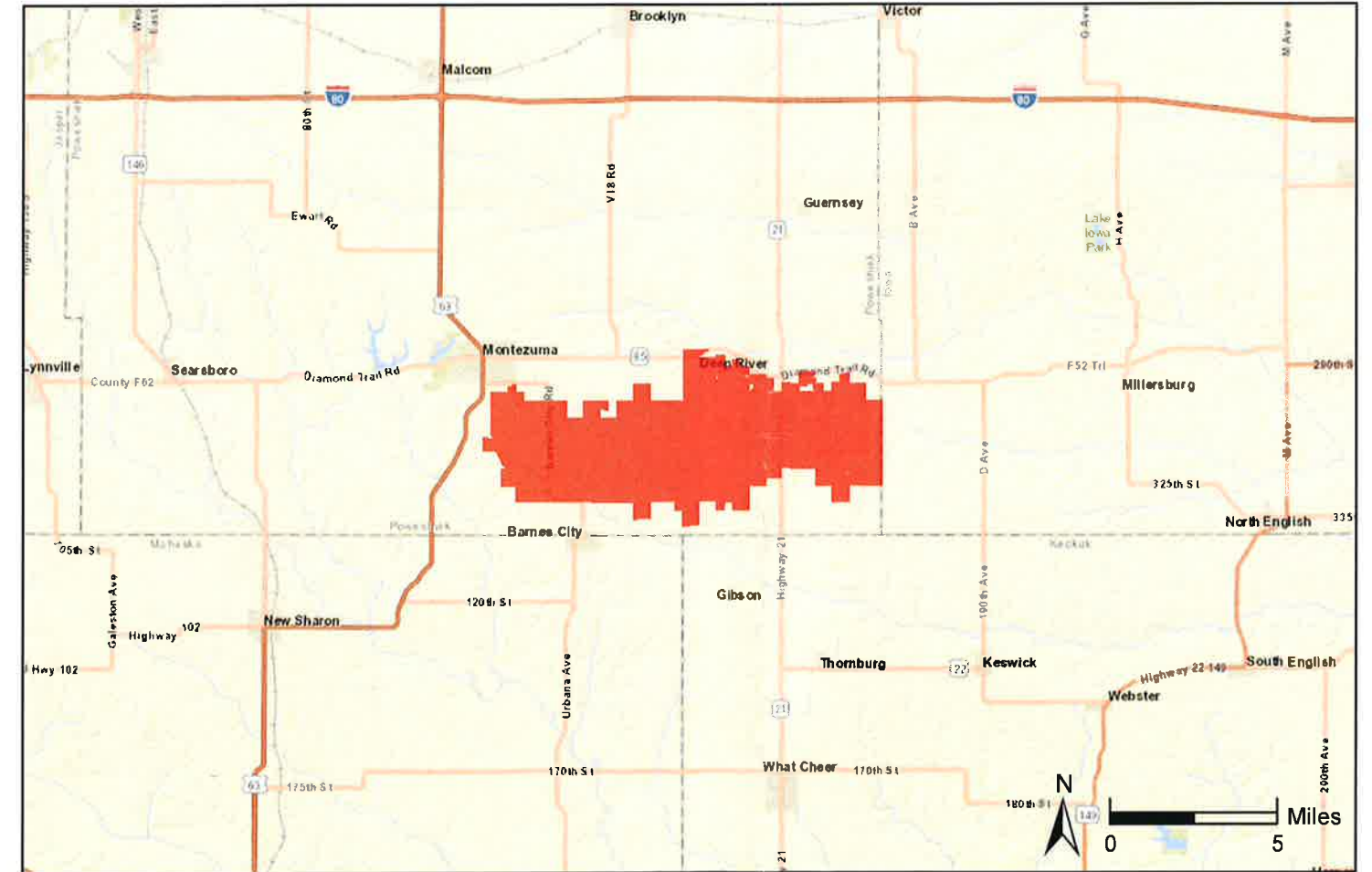
Cover Page - SHEET 1  
Parcel Map - SHEET(S) 2-4

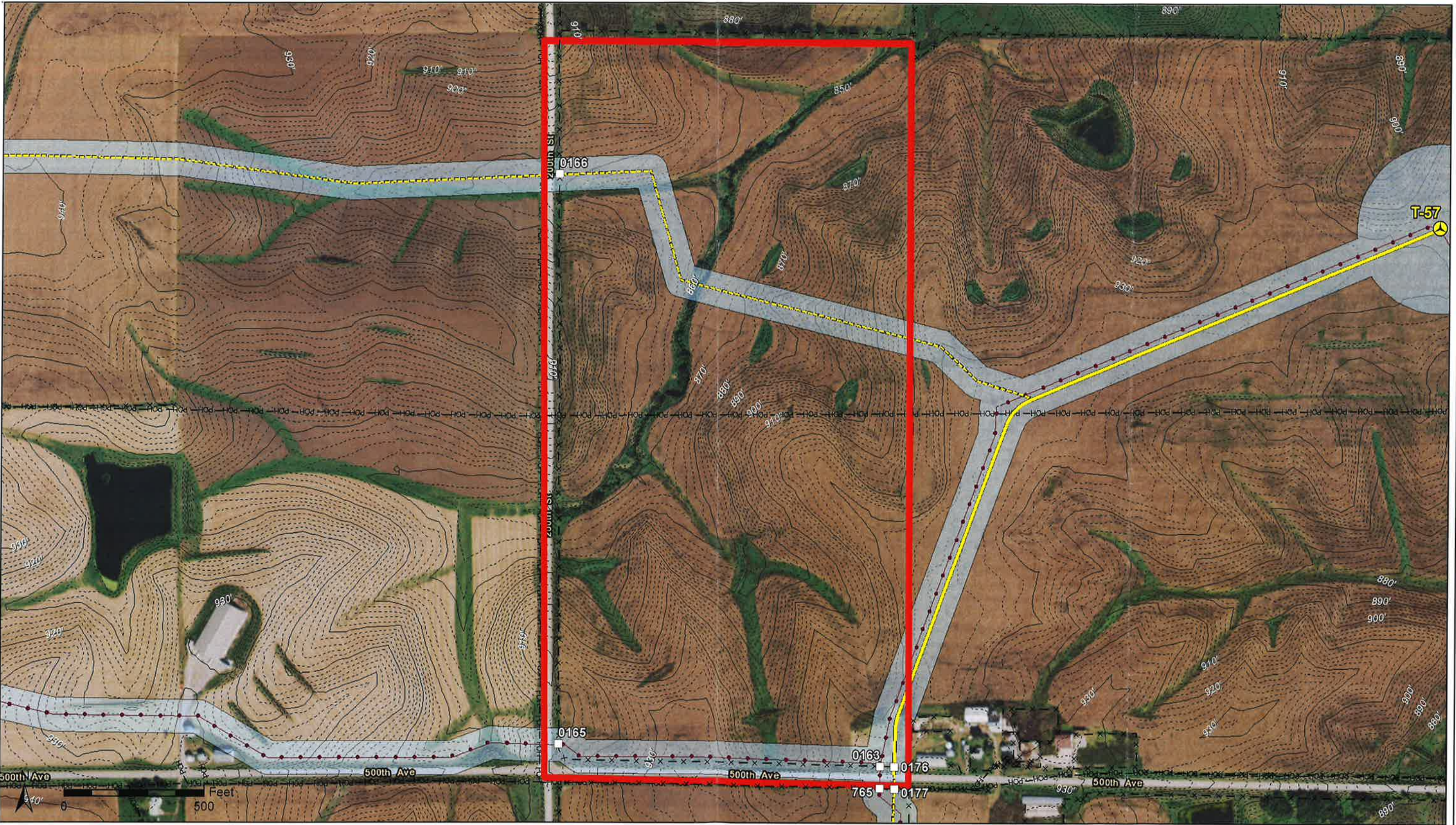
# Exhibit C

# English Farms Wind Project, LLC

Poweshiek County, Iowa

Array A057  
Cover Page  
SHEET: 1  
November 21, 2017





Data Source(s): Westwood (2017).

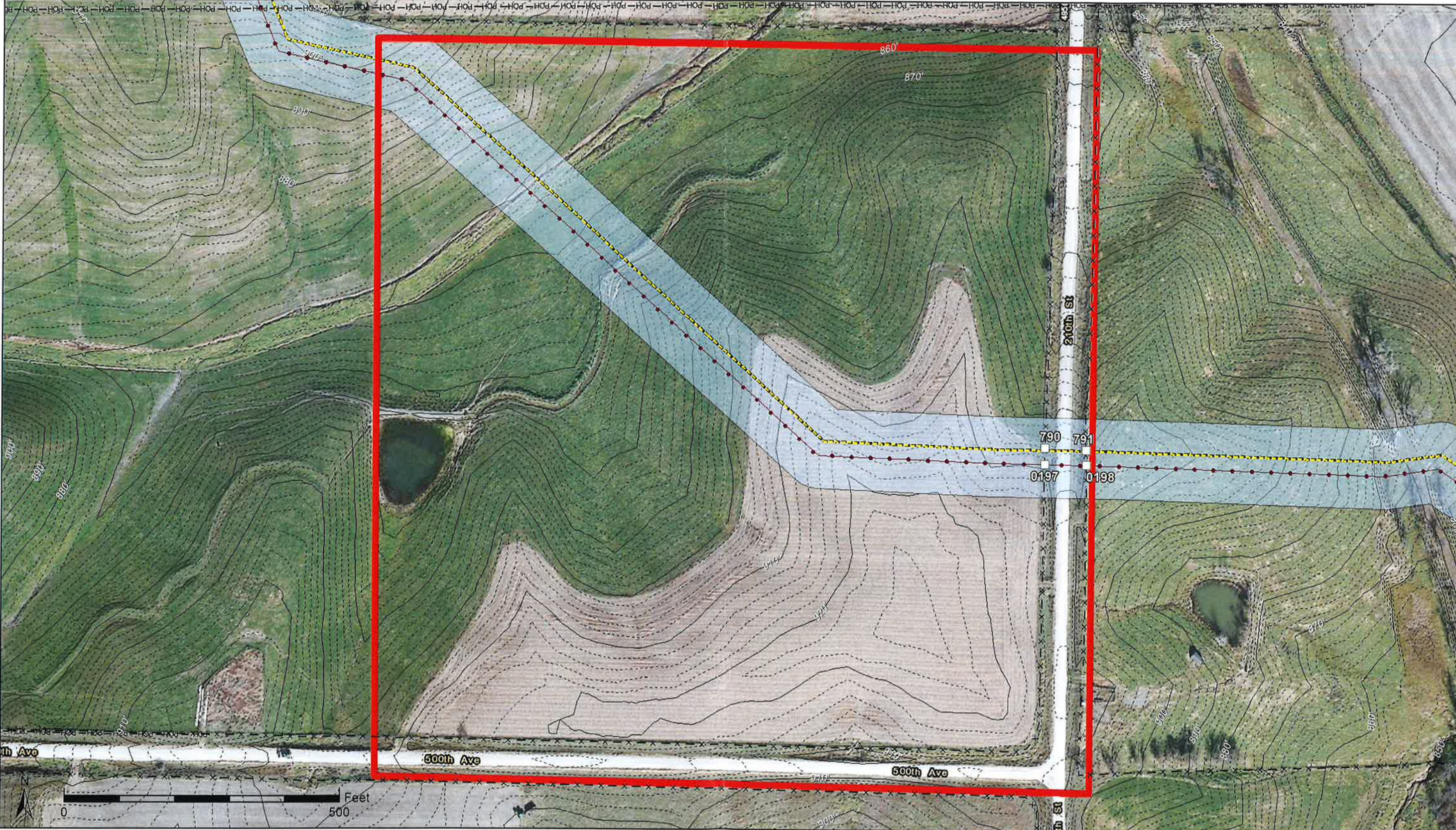


Primary Wind Power Facilities		
	Primary Access Road/Crane Path	O&M
	Alternate Access Road/Crane Path	Laydown
	Crane Path	Project Substation
	Alternate Crane Path	
	Primary Underground Collection	
	Alternate Underground Collection	
	Underground Fiber Optic	

	Fence Crossing
	Existing Fence
	Existing Overhead Power
	10' Contour
	2' Contour
	Parcel Boundary

McWilliams, Dean R. & Harriett M.  
 Agreement: 1795300  
 Tract: 001  
 Sec 8 - T78N - R130W

**English Farms Wind Project, LLC**  
 Poweshiek County, Iowa  
 Array A057  
 Exhibit C - Site Plan - SHEET: 2  
 November 21, 2017



Data Source(s): Westwood (2017).

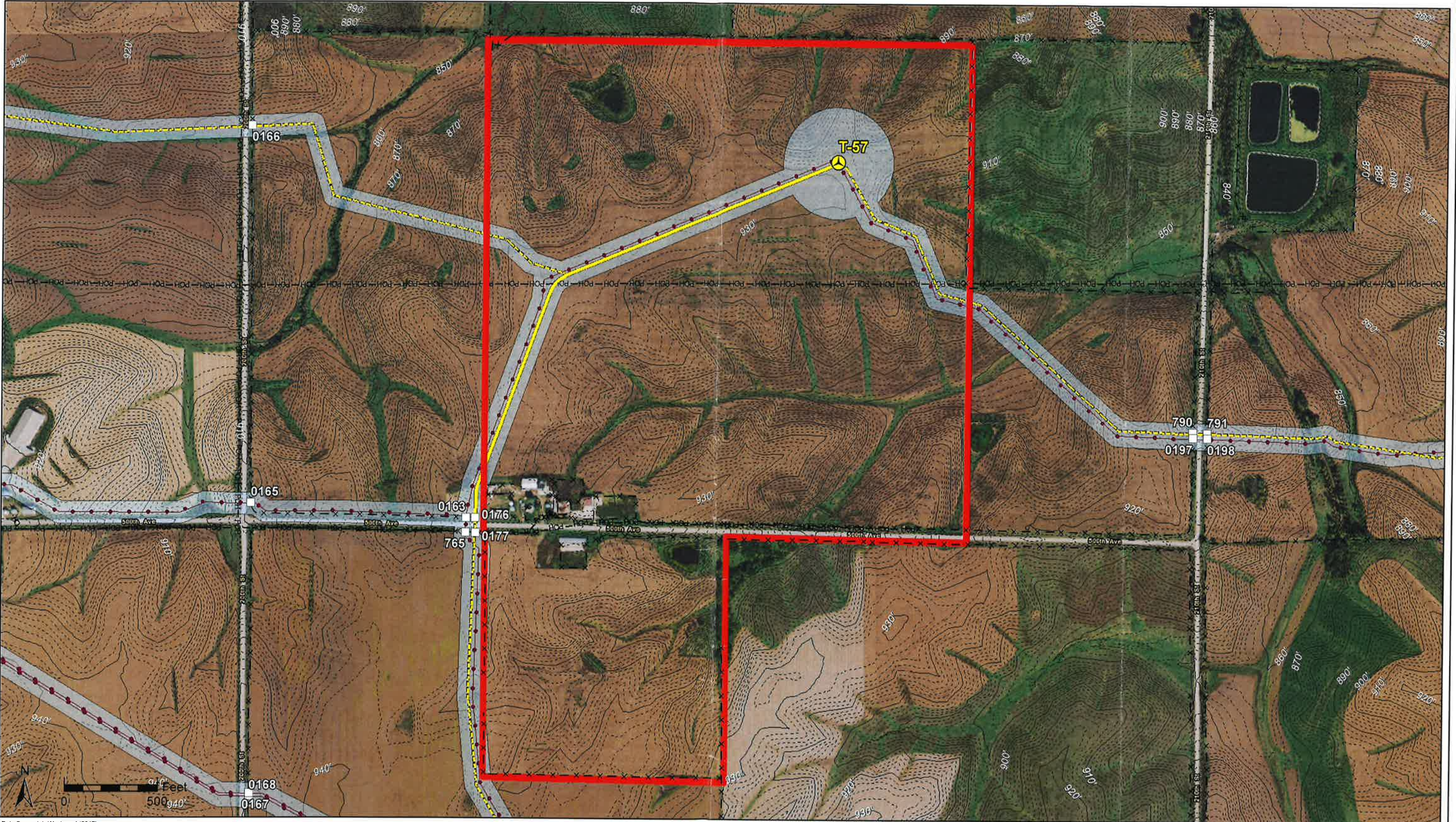


Primary Wind Power Facilities		
	Primary Turbine	
	Alternate Turbine	
	Met Tower	
	Construction Impact Zone	

	Fence Crossing
	Existing Fence
	Existing Overhead Power
	10' Contour
	2' Contour
	Parcel Boundary

McWilliams, Dean R. & Harriett M.  
 Agreement: 1795300  
 Tract: 003  
 Sec 8 - T78N - R130W

**English Farms Wind Project, LLC**  
 Poweshiek County, Iowa  
 Array A057  
 Exhibit C - Site Plan - SHEET: 4  
 November 21, 2017



Data Source(s): Westwood (2017).



Primary Wind Power Facilities		
	Primary Access Road/Crane Path	O&M
	Alternate Access Road/Crane Path	Laydown
	Crane Path	Project Substation
	Alternate Crane Path	
	Primary Underground Collection	
	Alternate Underground Collection	
	Underground Fiber Optic	

	Fence Crossing
	Existing Fence
	Existing Overhead Power
	10' Contour
	2' Contour
	Parcel Boundary

McWilliams, Dean R. & Harriett M.  
 Agreement: 1795300  
 Tract: 004  
 Sec 8 - T78N - R130W, Sec 17 - T78N - R130W

**English Farms Wind Project, LLC**  
 Poweshiek County, Iowa  
 Array A057  
 Exhibit C - Site Plan - SHEET: 5  
 November 21, 2017

## AMENDMENT TO WIND ENERGY LEASE

This AMENDMENT TO WIND ENERGY LEASE ("Amendment") is made as of this 25<sup>th</sup> day of March, 2018, by and between Robert R. McWilliams and Irena McWilliams, husband and wife ("Lessor") and English Farms Wind Project, LLC, an Iowa limited liability company ("Lessee"). Lessor and Lessee are sometimes collectively referred to hereinafter as the "Parties." This Amendment is made with reference to the following facts:

### RECITALS

A. On November 15, 2009, Dean R. McWilliams and Harriett M. McWilliams, husband and wife ("Original Lessor") and Lessee entered into a Wind Energy Lease, as amended by that certain Bifurcated, Amended and Restated Wind Energy Lease dated March 20, 2018 (collectively, the "Lease") wherein Original Lessor agreed to lease to Lessee, and Lessee agreed to lease from Original Lessor, that certain real property described therein, as may have been amended.

B. On November 15, 2009, Original Lessor and Lessee entered into a Memorandum of Wind Energy Lease for purposes of giving record notice of the Lease, which such Memorandum of Wind Energy Lease was recorded on November 17, 2009 in Book 0862, Page 0260, in the records of Poweshiek County, Iowa, as amended by that certain Bifurcated, Amended and Restated Memorandum of Wind Energy Lease dated March 20, 2018, recorded as Instrument No. 2018-01114, in the Poweshiek County records on April 17, 2018.

C. The correct legal description of the Property is as set forth in Exhibit "A" of this Amendment.

D. Original Lessor conveyed the Property to Lessor.

E. The Parties now desire to amend the Lease to make certain modifications thereto and to clarify certain other rights and obligations arising under the Lease.

### AGREEMENT

NOW, THEREFORE, for and in consideration of mutual benefits to be derived therefrom, Lessor and Lessee agree as follows:

#### Amendment

This Amendment amends the Lease in accordance with Section 12.8 of the Lease. Except as otherwise specifically provided by this Amendment, the terms and conditions of the Lease remain unchanged, as do the respective rights and obligations of the Parties arising under the Lease, and in all respects the Lease is and remains in full force and effect. Unless and except as otherwise specifically provided by this Amendment, terms used in this Amendment that are defined by the Lease shall have the same meaning set forth therein, when and as such terms are used in this Amendment. The term "Lease" shall mean the Lease, as heretofore amended and as hereby amended by this Amendment.

**Section 1:** Section 1 of the Lease ("Lease") is hereby amended and is herein fully restated in its entirety, as follows:

**Lease.** For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Lessor, Lessor hereby leases to Lessee and its successors and assigns, and Lessee hereby leases from Lessor, that certain real property, including all air space thereof,

described on Exhibit "A" attached hereto and incorporated herein, as generally depicted on the map attached hereto as Exhibit "A-1" (the "Property"); provided, however, that this Lease is solely for wind energy purposes, and not for any other purpose. Among other things, this Lease includes (a) the exclusive right and easement on, over and across the Property for the free and unobstructed flow of wind currents and wind resources, together with the exclusive right to (i) develop, use, convert, maintain and capture such wind, (ii) convert wind energy into electrical energy and (iii) derive and keep all credits and income therefrom (subject to the payment of Rent to Lessor, as set forth below); and (b) the exclusive right and easement to permit the rotors of Generating Units (as defined below) located on adjacent properties to overhang the Property; and (c) the exclusive right and easement to cause operational impacts to the Property of a nature and in the manner and degree normally and reasonably attributable to Wind Operations (as defined below). The Parties agree that the Property consists of Three Hundred Twenty (320) acres of land (the "Total Acreage").

**Section 6.2:** Section 6.2 of the Lease ("Extended Term Rent") is hereby amended and is herein fully restated in its entirety, as follows:

**Extended Term Rent.** If Lessee exercises the Lease Extension Option, then the following shall apply:

6.2.1. For each calendar year during the Extended Term until this Lease expires or is earlier terminated, Lessee shall pay to Lessor the greater of the amounts resulting from the calculations in the following subsections (a) and (b) of this Section 6.2.1 and in the manner as set forth in this Section 6.2 (the "Extended Term Rent"):

(a) an annual amount as shown on the table below for each acre of the Total Acreage:

Extended Term year	Extended Term Rent (per acre)
1-10	\$ 25.00
11-20	\$ 30.00
21-30	\$ 35.00
31-40	\$ 40.00

or (b) an annual amount as shown on the table below per Megawatt of Generating Units on the Property (as defined in Section 6.2.4 below):

<b>Extended Term year</b>	<b>Extended Term Rent (per Megawatt)</b>
1-10	\$ 5,200.00
11-20	\$ 6,200.00
21-30	\$ 7,200.00
31-40	\$ 8,200.00

6.2.2. The per-acre amount set forth in clause (a) of Section 6.2.1, and the per-Megawatt amount set forth in clause (b) of Section 6.2.1, shall be calculated and the greater thereof paid quarterly in advance (which amount shall be divided by four (4) for such purpose), with each quarterly installment being due and payable in advance within fifteen (15) days after the first day of the applicable calendar quarter.

6.2.3 As used herein, the phrase “per Megawatt of Generating Units on the Property” means the number of megawatts of capacity of the Generating Units (based on the nameplate capacity thereof) that are actually installed and existing on the Property (i.e., construction thereof has been completed, and until their physical removal from the Property); in each case as of the first day of the applicable calendar quarter and regardless whether or not said Generating Units are operating.

6.2.4 Any Extended Term Rent under clause (a) or (b) of Section 6.2.1 that is payable for less than a full calendar quarter shall be prorated by Lessee on the basis of a 91-day quarter. If any Development Term Rent is prepaid for any part of the Extended Term, then Lessee may credit a prorated portion of said Development Term Rent against any Extended Term Rent then or thereafter due to Lessor hereunder, as determined by Lessee.

**Section 6.7.4:** Section 6.7.4 of the Lease is hereby amended and is herein fully restated in its entirety, as follows:

6.7.4 If Lessee’s Wind Operations on the Property damage Lessor’s drainage system(s), including, but not limited to, drain tile and other aboveground or underground facilities used to manage drainage and irrigation of the Property (“Drainage System”) existing on the Property during the term of the Lease, then Lessee shall make or cause to be made such repairs to the Drainage System as are necessary to return the Drainage System to a condition substantially similar to the condition that existed immediately prior to the point in time when such damage occurred. Such repairs shall be completed in a timely manner to Lessor’s satisfaction. Furthermore, upon either parties request, Lessor or Lessor’s appointed representative shall, in a timely manner, make himself or herself present to witness any repair of the Drainage System and, upon completion of said repair, confirm in writing as to whether or not such repair was made to Lessor’s satisfaction. Upon Lessor’s request Lessee shall provide to Lessor a map generally depicting the location of such repairs. All buried transmission lines shall be buried at a depth of at least five feet (5’) below

the surface (except where such facilities connect to equipment located on the surface). Any underground utility lines installed by Lessee shall be trenched in, and, to the extent that Lessor's Drainage System is buried less than five (5) feet below the surface, Lessee shall install any such underground utility lines below such Drainage System. In areas where trenching is unreasonably constrained or restricted by site conditions, Lessee may so notify Lessor of such conditions and employ directional boring or such other construction methods as may be reasonable under the circumstances to install underground utility lines. Upon completion of construction of any Wind Power Facilities on the Property, Lessee shall return surface drainage of the Property to substantially the same condition or functional equivalent as existing prior to commencement of construction of such Wind Power Facilities.

**Section 7.3:** Section 7.3 of the Lease ("Lessee's Obligation to Carry Insurance") is hereby amended and is herein fully restated in its entirety, as follows:

**Lessee's Obligation to Carry Insurance.** Prior to commencing Wind Operations on the Property, Lessee shall obtain, and thereafter keep in force during the term of this Lease, (a) a policy of Commercial General Liability insurance with limits in the amount of Five Million Dollars (\$5,000,000) per claim and in the aggregate. If Lessee is a "public utility" as defined by Iowa Code § 476.1, the foregoing insurance requirements may be satisfied, in whole or in part, through the provision of self-insurance by Lessee in amounts and pursuant to terms and conditions consistent with prudent utility practices and consistent with the manner in which Lessee insures other similar properties and risks. Upon Lessor's request, Lessee shall provide Lessor with reasonable written evidence that Lessee is maintaining such self-insurance.

**Section 7.4:** Section 7.4 of the Lease ("Lessee's Obligation to Restore the Property") is hereby amended and is herein fully restated in its entirety, as follows:

**Lessee's Obligation to Restore the Property.**

7.4.1 Within six (6) months after completion of construction of Lessee's wind project, Lessee shall restore the surface of such portions of the Property that are disturbed by Lessee's Wind Operations to a condition reasonably similar to its condition as of the Effective Date, except for any parts of the Property that Lessee determines it needs for continuing Wind Operations.

7.4.2 Within twelve (12) months after the expiration, surrender or termination of this Lease, Lessee shall (a) remove from the surface of such portions of the Property any Wind Power Facilities owned or installed by Lessee thereon and (b) restore the surface of such portions of the Property to a condition reasonably similar to its condition as of the Effective Date; provided, however, that with regard to any Wind Power Facilities located beneath the surface of the Property, including footings and foundations, (i) Lessee shall only be required to remove the same to a depth of four (4) feet below the surface, and (ii) collector system or other buried facilities will be de-energized and may remain buried in place. Lessee shall have a continuing easement to enter the Property for such purpose during such twelve (12) month period.

7.4.3 Commencing on the fifteenth (15<sup>th</sup>) anniversary of the Extended Term Commencement Date, or any time thereafter, if Lessor reasonably determines that (a) the Generating Units on the Property are nearing the end of their useful lives, and (b) the cost of

performing Lessee's obligations under Section 7.4.2 exceeds the salvage value of the Wind Power Facilities on the Property, then Lessor may, by written notice to Lessee, require Lessee to establish an escrow account with a financial or other suitable institution ("**Escrow Agent**") and deliver into escrow a letter of credit, bond, or such other reasonable means of security as determined by Lessee (the "**Security**"), in an amount (the "**Property Restoration Amount**") sufficient to ensure performance of Lessee's obligations under Section 7.4.2. The Property Restoration Amount shall be determined by Lessee in accordance with standard engineering and financial practices commonly applied within the electric utility industry. Lessee shall keep such Security, or replacement Security, in force throughout the remainder of the Extended Term. In the event that Lessee is determined to be in default of its obligations arising under Section 7.4.2, Lessor shall then have the right to demand, and upon such demand the Escrow Agent shall disburse, available funds from the Security to Lessor to pay for further restoration of the Property to the condition required by Section 7.4.2. If Lessee so elects, in lieu of the Security, it may obtain either (i) a blanket security that covers both the Property Restoration Amount and the cost of restoration of other lands in Lessee's wind project, so long as Lessor has the right to draw on such blanket security up to the Property Restoration Amount, or (ii) such blanket security as may be required by Poweshiek County pursuant to applicable county ordinances. Notwithstanding the foregoing, Lessee shall not be required to deliver the Security to Lessor if Lessee is in the process of repowering or otherwise redeveloping some or all of the Generating Units on the Property with new Generating Units, or intends to do so within one year after Lessee's receipt of Lessor's written notice requiring Lessee to obtain and deliver the Security.

7.4.4 If Lessee is a "public utility" as defined by Iowa Code § 476.1, in lieu of the obligations set forth in Section 7.4.3, Lessee may, commencing on the fifteenth (15<sup>th</sup>) anniversary of the Extended Term Commencement Date, establish an escrow account with a financial or other suitable institution ("**Escrow Agent**") and deliver into escrow a letter of credit, bond, or other reasonable means of security ("**Restoration Security**") in an amount that is not less than the Net Project Restoration Cost. The "**Net Project Restoration Cost**" is an amount equal to the amount of the Total Restoration Cost, less the amount of the Total Salvage Value (i.e.,  $\text{Net Project Restoration Cost} = \text{Total Restoration Cost} - \text{Total Salvage Value}$ ). The "**Total Restoration Cost**" is an amount equal to the sum of (i) the cost of performing Lessee's obligations under Section 7.4.2, plus (ii) the cost of restoration of other leased lands included in Lessee's wind project. The "**Total Salvage Value**" is an amount equal to the sum of (i) the salvage value of the Wind Power Facilities on the Property, plus (ii) the salvage value of the wind power facilities on other leased lands included in Lessee's wind project. Lessee shall determine the Net Project Restoration Cost in accordance with standard engineering and financial practices commonly applied within the electric utility industry. In the event that Lessee is determined to be in default of its obligations arising under Section 7.4.2, Lessor shall then have the right to demand, and upon such demand the Escrow Agent shall disburse, available funds from the Restoration Security to Lessor to pay for further restoration of the Property to the condition required by Section 7.4.2. If Lessee so elects, in lieu of the Restoration Security, it may obtain such blanket security as may be required by Poweshiek County pursuant to applicable county ordinances. Notwithstanding the foregoing, Lessee shall not be required to provide Restoration Security for any property where Lessee is in the process of repowering or otherwise redeveloping some or all of the Generating Units located on such property with new Generating Units, or intends to do so prior to the sixteenth (16<sup>th</sup>) anniversary of the Extended Term Commencement Date.

**Section 7.6:** Section 7.6 of the Lease ("Hazardous Materials") is hereby amended by adding the following:

In no event, however, shall Lessee be required to clean up, remove or take other remedial action with regard to any contamination or damage to soil or ground water on or in the Property caused by any Hazardous Material brought onto the Property by Lessor, or by Lessor's employees, agents, contractors or invitees. Lessee will not be responsible for any pre-existing Hazardous Materials not introduced to the Site by Lessee or its contractor, its subcontractors, or agents.

**Section 7.8:** A new Section 7.8 ("Aerial Spraying") is hereby added to the Lease and stated in its entirety as follows:

**Aerial Spraying.** Lessee has provided Lessor a copy of its standard operating procedures, as currently adopted and applied by Lessee on a uniform basis, to temporarily modify or curtail Wind Operations if and to the extent such temporary measures are reasonably necessary to accommodate the aerial spraying of crops in the vicinity of the project. Such standard operating procedures may be changed or amended by Lessee, from time to time and in Lessee's sole judgment, as necessary in order to adapt operating procedures to reasonable agricultural practices, or as necessary in order to maintain efficient Wind Operations in a manner that is consistent with prudent utility practices.

**Section 8.2:** Section 8.2 of the Lease ("Encumbrances") is hereby amended and is herein fully restated in its entirety, as follows:

**Encumbrances.** In addition to and without limitation of any and all other rights and remedies available to Lessee under this Lease, if any recorded or unrecorded lien, encumbrance, covenant, condition, reservation, restriction, easement, lease, sublease, occupancy, tenancy, mineral right, option, right of first refusal or other matter (each, an "Encumbrance") is found or claimed to exist against the Property or any portion thereof (regardless whether such Encumbrance existed as of the Effective Date or was created thereafter), and Lessee determines that such Encumbrance might delay, interfere with or impair Wind Operations, the exercise of any of Lessee's other rights under this Lease or the financing of any project, then Lessee shall be entitled to obtain a subordination, non-disturbance agreement, consent or other agreement (in a form and containing provisions reasonably requested by Lessee) from the holder of such Encumbrance. Lessor shall fully and promptly cooperate with Lessee's efforts to obtain the same, and (except as otherwise provided by Section 8.1 above) Lessor shall be reimbursed for such cooperation as provided in Section 8.3. Lessor represents and warrants to Lessee that there are no unrecorded Encumbrances against the Property or any portion thereof that have not been disclosed to Lessee in writing prior to the Effective Date, including any unrecorded agricultural, grazing or mineral leases.

**Section 8.6:** Section 8.6 of the Lease ("No Interference") is hereby amended and is herein fully restated in its entirety, as follows:

**No Interference.** Neither Lessor nor any of its tenants, licensees, contractors, invitees, agents, assigns or anyone else obtaining rights from Lessor (collectively, "Lessor Parties") shall, currently or prospectively, interfere with, impair, delay or materially increase the cost

of any of Lessee's Wind Operations (whether conducted on the Property or elsewhere), or the undertaking of any other activities or the free enjoyment or exercise of any other rights or benefits given to or permitted Lessee hereunder; provided that Lessee is not continuing to be in Default under the terms of this Lease. Neither Lessor nor anyone obtaining rights from or acting with the permission or acquiescence of Lessor or otherwise under Lessor's reasonable control shall (a) interfere with or impair the free, unobstructed and natural availability, flow, speed or direction of air or wind over or across the Property (whether by planting trees, constructing structures, or otherwise), or the lateral or subjacent support for the Wind Power Facilities or (b) engage in any other activity on the Property or elsewhere that might cause a decrease in the output, efficiency or longevity of the Wind Power Facilities. Without limiting the generality of the foregoing, as of the Extended Term Commencement Date and thereafter during the Extended Term, Lessor may not place or plant any trees, buildings, objects, structures or other permanent or temporary improvements ("**Lessor Improvements**") upon the Property that are greater than thirty-five (35) feet in height and are within five hundred (500) feet of any Generating Units if, in Lessee's sole judgment, such Lessor Improvements would impede or interfere with Wind Operations. Should Lessor place any Lessor Improvements upon the Property that are determined by Lessee to impede or interfere with Wind Operations, Lessee may provide notice to Lessor that such Lessor Improvements must be removed, by Lessor at Lessor's expense, within ninety (90) days of Lessor's receipt of Lessee's notice. Should Lessor fail to remove such Lessor Improvements within such ninety (90) day period, Lessee may cause the same to be removed, at Lessor's expense, and may offset the cost of the removal against any payments due hereunder to Lessor.

**Section 11.7:** Section 11.7 of the Lease ("Modifications of Lessee's Obligations") is hereby amended and is herein fully restated in its entirety, as follows:

**Modifications of Lessee's Obligations.** Lessee shall not request, and Lessor shall not agree, to a modification or amendment of this Lease if the same could reasonably be expected to materially reduce the rights or remedies of a Lender or impair or reduce the security for its Lender's Lien, nor shall Lessor accept a surrender of the Property or any part thereof or a termination by Lessee of this Lease; in each such case without the prior written consent of each Lender, which consent(s) will be obtained by Lessee at its sole cost. Further, Lessee will hold Lessor harmless from and against any liability arising under this Section 11.7 to the extent caused by Lessee's breach of this Section 11.7.

**Section 12.2:** Section 12.2 of the Lease ("Lessee's Right to Surrender; Quitclaim") is hereby amended and is herein fully restated in its entirety, as follows:

**Lessee's Right To Surrender; Quitclaim.** Subject to Section 11.7 and any other applicable terms of this Lease, Lessee shall have the right to terminate the Lease as to all or any part or parts of the Property at any time, effective upon thirty (30) days' written notice to Lessor and the payment to Lessor of One Hundred Dollars (\$100.00), plus any amounts owed under the terms of this Lease. Upon any such termination by Lessee, the Parties' respective rights and obligations hereunder shall cease as to the Property (or such part or parts thereof, as applicable) as to which such termination applies (except that in the case of a partial termination, the Total Acreage shall not change for purposes of calculating the Rent); but this Lease shall remain in full force and effect as to any remaining parts of the Property. Further, upon

expiration or termination of this Lease for any reason, Lessee shall execute and record in the county records a quitclaim deed or release of all of Lessee's right, title or interest under this Lease. Notwithstanding the occurrence of a termination or partial termination as permitted in this Lease, Lessee will remain obligated (a) to pay Lessor all sums of any kind to which Lessor was entitled for the period up to and including the applicable date of termination, (b) to maintain insurance as required under Section 7.3 during the course of Lessee's restoration activities required in Section 7.4 or elsewhere in this Lease, (c) to indemnify Lessor as and to the extent set forth in Section 7.7, (d) to satisfy Lessee's obligations arising under Section 6.7, and (e) to comply with the applicable provisions of Sections 7.4, Section 7.5, and Section 7.6. Further, following the occurrence of a termination or partial termination as permitted in this Lease, Lessor retains the right to require Lessee to obtain and deliver to Lessor the Security, as, when, and to the extent contemplated in Section 7.4.3.

**Section 12.4:** Section 12.4 of the Lease ("Condemnation") is hereby amended and is herein fully restated in its entirety, as follows:

**Condemnation.** If a Taking (as defined below) occurs by an entity other than Lessee and not for Lessee's benefit, then the compensation payable therefor, whether pursuant to a judgment, by agreement or otherwise, including any damages and interest, shall be distributed in a pro rata fashion as follows: (a) upon proof thereof, any portion of such compensation attributable to the Taking of this Lease or the Wind Facilities, any cost or loss that Lessee may sustain in the removal and/or relocation of the Wind Facilities, or Lessee's anticipated or lost profits, shall be paid to Lessee; and (b) any portion of such compensation attributable to the Taking of the fee title shall be paid to Lessor. In the event there are amounts remaining after the pro rata payment to Lessee and Lessor above, all remaining amounts of such compensation, shall be paid to Lessor. The term "**Taking**" means the taking of the Property, the Wind Facilities, this Lease or any part thereof, by eminent domain, by inverse condemnation, by severance or for any public or quasi-public use.

**Memorandum of Amendment:**

Lessee shall be entitled to record a summary of this Amendment ("Memorandum of Lease Amendment") for the purpose of providing record notice of this Amendment, as may be attached hereto as Exhibit "B".

***[REST OF PAGE LEFT BLANK; SIGNATURES ON SEPARATE SHEETS]***

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed as of this 25<sup>th</sup> day of March, 2018.

LESSOR:

Robert R. McWilliams  
Robert R. McWilliams

Irena McWilliams  
Irena McWilliams

Address: 107 South 12th Street  
Montezuma, Iowa 50171

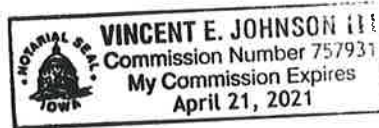
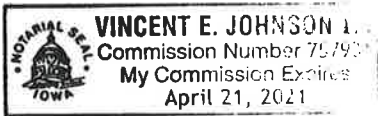
STATE OF IOWA )  
 ) ss.  
COUNTY OF POWESHIEK )

This record was acknowledged before me on 4/11, 2018, by Robert R. McWilliams and Irena McWilliams, husband and wife.

[Signature]  
\_\_\_\_\_  
Notary Public

STAMP

My commission expires: 4/21/21



LESSEE:

ENGLISH FARMS WIND PROJECT, LLC,  
an Iowa limited liability company

By: Vicki Schumacher

Name: VICKI SCHUMACHER

Title: VICE PRESIDENT

Address: 16105 West 113<sup>th</sup> Street, Suite 105  
Lenexa, Kansas 66219

STATE OF Kansas )  
COUNTY OF Johnson ) ss.

BE IT REMEMBERED, that on this 25<sup>th</sup> day of March, 2018, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Vicki Schumacher, to me personally known, who being by me duly sworn, did say that she is the Vice President of English Farms Wind Project, LLC an Iowa limited liability company, that said instrument was signed and delivered on behalf of said limited liability company, and said Vice President acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission Expires:

1-15-2019  
[SEAL]

Gail Crooks  
Notary Public in and for said County and State

Print Name: Gail Crooks



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF POWESHIEK, STATE OF IOWA:

Tract 1:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

Tract 2:

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Tract 3:

Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Eight (8), Township Seventy-eight (78) North, Range Thirteen (13), West of the Fifth P.M., Poweshiek County, Iowa.

Tract 4:

The East One-half (E1/2) of the Southwest Quarter (SW1/4) and the West one-half (W1/2) of the Southeast Quarter (SE1/4) in Section Eight (8), and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), all in Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

**EXHIBIT B**

**MEMORANDUM OF AMENDMENT TO WIND ENERGY LEASE**

**RECORDER'S COVER SHEET**

**Name of Document:** Memorandum of Amendment to Wind Energy Lease

**Preparer Information:**

Matt Gilhousen  
English Farms Wind Project, LLC  
16105 W. 113<sup>th</sup> Street, Ste. 105  
Lenexa, Kansas 66219-2305  
Phone: 913-888-9463

**Taxpayer Information** (name and complete address)

Robert R. McWilliams and Irena McWilliams  
107 South 12th Street  
Montezuma, Iowa 50171

**Return Document to:**

Matt Gilhousen  
English Farms Wind Project, LLC  
16105 W. 113<sup>th</sup> Street, Ste. 105  
Lenexa, Kansas 66219-2305  
Phone: 913-888-9463

**Lessor(s):** ROBERT R. MCWILLIAMS and IRENA MCWILLIAMS, husband and wife,

**Lessee(s):** ENGLISH FARMS WIND PROJECT, LLC, an Iowa limited liability company

**Legal Description:** See Exhibit A

**Document or instrument number of previously recorded document:** Book 0862, Page 0260

## MEMORANDUM OF AMENDMENT TO WIND ENERGY LEASE

This MEMORANDUM OF AMENDMENT TO WIND ENERGY LEASE ("Memorandum of Amendment") is made as of this 25<sup>th</sup> day of March, 2018, by and between Robert R. McWilliams and Irena McWilliams, husband and wife ("Lessor") and English Farms Wind Project, LLC, an Iowa limited liability company ("Lessee"). Lessor and Lessee are sometimes collectively referred to hereinafter as the "Parties." This Memorandum of Amendment is made with reference to the following facts:

### RECITALS

A. On November 15, 2009, Dean R. McWilliams and Harriett M. McWilliams, husband and wife, original lessor parties ("Original Lessor") and Lessee entered into a Wind Energy Lease, as amended by that certain Bifurcated, Amended and Restated Wind Energy Lease dated March 20, 2018 (collectively, the "Lease") wherein Original Lessor agreed to lease to Lessee, and Lessee agreed to lease from Original Lessor, that certain real property described therein, as may have been amended.

B. On November 15, 2009, Original Lessor and Lessee entered into a Memorandum of Wind Energy Lease for purposes of giving record notice of the Lease, which such Memorandum of Wind Energy Lease was recorded on November 17, 2009 in Book 0862, Page 0260, in the records of Poweshiek County, Iowa, as amended by that certain Bifurcated, Amended and Restated Memorandum of Wind Energy Lease dated March 20, 2018, recorded as Instrument No. \_\_\_\_\_, in the Poweshiek County records on \_\_\_\_\_, 2018 (collectively, the "Memorandum").

C. The correct legal description of the Property is as set forth in Exhibit "A" of this Amendment.

D. Original Lessor has conveyed the Property to Lessor.

E. The Parties have entered into that certain Amendment to Wind Energy Lease (the "Amendment") of even date herewith, which, among other things, amends the certain provisions of the Lease, including Sections 1, 6.2, 6.7.4, 7.3, 7.4, 7.6, 7.8, 8.2, 8.6, 11.7, 12.2, and 12.4 of the Lease.

F. The Parties now desire to amend the Memorandum to make certain modifications thereto and to clarify certain other rights and obligations arising under the Lease and Memorandum.

### AGREEMENT

NOW, THEREFORE, for and in consideration of mutual benefits to be derived therefrom, Lessor and Lessee agree as follows:

1. Section 2 of the Memorandum is hereby amended and herein fully restated in its entirety, as follows:

Among other things, this Lease includes (a) the exclusive right and easement on, over and across the Property for the free and unobstructed flow of wind currents and wind resources, together with the exclusive right to (i) develop, use, convert, maintain and capture such wind, (ii) convert wind energy into electrical energy and (iii) derive and keep all credits and income therefrom (subject to the payment of Rent to Lessor, as set forth below); and (b) the exclusive right and easement to permit the rotors of Generating Units (as defined below) located on adjacent properties to overhang the Property;

and (c) the exclusive right and easement to cause operational impacts to the Property of a nature and in the manner and degree normally and reasonably attributable to Wind Operations (as defined in the Lease).

2. Section 5 of the Memorandum is hereby amended and herein fully restated in its entirety, as follows:

Neither Lessor nor any of its tenants, licensees, contractors, invitees, agents, assigns or anyone else obtaining rights from Lessor (collectively, "Lessor Parties") shall, currently or prospectively, interfere with, impair, delay or materially increase the cost of any of Lessee's Wind Operations (whether conducted on the Property or elsewhere), or the undertaking of any other activities or the free enjoyment or exercise of any other rights or benefits given to or permitted Lessee hereunder; provided that Lessee is not continuing to be in Default under the terms of the Lease. Neither Lessor nor anyone obtaining rights from or acting with the permission or acquiescence of Lessor or otherwise under Lessor's reasonable control shall (a) interfere with or impair the free, unobstructed and natural availability, flow, speed or direction of air or wind over or across the Property (whether by planting trees, constructing structures, or otherwise), or the lateral or subjacent support for the Wind Power Facilities or (b) engage in any other activity on the Property or elsewhere that might cause a decrease in the output, efficiency or longevity of the Wind Power Facilities. Without limiting the generality of the foregoing, as of the Extended Term Commencement Date and thereafter during the Extended Term, Lessor may not place or plant any trees, buildings, objects, structures or other permanent or temporary improvements ("Lessor Improvements") upon the Property that are greater than thirty-five (35) feet in height and are within five hundred (500) feet of any Generating Units if, in Lessee's sole judgment, such Lessor Improvements would impede or interfere with Wind Operations. Should Lessor place any Lessor Improvements upon the Property that are determined by Lessee to impede or interfere with Wind Operations, Lessee may provide notice to Lessor that such Lessor Improvements must be removed, by Lessor at Lessor's expense, within ninety (90) days of Lessor's receipt of Lessee's notice. Should Lessor fail to remove such Lessor Improvements within such ninety (90) day period, Lessee may cause the same to be removed, at Lessor's expense, and may offset the cost of the removal against any payments due hereunder to Lessor.

3. Ratification; No Modification. Except as the Lease may be modified by the Amendment or the Memorandum may be modified by this Memorandum of Amendment, the Parties hereby ratify and agree to the terms, conditions and binding effect of each the Lease and Memorandum, regardless of whether the Lease or Memorandum: (i) was executed by the undersigned Lessor or prior parties in title to the Property, (ii) was executed by all necessary parties, (iii) was executed by the proper parties, (iv) contained defective or missing acknowledgments, (v) contained errors in the legal description of the Property, (vi) failed to include parts of the Property or included other lands no longer considered to be a part of the Property, or (vii) contained other defects or omissions that would cause the document to be non-compliant with requirements of Iowa law and the Iowa Land Title Standards of the Iowa State Bar Association. It is the intention of the Parties that the Amendment and this Memorandum of Amendment will cure any such deficiencies that may exist in each of the Lease or Memorandum. Except as the Lease may be modified by the Amendment or the Memorandum may be modified by this Memorandum of Amendment, the Lease and Memorandum remain unchanged and in full force and effect.

4. Interpretation. This Memorandum of Amendment is not intended and may not be construed to modify or alter in any way the terms and conditions of the Lease as modified by the Amendment. In the event of a conflict or inconsistency between the provisions of this Memorandum of

Amendment and the terms and conditions of the Lease as modified by the Amendment, the Lease as modified by the Amendment shall control for all purposes.

***[REST OF PAGE LEFT BLANK; SIGNATURES ON SEPARATE SHEETS]***





**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF POWESHIEK, STATE OF IOWA:

Tract 1:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

Tract 2:

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Tract 3:

Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Eight (8), Township Seventy-Eight (78) North, Range Thirteen (13), West of the Fifth P.M., Poweshiek County, Iowa.

Tract 4:

The East One-half (E1/2) of the Southwest Quarter (SW1/4) and the West one-half (W1/2) of the Southeast Quarter (SE1/4) in Section Eight (8), and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), all in Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

**BIFURCATED, AMENDED AND RESTATED WIND ENERGY LEASE  
(Iowa – English Farms)**

THIS BIFURCATED, AMENDED AND RESTATED WIND ENERGY LEASE (this “**Lease**”) is made, dated and effective as of March 20, 2018 (but for all other purposes the “**Effective Date**” shall be November 15, 2009), by and between Robert R. McWilliams and Irena McWilliams, husband and wife (“**Lessor**”), and English Farms Wind Project, LLC, an Iowa limited liability company (“**Lessee**”).

WHEREAS, Dean R. McWilliams and Harriett M. McWilliams, husband and wife (“**Original Lessor**”) and Lessee entered into that certain Wind Energy Lease dated November 15, 2009, notice of which is imparted by that certain Memorandum of Wind Energy Lease dated as of November 15, 2009, and recorded November 17, 2009, in Book 862, at Page 260, in the Poweshiek County Recorder’s Office (the “**Original Lease**”), encumbering that certain real property described therein (the “**Original Leased Property**”);

WHEREAS, the Estate of Original Lessor conveyed the Original Leased Property to Robert R. McWilliams, a married person, by virtue of that certain Court Officer Deed recorded June 28, 2012, in Book 912, at Page 255, in the Poweshiek County Recorder’s Office, who subsequently conveyed a portion of the Original Leased Property to Lessor by virtue of that certain Quit Claim Deed recorded January 25, 2013, in Book 924, at Page 539, in the Poweshiek County Recorder’s Office;

WHEREAS, Lessor conveyed the remaining portion of the Original Leased Property to Brian L. Roorda and Liesl K. Roorda, husband and wife (“**Roorda**”) by virtue of that certain Warranty Deed recorded June 28, 2012, in Book 912, at Page 274, in the Poweshiek County Recorder’s Office;

WHEREAS, Lessor and Lessee desire and have agreed to bifurcate the Original Lease into two separate leases with one lease being this Lease between Lessor and Lessee encumbering the Property (defined below) and the other lease between Roorda and Lessee encumbering the remaining Original Leased Property; and

WHEREAS, the Parties intend for the Development Term and Development Term Rent for each of the two bifurcated leases described above to continue in such separate leases from the same point in terms (with respect to the Development Term) and payment schedule (with respect to the Development Term Rent) as would be remaining and in the per acre amounts applicable under the Original Lease.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee each hereby adopts, ratifies and confirms the following terms, and Lessor and Lessee (together, the “**Parties**” and each a “**Party**”) hereby contract and agree as follows:

1. **Lease.** For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Lessor, Lessor hereby leases to Lessee and its successors and assigns, and Lessee hereby leases from Lessor, that certain real property, including all air space thereof, described on Exhibit “A” attached hereto and incorporated herein, as generally depicted on the map attached hereto as Exhibit “A-1” (the “**Property**”); provided, however, that this Lease is solely for wind energy purposes, and not for any other purpose. Among other

things, this Lease includes (a) the exclusive right and easement on, over and across the Property for the free and unobstructed flow of wind currents and wind resources, together with the exclusive right to (i) develop, use, convert, maintain and capture such wind, (ii) convert wind energy into electrical energy and (iii) derive and keep all credits and income therefrom (subject to the payment of Rent to Lessor, as set forth below), and (b) the exclusive right and easement to permit the rotors of Generating Units (as defined below) located on adjacent properties to overhang the Property, subject to the personal use exception as set forth in Paragraph 4 below. The Parties agree that the Property consists of Three Hundred Twenty (320) acres of land (the "**Total Acreage**"). In the event Lessee wishes to utilize the easement area for a purpose other than Wind Operation (e.g., cell phone tower, phone/fiber optic cable), any such additional purpose must be agreed upon in writing by Lessor; provided, however, fiber optic cable that Lessee places within easement areas relating to Wind Operations shall not require Lessor's consent.

**2. Purpose of Lease.** Without limiting the generality of the foregoing, Lessee shall have possession of the Property for the following wind energy uses and purposes (collectively, "**Wind Operations**"), to be conducted in such locations on the Property as Lessee may determine, and whether accomplished by Lessee or a third party authorized by Lessee: (a) determining the feasibility of wind energy conversion on the Property or on neighboring lands, including studies of wind speed, wind direction and other meteorological data; (b) developing, constructing, erecting, installing, improving, enlarging, replacing, repowering, relocating and removing from time to time, and using, maintaining, repairing, operating and monitoring the following, whether for the benefit of Wind Power Facilities (as defined below) on the Property or on other lands: (i) wind energy conversion systems and wind power generating facilities, including associated towers, foundations, support structures and equipment (collectively, "**Generating Units**"); (ii) electrical transmission, distribution and control facilities, and communications facilities, including overhead and underground lines, wires and cables, conduit, footings, foundations, towers, poles, crossarms, guy lines and anchors, substations, interconnection and/or switching facilities, circuit breakers and transformers, and energy storage facilities (collectively, "**Transmission Facilities**"); (iii) anemometers, meteorological towers and wind measurement, monitoring and recording equipment and facilities; (iv) roads, bridges, culverts and erosion control facilities; (v) control, maintenance and administration buildings, (vi) laydown areas and maintenance yards; (vii) utility lines and installations; (viii) fences, gates and other safety and protection facilities; and (ix) other improvements, fixtures, facilities, appliances, machinery and equipment in any way related to or associated with any of the foregoing (all of the foregoing, including the Generating Units, collectively, "**Wind Power Facilities**"); (c) vehicular and pedestrian ingress, egress and access to and from Wind Power Facilities (whether located on the Property or on other lands), on, over and across the Property, by means of roads thereon if existing (which Lessee may widen, strengthen or otherwise improve), or otherwise by such roads as Lessee may construct from time to time ("**Access Rights**"); and (d) undertaking any other activities that Lessee determines are necessary, helpful, appropriate, convenient or cost-effective in connection with or to accomplish any of the foregoing purposes, including conducting surveys and soils, environmental, biological, cultural and other tests and studies, and clearing vegetation.; however, no trees shall be removed, except for trees within the areas shown for Primary Wind Power Facilities pursuant to an approved Site Plan as set forth in Paragraph 12.10 below, and trees that grow and later cause interference with Primary Wind Power Facilities.

**3. Lessee's Obligations.** In addition to the other obligations of Lessee provided in this Lease, Lessee shall perform the special obligations in favor of Lessor as set forth in Section 12.9.

4. **Reservations By Lessor.** Subject to Section 8.6 and the other rights of Lessee under this Lease, Lessor reserves the right to use the Property and conduct activities on the Property for any purpose (including farming, ranching, grazing, conservation, hunting, and oil, gas and other mineral exploration and development), and to lease the Property and grant easements and other rights on, over, under and across the Property to other persons, entities and governmental authorities (each, a **"Person"**) for such purposes (and any income derived by Lessor therefrom shall belong entirely to Lessor); provided, however, that such uses, activities, leases, easements and rights shall not include wind energy development or the installation or use of any facilities related to wind energy development or generation, the right to which is exclusively granted to Lessee herein. Any such leases, easements and other grants of rights entered into after the Effective Date shall expressly provide that they are subject and subordinate in all respects to this Lease and to the rights of Lessee hereunder. Notwithstanding the foregoing, Lessor reserves the right to and may install Generating Unit(s) (**"Personal Turbines"**) for the limited purpose of residential and farming operations on the Property and not for sale to third parties. Any Personal Turbine will be no larger than 150 KW and will be located on the Property so as not to interfere with the Wind Operations. In order to insure non-interference of the Personal Turbine with the Wind Operations, Lessor shall obtain Lessee's prior written approval of the location, size, and design of any Personal Turbine, which shall not be unreasonably withheld or delayed.

5. **Term.** This Lease shall initially be for a term (the **"Development Term"**) commencing on the Effective Date and ending on the sooner to occur of (a) ten (10) years after the Effective Date or (b) the date on which the Extended Term (as defined below) commences. Lessee shall have the right and option (the **"Lease Extension Option"**) to extend the term of this Lease for a single forty (40) year period (the **"Extended Term"**) by giving Lessor written notice of such extension at any time prior to the expiration of the ten (10) year period described above, whereupon the Extended Term shall commence (and the Development Term shall end) on the date specified in such notice, which date shall in any event not be later than the expiration of such ten (10) year period (the **"Extended Term Commencement Date"**). For purposes of this Lease, if the Extended Term Commencement Date does not fall on January 1st, the first year of the Extended Term shall be the remainder of the calendar year in which Lessee exercises the Lease Extension Option (with Rent and all other annual payments being prorated during such partial year to include prorated credit for Development Term Rent for the remainder of such partial year) and the first full calendar year thereafter (with Rent and all other annual payments being made for such first full calendar year of the Extended Term and every year thereafter as provided in Section 6.2 below). If Lessee so requests, the Parties shall promptly execute and record a supplemental memorandum of this Lease setting forth the expiration date of the Extended Term. Notwithstanding Section 2, Lessee shall not be permitted to commence construction of any Wind Power Facilities on the Property (other than anemometers, meteorological towers, and wind measurement, monitoring and recording equipment and facilities) unless and until Lessee has exercised the Lease Extension Option. If Lessee has not exercised the Lease Extension Option within ten (10) years after the Effective Date, this Lease shall automatically expire without further action by Lessor or Lessee, and Lessee shall execute and record a quitclaim deed as provided in Section 12.2 hereof.

6. **Payments.** Lessee shall pay or tender the following amounts to Lessor (collectively, the **"Rent"**):

6.1 **Development Term Rent.** Commencing on the Effective Date, and thereafter within thirty (30) days after each anniversary of the Effective Date during the Development Term (unless this Lease is earlier terminated), Lessee shall pay to Lessor, annually in advance, an

amount equal to the Total Acreage multiplied by the amount shown on the following table for the applicable Lease year (the "**Development Term Rent**"):

<b>Lease year</b>	<b>Development Term Rent (per acre)</b>
1-5	\$3.00
6	\$5.00
7	\$6.00
8	\$7.00
9	\$8.00
10	\$9.00

The first payment of Development Term Rent shall be made within fifteen (15) days after the Effective Date. Any Development Term Rent payable for less than a full year shall be prorated by Lessee on the basis of a 365-day year.

6.2 **Extended Term Rent.** If Lessee exercises the Lease Extension Option, then the following shall apply:

6.2.1. For each calendar year during the Extended Term until this Lease expires or is earlier terminated, Lessee shall pay to Lessor the greater of the amounts resulting from the calculations in the following subsections (a), (b) and (c) of this Section 6.2.1 and in the manner as set forth in this Section 6.2 (the "Extended Term Rent"):

(a) an annual amount as shown on the table below for each acre of the Total Acreage:

<b>Extended Term year</b>	<b>Extended Term Rent (per acre)</b>
1-10	\$ 20.00
11-20	\$ 25.00
21-30	\$ 30.00
31-40	\$ 35.00

(b) an annual amount as shown on the table below per Megawatt of Generating Units on the Property (as defined in Section 6.2.4 below):

<b>Extended Term year</b>	<b>Extended Term Rent (per Megawatt)</b>
1-10	\$ 5,000.00
11-20	\$ 6,000.00
21-30	\$ 7,000.00
31-40	\$ 8,000.00

or (c) a percentage, as shown on the table below, of the Gross Revenues (as defined below) actually received by Lessee during such year:

<b>Extended Term year</b>	<b>Extended Term Rent (percent of Gross Revenues)</b>
1-10	3%
11-20	4%
21-40	5%

6.2.2. The per-acre amount set forth in clause (a) of Section 6.2.1, and the per-Megawatt amount set forth in clause (b) of Section 6.2.1, shall be calculated and the greater thereof paid quarterly in advance (which amount shall be divided by four (4) for such purpose), with each quarterly installment being due and payable in advance within fifteen (15) days after the first day of the applicable calendar quarter.

6.2.3. Within sixty (60) days after the end of each calendar year during the Extended Term, Lessee shall (a) conduct a "true-up" to determine the amount (if any) by which the sum calculated under clause (c) of Section 6.2.1 for such calendar year exceeds the sum paid to Lessor under clause (a) or (b) of Section 6.2.1 (as applicable) for such calendar year (an "Excess Amount") and (b) deliver to Lessor a statement reasonably showing the basis for the computation of such "true-up". If such "true-up" establishes that there is an Excess Amount, then Lessee shall, within such sixty (60) day period, pay the Excess Amount to Lessor. Such statement shall show (i) the meter readings of the Generating Units located on the Property during the applicable calendar year, as measured at such Generating Units, (ii) the aggregate meter readings of all of the Generating Units in the project during the applicable calendar year, as measured at such Generating Units, (iii) the aggregate meter readings for the electricity delivered to the substation from all of the Generating Units in the project during the applicable calendar year, as measured at such substation, and (iv) the Gross Revenues for the applicable calendar year.

6.2.3.1. Audit. Lessee shall keep true, accurate and complete books, records, accounts, contracts and other data sufficient to support and verify calculation of all payments owed under this Lease, including meter readings which verify price, value, or quantity of electricity produced from the Property, to the extent within the possession or control of Lessee. Lessor shall have the right to demand, in writing, an audit of the computation of the Extended Term Rent payable under clause (c) of Section 6.2.1 (the "Computation"), which audit shall be performed by an independent certified public accountant that is mutually agreeable to Lessor and Lessee (an "Accountant"). All of the costs associated with such audit shall be paid by Lessor; provided, however, that if such audit establishes that there has been an underpayment equal to or greater than five percent (5%) of the Extended Term Rent that in the aggregate should have been paid to Lessor for the calendar year which is the subject of such audit, then Lessee shall reimburse Lessor for all of its reasonable and verifiable out-of-pocket costs incurred in such audit. If such an audit is not demanded within eighteen (18) months following the date of the statement sent to Lessor under Section 6.2.3 for a particular Computation, then Lessor shall conclusively be deemed to have waived its right to an audit with respect to such Computation and shall forever thereafter be precluded from bringing any legal action or proceeding to compel an audit of such Computation

6.2.3.2. If any or all of the ownership of Generating Units installed on the Property is sold or transferred as part of the sale of Lessee's wind energy project to (i) a public utility company (a "**Utility**"), or (ii) any other entity that is consuming the power generated by the Generating Units for such entity's own operations and not re-selling such power on a whole sale basis (a "**Consuming Owner**"), such that Gross Revenues will not be produced by the sale of electricity to an offtaker or other entity pursuant to a power purchase agreement, then for purposes of calculating Rent during such period of Utility or Consuming Owner ownership, the annual Gross Revenues for such Generating Units shall be calculated based on the energy generated by such Generating Units multiplied by the per kilowatt-hour rate set forth in the power purchase agreement then in effect before such sale of the Generating Units to the Utility or Consuming Owner, subject to such adjustments over time as would have been applicable under the power purchase agreement, if any, had it continued in effect. If no power

purchase agreement has been entered into at the time of sale to a Utility or Consuming Owner, Lessor and Lessee shall cooperate in good faith to determine the then current power purchase agreement rate for the sale of electricity which would have been obtained for the Lessee's wind energy project had it not been sold to a Utility or Consuming Owner (the "**PPA Rate**"), taking into consideration the project specifications, then-current local market conditions, and such other factors as a reasonably prudent wind energy developer would consider in entering into a power purchase agreement. If Lessor and Lessee cannot agree on the PPA Rate within thirty (30) days after Lessee has delivered written notice to Lessor of the sale of the wind energy project to a Utility or Consuming Owner (the "**Determination Period**"), Lessee may: (a) pay Lessor based on the PPA Rate it estimates and proposes in good faith, (b) continue the operation of the wind energy project on the Property, and (c) continue to have the quiet enjoyment of the Property and benefit of this Lease without interruption. Either Party may then, within twelve months after the expiration of the Determination Period (the "**Arbitration Period**"), submit the determination of the PPA Rate to binding and final arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Any difference in Rent actually paid to Lessor at the PPA Rate determined by Lessee and the Rent due to Lessor at the PPA Rate determined by the arbitrator shall be paid or refunded to the party to whom it is due within ninety (90) days of the arbitrator's final adjudication, with interest at eight percent (8%) per annum. If neither Party submits Lessee's determination of the PPA Rate for arbitration prior to the expiration of the Arbitration Period, the PPA Rate, as determined by Lessee, shall be binding upon both Parties. If the acquiring Utility or Consuming Owner shall thereafter sell or transfer the acquired Generating Units to an entity that is not a Utility or Consuming Owner, then Gross Revenues shall again be determined as set forth Section 6.2.3 above.

6.2.4. As used herein, the phrase "per Megawatt of Generating Units on the Property" means the number of megawatts of capacity of the Generating Units (based on the nameplate capacity thereof) that are actually installed and existing on the Property (i.e., construction thereof has been completed, and until their physical removal from the Property); in each case as of the first day of the applicable calendar quarter and regardless whether or not said Generating Units are operating.

6.2.5. As used herein, the term "**Gross Revenues**" means the aggregate total revenue actually received by Lessee, during the applicable calendar year, from the sale by Lessee to the purchaser of the electricity, of electrical energy generated and sold from Generating Units located on the Property. However, the term "Gross Revenues" does not include revenues received: (a) from parasitic or other loss (i.e., electrical energy used to power Wind Power Facilities or Wind Operations, or lost in the course of transforming, shaping, transporting or delivering the electricity); (b) from sales of electrical energy for which payment is not received (including because of a default by the purchaser thereof); (c) as reimbursement or compensation for wheeling costs or other electricity transmission or delivery costs; or (d) from production tax credits or other tax benefits, or from renewable, pollution, environmental or similar credits or benefits. Except as provided above in this Section, Gross Revenues shall be calculated without offset for any costs of producing, gathering, storing, transporting, marketing or otherwise making electricity ready for sale.

6.2.6. Any Extended Term Rent under clause (a) or (b) of Section 6.2.1 that is payable for less than a full calendar quarter shall be prorated by Lessee on the basis of a 91-day quarter, while any Extended Term Rent payable under clause (c) of Section 6.2.1 for less than a full calendar year shall be calculated based on the Gross Revenues actually received

during such partial calendar year. If any Development Term Rent is prepaid for any part of the Extended Term, then Lessee may credit a prorated portion of said Development Term Rent against any Extended Term Rent then or thereafter due to Lessor hereunder, as determined by Lessee.

6.3 Installation Fees. In addition to Extended Term Rent, Lessee shall make the following additional one-time lump-sum payments, if applicable: (a) if any Generating Units are installed on the Property, Lessee shall pay to Lessor a one-time lump-sum amount equal to Two Thousand Dollars (\$2,000.00) for each such Generating Unit; (b) if any overhead transmission lines are installed on the property, Lessee shall pay to Lessor a one-time lump-sum amount equal to Two Dollars (\$2.00) per linear foot of overhead transmission line installed; and (c) only in the event there are no Generating Units (i) then located on the Property, or (ii) planned to be located on the Property within one (1) year after the commencement of construction, if a Corridor (defined in Section 6.5.6 below) is installed on the Property, Lessee shall pay to Lessor a one-time lump-sum amount equal to Two Dollars (\$2.00) per linear foot of Corridor installed. Each such payment made pursuant to this Section 6.3 is hereinafter called an "**Installation Fee**" and collectively, "**Installation Fees**" and shall be made prior to the commencement of construction of the applicable facility.

6.4 Temporary Facility Payments. In addition to Extended Term Rent, if any temporary storage yards, laydown areas, construction compounds, concrete batch plants or similar temporary facilities (each a "**Temporary Facility**") are installed on the Property, Lessee shall pay to Lessor a lump-sum amount equal to Six Thousand Dollars (\$6,000.00), plus an additional Two Thousand Dollars (\$2,000.00) per acre for each acre in excess of three acres of the Property footprint under which a Temporary Facility is actually constructed, with the total acreage of the footprint for any one Temporary Facility not to exceed twenty-five (25) acres, for each consecutive 12-month period such Temporary Facility exists on the property. In the event a Temporary Facility exists on the property for a period of less than 12 months or for a period exceeding 12 consecutive months, then said lump-sum amount shall be prorated for any such partial year. Each Temporary Facility payment shall be made prior to the commencement of construction of such Temporary Facility.

6.5 Additional Annual Payments. In addition to Extended Term Rent, Lessee shall pay to Lessor an annual payment (each an "Additional Annual Payment" and collectively, "Additional Annual Payments") for certain Wind Power Facilities actually constructed on the Property (the "Additional Payment Facilities"), but only as follows:

6.5.1. For overhead electrical transmission, distribution or communications lines with a voltage of 34.5kV or less, the amount shown on the table below per linear foot of the overhead line corridor:

<b>Extended Term year</b>	<b>Additional Payment (per linear foot)</b>
1-10	\$1.00
11-20	\$1.50
21-30	\$2.00
31-40	\$2.50

6.5.2. For overhead electrical transmission, distribution or communications lines with a voltage greater than 34.5kV, the amount shown on the table below per linear foot of the overhead line corridor:

<b>Extended Term year</b>	<b>Additional Payment (per linear foot)</b>
1-10	\$1.50
11-20	\$2.00
21-30	\$2.50
31-40	\$3.00

6.5.3. For each permanent meteorological tower (which may use up to 3 acres of land), the amount shown on the table below:

<b>Extended Term year</b>	<b>Additional Payment</b>
1-10	\$6,000.00
11-20	\$7,000.00
21-30	\$8,000.00
31-40	\$9,000.00

6.5.4. For each substation (which may use up to 5 acres of land), the amount shown on the table below:

<b>Extended Term year</b>	<b>Additional Payment</b>
1-10	\$10,000.00
11-20	\$12,000.00
21-30	\$14,000.00
31-40	\$16,000.00

6.5.5. For each permanent operations, maintenance or administration building with associated storage yard (which may use up to 5 acres of land), the amount shown on the table below:

<b>Extended Term year</b>	<b>Additional Payment</b>
1-10	\$10,000.00
11-20	\$12,000.00
21-30	\$14,000.00
31-40	\$16,000.00

The first Additional Annual Payments shall be prorated and paid prior to construction of the corresponding Additional Payment Facilities and thereafter each Additional Annual Payment shall be made no later than January 15 of the applicable calendar year.

6.5.6. In the event that (a) there are no Generating Units (i) then located on the Property, or (ii) planned to be located on the Property within one (1) year after construction of the roads and underground facilities contemplated in clause (b) below, and (b) Lessee constructs any roads or underground electrical transmission, distribution or communications facilities on the Property, which, when construction is completed, shall be contained within one or more 25-foot wide corridor or corridors (each 25-foot wide corridor containing roads and/or underground facilities, a "Corridor"), then Lessee shall pay to Lessor, in addition to Extended Term Rent, an annual payment per linear foot of each Corridor within which such roads or underground facilities are actually installed on the Property in the amount shown on the table below (the "Corridor Payment"):

<b>Extended Term year</b>	<b>Corridor Payment (per linear foot)</b>
1-10	\$2.00
11-20	\$2.50
21-30	\$3.00
31-40	\$3.50

6.5.7. Lessee shall use commercially reasonable efforts during construction to limit construction traffic and activity for the Corridor to a 100-foot construction corridor. The first Corridor Payment shall be prorated and paid to Lessor within 30 days after the substantial completion of construction of such road(s) or underground facilities on the Property and thereafter each Corridor Payment shall be made no later than January 15 of the applicable calendar year. The number and location of such Corridors, and the roads and underground facilities to be constructed therein, shall be determined by Lessee in Lessee's sole discretion, subject to Lessor's site plan approval as set forth in Paragraph 12.10 below. In the event a grouping of installed roads or underground facilities contemplated by this Section exceeds 25 feet in width, such event shall not constitute a default under this Section, but shall be deemed to be multiple Corridors of 25 feet each as necessary to contain such grouping of roads or underground facilities.

6.6 Increase in Certain Payments. During the Development Term, the per-acre amount set forth in clause (a) of Section 6.2.1, and the per-Megawatt amount set forth in clause (b) of Section 6.2.1, as well as the Installation Fees provided in Section 6.3, the Temporary Facility payments in Section 6.4, and the Additional Annual Payments provided in Section 6.5, shall automatically (without notice or demand) escalate to reflect any increases in the CPI Index (as hereinafter defined) commencing as of January 1, 2009 and ending on December 31 for the year immediately preceding the Extended Term Commencement Date (the "**Calculation Date**"), on which date all such payment amounts shall become fixed and shall no longer escalate with further increases in the CPI Index. For purposes hereof, "**CPI Index**" shall mean the Consumer Price Index for "All Urban Consumers, U.S. City Average, All Items," issued by the Bureau of Labor Statistics of the United States Department of Labor. All such adjustments will be determined by multiplying each such payment amount referenced in this Section 6.6 by a fraction, the numerator of which is the CPI Index number for the Calculation Date and the denominator of which is the CPI Index number for January 2009.

6.7 Reimbursement for Damage. In addition:

6.7.1. If any of Lessor's structures or improvements are materially damaged or destroyed as a result of Wind Operations, then Lessee shall promptly repair or replace such structures or improvements.

6.7.2. If any of Lessor's livestock are damaged or destroyed as a result of Wind Operations, then Lessee shall promptly reimburse Lessor for the fair market value of such livestock.

6.7.3. If any of Lessor's pre-emergent or growing crops (including but not limited to, row crops and legume seed crops) are materially damaged or destroyed as a result of Wind Operations, then Lessee shall promptly pay to Lessor a one-time lump-sum amount equal to the greater of the actual out-of-pocket costs theretofore incurred by Lessor in planting, irrigating and fertilizing such crops or the value of such crops at prices listed with the Chicago Board of Trade applicable at the time of the harvest of said crops (October 15 of the applicable harvest season). Yield or potential yield will be determined by the APH (Actual Production

History) records for the subject field as maintained by the applicable county FSA office, written documentation of which must accompany any request for payment. Lessee may request that Lessor not grow crops within a reasonable area not to exceed fifteen (15) feet around Wind Power Facilities and thereafter no crop damage payments will be payable with respect to such areas.

6.7.4. If Lessee's Wind Operations on the Property damage Lessor's drainage system(s), including, but not limited to, drain tile and other aboveground or underground facilities used to manage drainage and irrigation of the Property ("Drainage System") existing on the Property during the term of the Lease, then Lessee shall make or cause to be made such repairs to the Drainage System as are necessary to return the Drainage System to a condition substantially similar to the condition that existed immediately prior to the point in time when such damage occurred. Such repairs shall be completed in a timely manner to Lessor's satisfaction. Furthermore, upon either parties request, Lessor or Lessor's appointed representative shall, in a timely manner, make himself or herself present to witness any repair of the Drainage System and, upon completion of said repair, confirm in writing as to whether or not such repair was made to Lessor's satisfaction. Upon Lessor's request Lessee shall provide to Lessor a map generally depicting the location of such repairs. Any underground utility lines installed by Lessee shall be trenched in or directionally bored and, to the extent that Lessor's Drainage System is buried less than five (5) feet below the surface, Lessee shall install any such underground utility lines below such Drainage System. Upon completion of construction of any Wind Power Facilities on the Property, Lessee shall return surface drainage of the Property to substantially the same condition or functional equivalent as existing prior to commencement of construction of such Wind Power Facilities.

6.7.5. If Lessee's Wind Operations cause soil compaction on the Property that inhibits Lessor's ability to grow crops within such compacted area, Lessee shall, no later than 30 days after the completion of the construction of the Wind Facilities or subsequent construction activities of the Wind Power Facilities on the Property, pay to Lessor a single, one time payment equal to Four Hundred Percent (400%) of the current fair market value of the crop then planted or anticipated to be planted (based upon past usage) within the Soil Compaction Area at the time of the initial construction of the Wind Power Facilities (the "**Soil Compaction Area Payment**"). For purposes of this Section 6.7.5, the "**Soil Compaction Area**" shall be defined as the area of Construction Impact Zone shown on the Site Plan (each as defined in Section 12.10) that was actually compacted less the area used for permanent Wind Power Facilities. Lessee shall provide to Lessor a map, created by its surveyor, delineating the Soil Compaction Area that shall serve as the basis of Soil Compaction Area Payment. In the event that the Lessor does not agree with the Soil Compaction Area delineated on the initial map, the Parties will work in good faith to agree upon a revised map delineating the Soil Compaction Area. Lessee shall make a commercially reasonable effort to de-compact all soil within the Soil Compaction Area.

6.8 Reimbursement for CRP Losses. If Lessor is a party to a Conservation Reserve Program ("**CRP**") contract with the U.S. Department of Agriculture (the "**USDA**"), Lessor shall provide Lessee with a copy of such CRP contract, together with all amendments and modifications thereto; and if applicable, Lessee shall reimburse Lessor for (a) any rental payments that Lessor would have received under the CRP contract but for the construction of Wind Power Facilities on the Property and (b) the penalties and interest, if any, assessed by the USDA as a result of the construction of Wind Power Facilities on the Property; provided, however, that (i) such reimbursement obligation shall not apply to any extension or renewal of such CRP contract or to any subsequent CRP contract, (ii) no portion of the Property that is

being utilized or that Lessee anticipates utilizing for Wind Power Facilities shall be bid into the CRP after the Effective Date and (iii) Lessor shall cooperate with Lessee in completing and submitting applications for any exemptions allowed under the CRP for Wind Power Facilities.

6.9 Payment of Rent. All payments of Rent may be made by check deposited in the United States mail, first-class postage prepaid, addressed to Lessor at Lessor's address for notice purposes set forth in Section 12.1. If sent as above provided, the applicable Rent payment shall be deemed tendered to Lessor three (3) days after such check is so mailed. If at any time during the term of this Lease Lessor owns less than one hundred percent (100%) of the fee title interest in the Property, then the Rent payable to Lessor hereunder shall be reduced proportionately, and any remaining rent amounts shall be paid to any other owners of a percentage of fee title interest in the Property.

6.10 No Representation Regarding Wind Power Facilities. Lessor acknowledges that (a) Lessee has made no representation or warranty as to the likelihood that Wind Power Facilities will be constructed on the Property, or, if constructed, that they will not be removed from the Property, and (b) any expression by Lessee to Lessor as to the expected number or type of Wind Power Facilities to be constructed on the Property, or the Rent to be derived by Lessor therefrom, is and was purely an estimate based on the information available to Lessee at the time and is not a covenant or guarantee that any such construction will occur. Further, nothing expressly stated or implied in this Lease or indicated to Lessor shall be construed as requiring Lessee to (i) undertake construction, installation or operation of any Wind Power Facilities on the Property or (ii) cause such Wind Power Facilities to remain on the Property; and the decision if, when and to what extent to construct or remove Wind Power Facilities shall be solely in Lessee's discretion.

## 7. Covenants By Lessee.

7.1 No Construction Liens. Lessee shall keep the Property free and clear of all liens and claims of lien for labor and materials resulting from its Wind Operations; provided, however, that Lessee shall have the right to contest any such liens and claims by legal proceedings, which may be brought in the name(s) of Lessor and/or Lessee where appropriate or required. Lessor shall in all respects cooperate with Lessee in such contest, and shall be reimbursed for such cooperation as provided in Section 8.3.

7.2 Lessee's Obligation to Pay Taxes. Lessee shall pay when due all real and personal property taxes and assessments levied against Lessee's Wind Power Facilities on the Property or against Lessee's leasehold estate in the Property. Lessee shall also be responsible for any increase in real or personal property taxes levied against the Property or any sales or use taxes incurred during the term of this Lease as a direct result of Lessee's Wind Operations on the Property. However, Lessee shall not be liable for taxes or assessments attributable to improvements or facilities installed by Lessor or others on the Property, or to the underlying value of the Property itself, which taxes and assessments shall be paid by Lessor. Lessee shall have the right to contest by legal proceedings (which may be brought in the name(s) of Lessor and/or Lessee where appropriate or required), the validity or amount of any taxes or assessments for which it is responsible hereunder. Lessor shall in all respects cooperate with Lessee in such contest, and shall be reimbursed for such cooperation as provided in Section 8.3. Lessee shall (and if Lessee fails to do so, then Lessor may) request from the taxing authority that a separate tax bill be issued by the taxing authority for Lessee's leasehold estate in the Property and for personal property tax and assessments levied against Lessee's Wind Power Facilities.

7.3 Lessee's Obligation to Carry Insurance. Prior to commencing Wind Operations on the Property, Lessee shall obtain, and thereafter keep in force during the term of this Lease, (a) a policy of commercial general liability insurance covering property damage and liability for personal injury or death on or about the Property, with limits in the amount of One Million Dollars (\$1,000,000) per occurrence and in the aggregate and (b) an umbrella or excess liability policy in the amount of Four Million Dollars (\$4,000,000); provided, however, that such coverage may be provided as part of a blanket policy that also covers other properties in the project. Upon signing this Lease, (a) Lessee shall cause Lessor to be named as an additional insured in such policies and (b) Lessee shall deliver a certificate of such insurance to Lessor, both within one hundred twenty (120) days hereof.

7.4 Lessee's Obligation To Restore the Property. Lessee shall do the following with respect to any portions of the Property disturbed by Lessee in the course of Wind Operations:

7.4.1. Within six (6) months after completion of construction of Lessee's wind project, Lessee shall restore the surface of such portions of the Property that are disturbed by Lessee's Wind Operations to a condition reasonably similar to its condition as of the Effective Date, except for any parts of the Property that Lessee determines it needs for continuing Wind Operations.

7.4.2. Within twelve (12) months after the expiration, surrender, abandonment or termination of this Lease, Lessee shall (a) remove from the surface of such portions of the Property any Wind Power Facilities owned or installed by Lessee thereon and (b) restore the surface of such portions of the Property to a condition reasonably similar to its condition as of the Effective Date; provided, however, that with regard to any Wind Power Facilities located beneath the surface of the Property, including footings and foundations, Lessee shall only be required to remove the same to a depth of four (4) feet below the surface. Lessee shall have a continuing easement to enter the Property for such purpose during such twelve (12) month period.

7.4.3. Commencing on the fifteenth (15<sup>th</sup>) anniversary of the Extended Term Commencement Date, if Lessor reasonably determines that (a) the Generating Units on the Property are nearing the end of their useful lives, or (b) the cost of performing Lessee's obligations under Section 7.4.2 exceeds the salvage value of the Wind Power Facilities on the Property, then Lessor may, by written notice to Lessee, require Lessee to obtain and deliver to Lessor an original letter of credit, bond, or such other reasonable means of security as determined by Lessee (the "**Security**"), in an amount (the "**Property Restoration Amount**") sufficient to ensure performance of Lessee's obligations under Section 7.4.2. If the Parties cannot agree upon the Property Restoration Amount, then the Property Restoration Amount shall be determined by an independent engineer mutually selected by the Parties, or, if the Parties cannot agree upon such independent engineer, then by an independent engineer selected by the Circuit Judge over the County in which the Property is situated with costs for such proceeding taxed equally to the Parties; and the decision of such independent engineer (however selected) shall be binding and conclusive on the Parties. Lessee shall keep such Security, or replacement Security, in force throughout the remainder of the Extended Term. If Lessee so elects, it may obtain a blanket Security that covers both the Property Restoration Amount and the cost of restoration of other lands in Lessee's wind project, so long as Lessor has the right to draw on such Security up to the Property Restoration Amount as amended from time to time. Notwithstanding the foregoing, Lessee shall not be required to deliver the Security to Lessor if Lessee is in the process of repowering or otherwise redeveloping some or all of the Generating Units on the Property with new Generating Units, or indicates in writing to Lessor its

intent to do so within one year after Lessee's receipt of Lessor's written notice requiring Lessee to obtain and deliver the Security.

7.5 Lessee's Obligation to Comply with Law. Lessee shall comply in all material respects with all laws, statutes, ordinances, regulations, decrees, orders and decisions of or issued by any governmental authority that are applicable to Lessee's Wind Operations on the Property ("**Law**" or "**Laws**"). Lessee, for commercially reasonable reasons, shall have the right to contest by legal proceedings (which may be brought in the name(s) of Lessor and/or Lessee where appropriate or required), the validity or applicability of any such Law. Lessor shall in all respects cooperate with Lessee in such contest, and shall be reimbursed for such cooperation as provided in Section 8.3.

7.6 Hazardous Materials. Without limiting the generality of Section 7.5, in conducting its Wind Operations on the Property, Lessee shall comply in all material respects with any Law (each, an "**Environmental Law**") governing the generation, manufacture, production, use, storage, release, discharge, transportation or presence of any substance, material or waste which is now or hereafter classified by any such Law as hazardous or toxic (each, a "**Hazardous Material**"). Further, Lessee shall promptly clean up, remove or take other legally-authorized remedial action as required by Environmental Law with regard to any contamination or damage to soil or ground water on or in the Property caused by any Hazardous Material brought onto the Property by Lessee, and for which clean up, removal or remedial action is required pursuant to Environmental Law, at Lessee's sole cost, and Lessee shall indemnify and hold Lessor harmless therefrom.

7.7 Indemnification of Lessor. Lessee shall indemnify, defend and hold harmless Lessor against claims, liability, losses, damages, costs and expenses (collectively, "**Liability**") arising out of (a) physical damage to property and physical injuries or death to Lessor, Lessor's property or the public, including trespassers, (b) the presence or release of Hazardous Materials in, under, on or about the Property, (c) the violation of any Environmental Law; (d) failure of Lessee to pay taxes or assessments levied against the Wind Power Facilities or Lessee's leasehold estate in the Property pursuant to Section 7.2 hereof; or (e) claim of nuisance or similar claim of a third party unrelated and not affiliated with Lessor; in each case only to the extent proximately caused by Lessee's Wind Operations on the Property, and except to the extent such Liability is caused or contributed to by the gross negligence or willful misconduct of Lessor or Lessor's employees, agents, contractors or invitees. This indemnity and hold harmless agreement shall include indemnity against all expenses and liabilities reasonably incurred in or in connection with any such claim or proceeding brought thereon, and the defense thereof with counsel selected by Lessee and reasonably acceptable to Lessor or counsel selected by an insurance company which has accepted liability for any such claim. Notwithstanding the foregoing, (i) Lessee's liability for any damage or destruction of structures, improvements, livestock and crops shall be governed by Section 6.7, and not by this Section 7.7 and (ii) Lessee's liability under this Section 7.7 shall not include losses of income, rent, business opportunities, profits or the like that may result from Lessor's loss of use of portions of the Property by reason of Wind Operations (for which Lessor will be compensated solely through the provisions of Section 6) unless otherwise set forth herein or unless said losses are caused solely by Lessee's gross negligence or fraud. Lessee's obligations set forth in this Section 7.7 shall survive the expiration or earlier termination of this Lease.

## 8. Covenants By Lessor.

8.1 Quiet Enjoyment. During the entire term of this Lease, (a) Lessee shall have peaceful and quiet enjoyment of the Property, without hindrance or interruption by Lessor or any other Person and (b) Lessor shall protect and defend the right, title and interest of Lessee hereunder from any other rights, interests, title and claims of or by any Person. Without limiting the generality of the foregoing, if any Encumbrance (as defined below) (including any mortgage against the Property or the lien of property taxes) provides for payment or performance of any obligations by Lessor, then Lessor shall, prior to delinquency, make such payment and perform such obligations.

8.2 Encumbrances. If any recorded or unrecorded lien, encumbrance, covenant, condition, reservation, restriction, easement, lease, sublease, occupancy, tenancy, mineral right, option, right of first refusal or other matter (each, an "**Encumbrance**") is found or claimed to exist against the Property or any portion thereof (regardless whether such Encumbrance existed as of the Effective Date or was created thereafter), and Lessee determines that such Encumbrance might delay, interfere with or impair Wind Operations, the exercise of any of Lessee's other rights under this Lease or the financing of any project, then Lessee shall be entitled to obtain a subordination, non-disturbance agreement, consent or other agreement (in a form and containing provisions reasonably requested by Lessee) from the holder of such Encumbrance. Lessor shall fully and promptly cooperate with Lessee's efforts to obtain the same, and Lessor shall be reimbursed for such cooperation as provided in Section 8.3. Lessor represents and warrants to Lessee that there are no unrecorded Encumbrances against the Property or any portion thereof that have not been disclosed to Lessee in writing prior to the Effective Date, including any unrecorded agricultural, grazing or mineral leases.

8.3 Permitting; Cooperation; Further Assurances. Lessee may process and obtain any permits, entitlements, approvals, licenses, variances or other rights (including any zoning change, conditional use permit and tax-incentive or tax-abatement program approval) from any governmental authority or other Person in connection with Wind Operations (each, an "**Approval**"). Lessor shall fully support and cooperate with Lessee in the conduct of Wind Operations and the exercise of Lessee's rights hereunder, in providing any further assurances requested by Lessee, and in carrying out and otherwise giving full force and effect to the purpose and intent of this Lease, including in Lessee's efforts to obtain any Approval or financing; and Lessor shall, without demanding additional consideration therefor, (a) execute any map, application, waiver, estoppel certificate, consent and other document that is reasonably requested by Lessee in connection herewith or therewith and (b) return the same to Lessee within ten (10) days after Lessor's receipt thereof. Without limiting the generality of the foregoing, (i) if requested by Lessee, Lessor shall participate, in support of Lessee, in any appeals or regulatory proceedings respecting the Wind Power Facilities and (ii) in the event that the location of any Wind Power Facilities to be installed or constructed on the Property or any adjacent properties along or near property lines is limited or restricted by any private agreements, Encumbrances or Laws (including any setback requirements), Lessor (1) hereby waives enforcement of such agreements, Encumbrances and Laws, (2) shall assist Lessee in obtaining waivers or variances from the same and (3) shall execute all documents evidencing Lessor's agreement to the waiver or elimination of such requirements. Lessee agrees to reimburse Lessor for Lessor's reasonable out-of-pocket expenses incurred in providing such cooperation to Lessee within sixty (60) days of submission of request with supporting invoices, receipts or other documentation.

8.4 Ownership of Wind Power Facilities. The Parties acknowledge and agree that (i) any Wind Power Facilities constructed on the Property shall at all times remain the property of Lessee and shall not be deemed to be fixtures and (ii) Lessor shall have no ownership, lien, security or other interest (including any lien that might otherwise be implied by law) in any Wind Power Facilities installed on the Property, or in any profits or income derived therefrom.

8.5 Grant of Easements. Upon Lessee's request from time to time, Lessor shall grant to Lessee or to any other Person designated by Lessee, one or more easements for Access Rights and Transmission Facilities on, over and across the Property, in such locations as may be designated by Lessee, subject to approval from Lessor, which approval shall not be unreasonably withheld. Each such easement shall (a) provide for the payment to Lessor of consideration equal to the applicable amount provided in Section 6.5.1 or Section 6.5.2, (b) be separate and apart from this Lease, and perpetual (notwithstanding termination of this Lease) for so long as the grantee of the easement pays such consideration to Lessor, (c) be memorialized in a recordable form reasonably designated by Lessee, which contains all of the rights and privileges for Access Rights and Transmission Facilities as are set forth in this Lease and (d) run with the land, be binding on and inure to the benefit of the grantee and Lessor and their respective successors, and assigns.

8.6 No Interference. After the adoption of the Site Plan as described in Section 12.10 and except as otherwise set forth in this Lease, neither Lessor nor any of its tenants, licensees, contractors, invitees, agents, assigns or anyone else obtaining rights from Lessor (collectively, "**Lessor Parties**") shall, currently or prospectively, interfere with, impair, delay or materially increase the cost of any of Lessee's Wind Operations (whether conducted on the Property or elsewhere), or the undertaking of any other activities or the free enjoyment or exercise of any other rights or benefits given to or permitted Lessee hereunder. Without limiting the generality of the foregoing, neither Lessor nor anyone obtaining rights from or acting with the permission of Lessor shall (a) interfere with or impair the free, unobstructed and natural availability, flow, speed or direction of air or wind over or across the Property (whether by planting trees, constructing structures, or otherwise), or the lateral or subjacent support for the Wind Power Facilities or (b) engage in any other activity on the Property or elsewhere that might cause a decrease in the output, efficiency or longevity of the Wind Power Facilities. Notwithstanding the foregoing limitations, construction of a Structure on the Property shall not be deemed to interfere with or impair the free flow of wind across the Property, but only to the extent that there will be no more than ten Structures built and each such Structure meets all of the following dimensional and location requirements: (x) the Structure is no closer than eight hundred (800) feet to a Generating Unit, and (y) the dimensions of the Structure do not exceed (i) a height of thirty-nine (39) feet, and (ii) a width of one hundred sixty (160) feet. For purposes of this Section 8.6, the term "**Structure**" shall mean any single structure (e.g., house, barn, silo, shed, building, grain elevator, tower, derrick, oil well, etc.).

8.7 Indemnification of Lessee. Lessor shall indemnify, defend and hold harmless Lessee against Liability arising out of (a) the presence or release of Hazardous Materials in, under, on or about the Property (only if Lessor has actual knowledge of same or if Lessor causes the release of same), or (b) the violation of any Environmental Law; in each case only to the extent proximately caused by Lessor or any of the Lessor Parties that are under Lessor's control, and except to the extent such Liability is caused or contributed to by the negligence or willful misconduct of Lessee or Lessee's employees, agents, contractors or invitees. Lessor's obligations set forth in this Section 8.7 shall survive the expiration or earlier termination of this Lease.

**9. Assignment and Financing.** Lessee and any sublessee of Lessee shall have the absolute right at any time and from time to time, without obtaining Lessor's consent, to: (a) sell, convey, assign, sublease or otherwise transfer to any Person all or any portion of its right, title or interest under this Lease, in the Property and/or in any Wind Power Facilities; and/or (b) encumber, mortgage or pledge (including by mortgage, deed of trust or personal property security instrument) all or any portion of its right, title or interest under this Lease, in the Property and/or in any Wind Power Facilities to any Lender as security for the repayment of any indebtedness and/or the performance of any obligation (a **"Lender's Lien"**). No such sale, conveyance, assignment, sublease or other transfer shall relieve Lessee of its obligations under this Lease unless Lessee assigns its entire interest hereunder, in which event Lessee shall have no continuing liability. As used in this Lease, the term **"Lender"** means any Person that from time to time provides secured financing or extends secured credit for some or all of Lessee's wind energy projects, Wind Power Facilities or Wind Operations, collectively with any security or collateral agent, indenture trustee, loan trustee or participating or syndicated lender involved in whole or in part in such financing, and their respective representatives, successors and assigns. Within one hundred twenty (120) days following any such assignment or following the creation of a Lender's Lien, Lessee or the Lender shall give notice of the same (including the address of the Assignee and/or Lender, as applicable, for notice purposes) to Lessor; provided, however, that the failure to give such notice shall not constitute an Event of Default (as defined below) but rather shall only have the effect of not binding Lessor hereunder with respect to such Lender until such notice is given.

**10. Default; Remedies; Estoppel Certificates.**

10.1 **Default.** If a Party (the **"Defaulting Party"**) fails to perform its obligations under this Lease in any material respect (an **"Event of Default"**), then it shall not be in Default (as defined below) if it cures such Event of Default within sixty (60) days after receiving written notice from the other Party (the **"Non-Defaulting Party"**) stating with particularity the nature and extent of such Event of Default and specifying the method of cure (a **"Notice of Default"**); provided, however, that if the nature or extent of the obligation or obligations is such that more than sixty (60) days are required, in the exercise of commercially reasonable diligence, for performance of such obligation(s), then the Defaulting Party shall not be in Default if it commences such performance within such sixty (60) day period and thereafter pursues the same to completion with commercially reasonable diligence. As used in this Lease, the term **"Default"** means an Event of Default that (a) has not been cured within the time provided herein or (b) as to which the Defaulting Party has not commenced performance of its obligations within the time provided or thereafter has failed to pursue the same to completion with commercially reasonable diligence as provided above.

10.2 **Remedies.** Subject to Section 11, upon a Default (but not sooner), the Non-Defaulting Party shall be entitled to exercise any and all remedies available to it hereunder, at law or in equity, which remedies shall be cumulative. Such remedies shall include the right in the Non-Defaulting Party to pay or perform any obligations of the Defaulting Party that have not been paid or performed as required herein, and to obtain (a) subrogation rights therefor and (b) immediate reimbursement from the Defaulting Party for the costs of such payment or performance. If Lessor is the Non-Defaulting Party, then, subject to Section 11, its remedies shall include the right to terminate this Lease by giving written notice of such termination to Lessee and to each Lender. If Lessor is the Defaulting Party, then Lessee may (but need not) offset such costs against the Rent or any other amounts due to Lessor hereunder. The term "costs" shall not include Lessor's losses of income, rent, business opportunities, profits or the like.

10.3 Estoppel Certificates and Consent. Lessor shall, within ten (10) days after written request made from time to time by Lessee or any existing or proposed Lender, execute and deliver to the requesting Person an instrument (a) certifying that this Lease is in full force and effect and has not been modified (or if modified stating with particularity the nature thereof), (b) certifying the dates to which the Rent has been paid, (c) certifying that there are no uncured Events of Default hereunder (or, if any uncured Events of Default exist, stating with particularity the nature thereof) and (d) containing any other certifications as may reasonably be requested. Any such certificates may be conclusively relied upon by Lessee, such Lender and any Person that is proposing to invest in Lessee or in Lessee's wind project.

11. Protection of Lenders. Notwithstanding any other provision of this Lease to the contrary:

11.1 Lender's Rights. Each Lender shall have the absolute right (but not the obligation) to do the following things: (a) assign its Lender's Lien; (b) enforce its Lender's Lien; (c) acquire title (whether by foreclosure, assignment in lieu of foreclosure or other means) to the leasehold estate created by this Lease (the "**Leasehold Estate**"); (d) take possession of and operate the Property and the Wind Power Facilities or any portion thereof; (e) perform any obligations and exercise any rights of Lessee hereunder; (f) assign or transfer this Lease and the Leasehold Estate to any Person after obtaining the same; and (g) cause a receiver to be appointed to do any of the foregoing. Lessor's consent shall not be required for any of the foregoing; and, upon acquisition of the Leasehold Estate or this Lease by a Lender or any Person who acquires the same from or on behalf of a Lender, and upon receipt of notice by Lessor of such acquisition, Lessor shall recognize the same as Lessee's proper successor, and this Lease shall remain in full force and effect.

11.2 Copies of Notices of Default. As a precondition to exercising any rights or remedies as a result of any Event of Default by Lessee, Lessor shall deliver a duplicate copy of the applicable Notice of Default to each Lender of which Lessor has been notified, concurrently with delivery of such notice to Lessee, specifying in detail the Event of Default and the required remedy; provided, however, Lessor's notice obligations to any Lender under this Section 11.2 shall only apply to such Lenders that Lessee has provided written notice to Lessor, including the notice address of such Lender.

11.3 Lender's Cure Rights. The Lenders shall collectively have the same period of time after receipt of a Notice of Default to cure an Event of Default as is given to Lessee under this Lease, plus, in each instance, an additional sixty (60) days; provided, however, that such sixty (60)-day period shall be extended for the time reasonably required by the Lenders to complete such cure, including the time required for the Lenders to obtain possession of the Property, institute foreclosure proceedings or otherwise perfect their right and ability to effect such cure. Each Lender shall have the absolute right to substitute itself for Lessee and perform the duties of Lessee hereunder for purposes of curing any Event of Default. Lessor expressly consents to such substitution, agrees to accept such performance, and authorizes each Lender and its employees, agents, representatives and contractors to enter upon the Property to complete such performance with all of the rights and privileges of Lessee hereunder. Lessor shall not terminate this Lease prior to expiration of the cure periods available to the Lenders as set forth above. Further, neither the bankruptcy nor the insolvency of Lessee shall be grounds for terminating this Lease as long as the Rent is paid by a Lender in accordance with the terms hereof.

11.4 Effect of Proceedings. If any Event of Default by Lessee under this Lease cannot be cured without obtaining possession of all or part of the Property, the Wind Power Facilities and/or the Leasehold Estate, then any such Event of Default shall nonetheless be deemed remedied if: (a) within sixty (60) days after receiving a Notice of Default from Lessor as set forth in Section 11.2, a Lender acquires possession thereof, or commences appropriate judicial or nonjudicial proceedings to obtain the same; (b) the Lender prosecutes any such proceedings to completion with commercially reasonable diligence; and (c) after gaining possession thereof, the Lender performs all of Lessee's other obligations hereunder as and when the same are due. If a Lender is prohibited from commencing or prosecuting the proceedings described above by Law or by any process, injunction or decision of any court, then such sixty (60)-day period shall be extended for the period of such prohibition.

11.5 Performance By Lender. Any Lender that does not directly hold an interest in this Lease, or that holds a Lender's Lien, shall not have any obligation under this Lease prior to the time that such Lender succeeds to absolute title to the Leasehold Estate; and if such Lender succeeds to such absolute title, then such Lender shall be liable to perform obligations under this Lease only for and during the period of time that such Lender directly holds such absolute title.

11.6 Rejection; New Lease. If this Lease is rejected or otherwise terminated pursuant to bankruptcy Law or any other Law affecting creditors' rights, then, so long as a Lender cures any monetary Event of Default by Lessee, Lessor shall, immediately upon written request from a Lender given within ninety (90) days after any such rejection or termination, enter into a new lease in favor of the Lender, which new lease shall (a) contain the same covenants, agreements, terms, provisions and limitations as this Lease (except for any requirements that have been fulfilled by Lessee or any other Person prior to such rejection or termination), (b) be for a term commencing on the date of such rejection or termination, and continuing for the remaining term of this Lease before giving effect to such rejection or termination and (c) contain a grant of a leasehold estate in the Property or such portion thereof as to which the Lender held a Lender's Lien on the date of such rejection or termination; and, until such time as such new lease is executed and delivered, the Lender may enter and use the Property and conduct Wind Operations thereon as if this Lease were still in effect. At the option of the Lender, the new lease may be executed by a designee of such Lender, without the Lender assuming the burdens and obligations of the lessee thereunder. If more than one Lender makes a written request for a new lease pursuant hereto, then the same shall be delivered to the Lender whose Lender's Lien is senior in priority.

11.7 Modifications of Lessee's Obligations. Lessor shall not agree to a modification or amendment of this Lease if the same could reasonably be expected to materially reduce the rights or remedies of a Lender or impair or reduce the security for its Lender's Lien, nor shall Lessor accept a surrender of the Property or any part thereof or a termination by Lessee of this Lease; in each such case without the prior written consent of each Lender.

11.8 Amendment. At Lessee's request, Lessor shall amend this Lease to include any provision that may reasonably be requested by any existing or proposed Lender, and shall execute such additional documents as may reasonably be requested to evidence such Lender's rights under this Lease; provided, however, that without Lessor's consent, such amendment shall not materially impair the rights of Lessor under this Lease or extend the term of this Lease beyond the period of time stated in Section 5. Further, Lessor shall, within ten (10) days after written notice from Lessee or any existing or proposed Lender, execute and deliver thereto a certificate (a) to the effect that Lessor will accord to such Lender all the rights and privileges of a

Lender hereunder and (b) containing such other provisions and consents as such Lender may reasonably request.

## **12. Miscellaneous Provisions.**

12.1 Notices. Any notices, demands, correspondence or other communications required or permitted to be given hereunder (collectively, "**Notices**") shall be in writing and shall be given (a) personally, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by overnight delivery service, freight prepaid, to the addresses provided beneath the signatures of the Parties as set forth below. Notices delivered by hand shall be deemed received when delivered. Notices sent by certified or registered mail or by overnight delivery service shall be deemed received upon (i) acceptance of delivery by the recipient or (ii) rejection of delivery by the recipient. Each Party may change its address for notice purposes by giving written notice of such change to the other Party in the manner provided in this Section 12.1, and each Lender may do the same by giving such notice to Lessor.

12.2 Lessee's Right To Surrender; Quitclaim. Subject to Section 11.7 and any other applicable terms of this Lease, Lessee shall have the right to terminate the Lease as to all or any part or parts of the Property at any time, effective upon thirty (30) days' written notice to Lessor and the payment to Lessor of One Hundred Dollars (\$100.00), plus any amounts owed under the terms of this Lease. Upon any such termination by Lessee, the Parties' respective rights and obligations hereunder shall cease as to the Property (or such part or parts thereof, as applicable) as to which such termination applies (except that in the case of a partial termination, the Total Acreage shall not change for purposes of calculating the Rent); but this Lease shall remain in full force and effect as to any remaining parts of the Property. Further, upon expiration or termination of this Lease for any reason, Lessee shall execute and record in the county records a quitclaim deed or release of all of Lessee's right, title or interest under this Lease. Notwithstanding any termination as provided in this Section 12.2, Lessee's obligations under Section 7.4 shall survive any such termination.

12.3 Force Majeure. Lessee's obligations under this Lease (exclusive of the obligation to pay Rent and any other amounts due under the terms of this Lease) shall be suspended and excused, and the time periods set forth herein shall be extended, while Lessee is prevented or substantially hindered or restricted, by an Event of Force Majeure, from conducting Wind Operations or performing its obligations hereunder. The term "**Event of Force Majeure**" means any of the following, whether actual or potential: strikes, lock outs or other labor disturbances; delays in transportation; the inability to secure labor or materials in the open market; acts of God or the elements; conditions attributable to acts of war, terrorism or civil disturbances; acts or failures to act of Lessor; the effect of any Laws; the failure of a governmental authority to issue any permit, entitlement, approval or authorization within sixty (60) days after Lessee submits an application for the same or within a reasonable time thereafter; or any other matter or condition beyond the reasonable control of Lessee.

12.4 Condemnation. If a Taking (as defined below) occurs by an entity other than Lessee and not for Lessee's benefit, then the compensation payable therefor, whether pursuant to a judgment, by agreement or otherwise, including any damages and interest, shall be distributed in a pro rata fashion as follows: (a) upon proof thereof, any portion of such compensation attributable to the Taking of this Lease or the Wind Facilities, any cost or loss that Lessee may sustain in the removal and/or relocation of the Wind Facilities, or Lessee's anticipated or lost profits, shall be paid to Lessee; and (b) any portion of such compensation attributable to the Taking of the fee title. In the event there are amounts remaining after the pro

rata payment to Lessee and Lessor above, all remaining amounts of such compensation, shall be paid to Lessor. The term **"Taking"** means the taking of the Property, the Wind Facilities, this Lease or any part thereof, by eminent domain, by inverse condemnation, by severance or for any public or quasi-public use.

12.5 Successors and Assigns. The Property shall be held, conveyed, encumbered, leased, used and occupied subject to the covenants and provisions of this Lease, which shall run with the Property and each portion thereof and interest therein, and shall be binding upon and inure to the benefit of the Parties and any other Person having any interest therein during their ownership thereof, and their respective heirs, executors, administrators, successors and assigns.

12.6 Attorney's Fees. In the event of any litigation for the interpretation, enforcement or termination hereof, or for damages for a Default hereunder, or which in any other manner relates to this Lease, Wind Operations or the Property, the prevailing Party shall be entitled to recover from the other Party its actual and reasonable costs and attorney's fees incurred in connection therewith.

12.7 Construction; Applicable Law; Venue. This Lease, including any Exhibits attached hereto, contains the entire agreement between the Parties in connection with any matter mentioned herein, and all prior or contemporaneous agreements, understandings and representations are merged herein and superseded hereby. Should any provision of this Lease be held to be invalid, void or unenforceable, the remaining provisions hereof shall remain in full force and effect, unimpaired by such holding. Except with respect to the rights conferred upon Lenders hereunder (which Lenders and their successors and assigns shall be third party beneficiaries hereof to the extent of the Lenders' rights hereunder), the covenants contained herein are made solely for the benefit of the Parties and their respective successors and assigns. This Lease shall not be interpreted as creating any partnership or other relationship between the Parties, other than that of landlord and tenant. Any rule of construction to the effect that ambiguities are to be resolved in favor of either Party shall not be employed in the interpretation of this Lease and is hereby waived. No waiver by a Party of any term or provision hereof shall be deemed a waiver of any other term or provision, and any waiver of rights hereunder must be in writing to be effective. This Lease shall be governed by and interpreted in accordance with the Laws of the state in which the Property is located, and any lawsuit or other legal action filed by a Party hereto shall be filed in a state or federal court sitting in or having jurisdiction in the county in which the property is located. The use of the neuter gender includes the masculine and feminine, and the singular number includes the plural, and vice versa, whenever the context so requires. The terms "include", "includes" and "including", as used herein, are without limitation. Captions and headings used herein are for convenience of reference only and do not affect the scope, meaning or intent hereof. This Lease may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which shall collectively constitute a single instrument.

12.8 Miscellaneous. This Lease shall not and cannot be modified or amended except by a writing signed by both Parties. Wherever the consent of a Party is required or requested hereunder, such consent shall not be unreasonably withheld, conditioned or delayed. Concurrently herewith, the Parties shall execute and deliver a memorandum of this Lease in the form attached as Exhibit "B", which Lessee may record in the county records at Lessee's sole expense. If Lessor consists of more than one Person, then the liability of each such Person shall be joint and several. Notwithstanding anything to the contrary in this Lease, neither Party shall be entitled to, and each Party hereby waives, any rights to recover consequential,

incidental, punitive or exemplary damages, however arising, under or with respect to any action or inaction taken in connection with this Lease. If this Lease is not executed by one or more of the Persons comprising the Lessor, or by one or more Persons holding an interest in the Property, then this Lease shall nonetheless be effective, and shall bind all those Persons who have signed this Lease. Each of the Persons signing this Lease on behalf of a Party represents and warrants that he/she has the authority to execute this Lease on behalf of the Party for whom he/she is signing.

12.9 Special Obligations of Lessee. The following are special obligations of Lessee in favor of Lessor:

12.9.1. All costs and expenses of Wind Operations shall be borne by Lessee, and Lessor shall not be chargeable with or liable for any thereof. Further, any expenses incurred to verify title to the property that is the subject of this Lease shall be borne solely by Lessee.

12.9.2. Lessee shall not install any Generating Units within a distance from any existing and occupied residence on the Property that is equal to the greater of (a) one thousand (1,000) feet, or (b) the number of feet that is 110% of the height of the Generating Unit (measured from the ground to the tip of a blade at its highest point).

12.9.3. If Lessee constructs any new roads on the Property, upon either the written request of the Lessor or at Lessee's election, Lessee will install reasonably appropriate gates where such roads enter the Property, and, if so installed, Lessee shall furnish Lessor with keys to such gates.

12.9.4. After entering or exiting any gate providing access to the Property, Lessee shall close such gate, and, if requested by Lessor, shall lock the same; provided, however, that Lessee may leave such gates open during construction, installation, improvement, replacement, repair and maintenance of the Wind Power Facilities so long as such gates are attended while open.

12.9.5. Lessee shall regularly clean up any litter or refuse deposited on the Property by Lessee.

12.9.6. Lessee shall prohibit its employees, licensees, contractors, invitees, agents, or assigns from hunting on the Property, engaging in criminal activity, bringing on the Property any domestic animals, firearms or alcohol or driving at excessive speeds on the Property.

12.9.7. Lessee shall undertake reasonable measures to stockpile such topsoil that is scraped from the footprint of the Wind Power Facilities on the Property during the construction thereof for use in Lessee's restoration activities described in Section 7.4. Lessee shall not remove any material amount of topsoil from the Property without Lessor's approval.

12.9.8. Lessee shall maintain and repair all roads constructed by Lessee or existing roads used by Lessee for Lessee's Wind Operations in the same condition as constructed or in the same condition as when first used by Lessee. All roads constructed by Lessee shall be four season gravel roads over 3M barrier product or similar quality product.

12.9.9. Lessee shall be solely responsible for any noxious weed control around the Wind Power Facilities as required by State of Iowa and/or Poweshiek County rules and/or regulations, unless otherwise agreed with Lessor.

12.10 Site Plan Approval. The following provisions shall govern site plan approval by Lessor:

12.10.1. The location and development of the Wind Power Facilities on the Property shall be guided by a site plan to be mutually agreed upon by Lessor and Lessee during the Development Term. The site plan will evolve from a preliminary site plan with approximate locations of Primary Wind Power Facilities (defined in subsection 12.10.2), or centerlines thereof, as applicable, and corridors or generally larger areas than actually required for construction of the Wind Power Facilities, to a final version based upon wind resource, permitting and construction considerations that arise during the development process. In modifying the site plan and developing a final site plan, Lessee will coordinate the development of the Wind Power Facilities with Lessor's uses of the Property. Before Lessee may commence construction of any Wind Power Facilities on the Property, Lessee shall submit to Lessor for Lessor's approval a site plan (the "Site Plan") showing: (a) the location, footprint or centerline, as applicable, of Primary Wind Power Facilities to be constructed on the Property, (b) the location and design of any fences or gates to be placed on the Property, and (c) the location of the Construction Impact Zones (defined in subsection 12.10.3) on the Property. Once agreed upon by Lessor and Lessee, the Site Plan shall be attached to and incorporated into the Lease as Exhibit "B" by an amendment to the Lease. After the incorporation of a Site Plan into the Lease, Lessee may from time-to-time make certain changes to the Site Plan, and to the extent such changes are material, Lessee shall submit a revised site plan incorporating such material changes (a "Revised Site Plan") to Lessor for Lessor's approval. Said Revised Site Plan shall include a notice notifying Lessor that Lessor shall have thirty (30) days after receipt of a Revised Site Plan to object to any such material changes ("Approval Period"). If Lessor does not notify Lessee in writing prior to the expiration of the Approval Period of any such objections, Lessor shall be deemed to have approved the Revised Site Plan, and the Revised Site Plan shall replace and, for all purposes hereunder, become the Site Plan and be incorporated into the Lease. Should Lessor object in writing to a Revised Site Plan within the Approval Period, Lessor and Lessee shall promptly work in good faith to agree upon a mutually acceptable Revised Site Plan. If Lessor and Lessee, after working in good faith cannot agree upon a Revised Site Plan, Lessee may, at its election, either (i) construct Wind Power Facilities as shown on the Site Plan approved by Lessor, if any, or (ii) not construct any above-ground Wind Power Facilities on the Property and maintain this Lease for wind capture rights, underground facilities, and such other rights granted to Lessee herein.

12.10.2. For purposes of the Site Plan, "Primary Wind Power Facilities" shall include: (a) Generating Units (b) substations (c) buildings (d) roads (e) overhead and underground lines, wires and cables associated with electrical transmission and distribution, and communications facilities (which for the purposes of clarification may be represented in the Site Plan by a single centerline so long as said facilities run generally parallel to the centerline), (f) permanent meteorological towers and (g) temporary construction facilities such as concrete batch plants, lay-down yards, temporary storage yards or other similar temporary facilities.

12.10.3. "Construction Impact Zones" are defined as (a) a 120-foot wide corridor, 60 feet on either side of the centerline of any linear Primary Wind Power Facilities (e.g., roads, transmission and distribution wires, cables, etc.), (b) a 300-foot radius around Generating

Units, and (c) a 100-foot radius from the perimeter of Primary Wind Power Facilities (other than Generating Units or linear Primary Wind Power Facilities described in (a) above).

12.10.4. Once a Site Plan is approved by Lessor, Lessee shall have the right, but not the obligation, to construct Wind Power Facilities on the Property in substantial compliance with the Site Plan or a revised site plan that does not contain material changes to the Site Plan. All Wind Power Facilities shall be constructed within a Construction Impact Zone or as otherwise shown on an approved Site Plan. Nothing in this Section 12.10 shall obligate Lessee to install any facilities or improvements shown on the Site Plan or any preliminary site plan.

12.10.5. For purposes of this Section 12.10, and by way of illustration and not limitation, it is agreed that the following, non-exhaustive list of changes shall not be considered material changes to an approved Site Plan or Revised Site Plan and shall not require additional approval by Lessor: (i) the relocation of any Wind Power Facilities (excluding Generating Units), or the centerline thereof, by not more than 50 feet; (ii) the relocation of any Generating Unit by not more than 100 feet; or (iv) the relocation of any Construction Impact Zone, so long as such relocation does not cause any Wind Power Facilities to fall outside of said Construction Impact Zone. All measurements described in this subsection 12.10.5 shall be measured from the Site Plan.

12.11 Late Payments. Any amounts due Lessor under this Lease and not paid to Lessor within sixty (60) days after Lessor provides Lessee with written notice of such delinquency will accrue interest at the rate of ten percent (10%) per annum until paid in full.

#### 12.12 Special Iowa Provisions.

12.12.1. The Parties acknowledge their desire for the provisions of this Lease to comply with all applicable Iowa, local and federal laws. As such, the following provisions are hereby added to this Lease, it being understood and agreed that if such provisions do not cause this Lease to comply in all respects with Iowa, local and federal law, then this Lease shall nonetheless remain in full force and effect, and shall be amended, in the manner that is fairest to each Party, to cause such compliance to occur; and the Parties agree to execute any amendments to this Lease or a new lease (in such form reasonably requested by Lessee) as may be necessary for that purpose. To the extent there is any question regarding the validity or enforceability of the Lease due to the effect of any applicable Iowa, local or federal law relating to wind leases or easements now or hereafter enacted, the Parties hereby agree to amend the Lease as set forth above and each Party hereby waives its rights under any such existing or hereinafter enacted laws.

12.12.2. The Parties agree to cooperate, and Lessor agrees to assist Lessee, at no cost to Lessor, in order to comply with any Federal, State, County or municipal laws, rules or ordinances. Lessor shall fully support and cooperate with Lessee in order to comply with any requirements of Lessee or any Wind Power Facilities pursuant to such existing or hereinafter enacted laws in accordance with the provisions of Section 8.3.

12.12.3. In accordance with I.C.A. § 558.44, Lessee may file an affidavit of record on the Property listing any nonresident aliens that may have a beneficial ownership interest in Lessee.

12.12.4. Lessee shall be entitled to any exemption or rebate for taxes attributable to the Wind Power Facilities, including, without limitation, an exemption pursuant to I.C.A. § 441.21(8)(b).

12.12.5. Without limiting the generality of Section 1 or Section 8.6, the Parties agree that obstructions to the wind are prohibited in all areas of the Property that are between one or more Generating Units (whether such Generating Unit is constructed or to be constructed on the Property or any adjacent property) and each boundary of the Property (which distance varies among such various Generating Units and to the different boundaries of the Property), measured at angles of three hundred sixty (360) degrees horizontally and three hundred sixty (360) degrees vertically from such Generating Unit, excluding the Personal Turbine exception set forth above.

12.12.6. **Time is of the Essence.** Time is of the essence in this Lease. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

12.12.7. All of the terms and conditions under which this Lease is granted, and under which it may be terminated, are provided above in this Lease.

**[SIGNATURES FOLLOW ON SEPARATE SHEETS]**





**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY**

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF POWESHIEK, STATE OF IOWA:

Tract 1:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

Tract 2:

Bifurcated to Lease with Roorda, Brian L. & Liesl K. (4098600).

Tract 3:

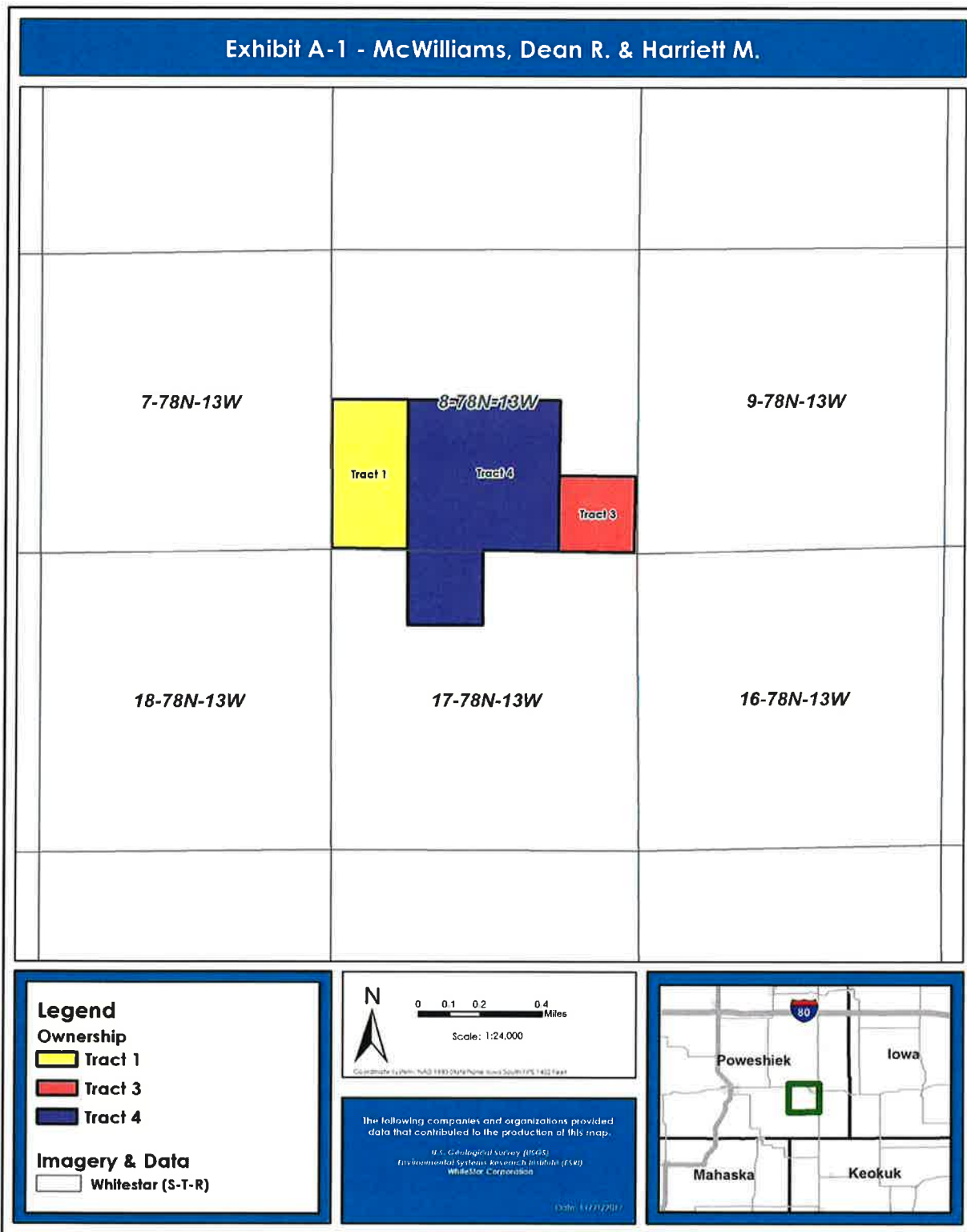
Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Eight (8), Township Seventy-Eight (78) North, Range Thirteen (13), West of the Fifth P.M., Poweshiek County, Iowa.

Tract 4:

The East One-half (E1/2) of the Southwest Quarter (SW1/4) and the West one-half (W1/2) of the Southeast Quarter (SE1/4) in Section Eight (8), and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), all in Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

**EXHIBIT "A-1"**

**MAP GENERALLY DEPICTING THE PROPERTY**



**EXHIBIT "B"**

**MEMORANDUM OF WIND ENERGY LEASE**

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**RECORDER'S COVER SHEET**

**Name of Document:** Memorandum of Wind Energy Lease

**Preparer Information:**

Matt Gilhousen  
English Farms Wind Project, LLC  
16105 W. 113<sup>th</sup> Street, Ste. 105  
Lenexa, Kansas 66219-2305  
Phone: (913) 888-9436

**Taxpayer Information** (name and complete address)

Robert R. McWilliams and Irena McWilliams  
107 South 12<sup>th</sup> Street  
Montezuma, Iowa 50171

**Return Document to:**

Matt Gilhousen  
English Farms Wind Project, LLC  
16105 W. 113<sup>th</sup> Street, Ste. 105  
Lenexa, Kansas 66219-2305  
Phone: (913) 888-9436

**Lessor(s):** Robert R. McWilliams and Irena McWilliams, husband and wife

**Lessee(s):** ENGLISH FARMS WIND PROJECT, LLC, an Iowa limited liability company

**Legal Description:** See Exhibit A

**Document or instrument number of previously recorded document:** Book 862, Page 260

## BIFURCATED, AMENDED AND RESTATED MEMORANDUM OF WIND ENERGY LEASE

THIS BIFURCATED, AMENDED AND RESTATED MEMORANDUM OF WIND ENERGY LEASE (this "**Memorandum**") is dated as of March 20, 2018 (but for all other purposes the "**Effective Date**" shall be November 15, 2009) by and between Robert R. McWilliams and Irena McWilliams, husband and wife ("**Lessor**"), whose address is 107 South 12<sup>th</sup> Street, Montezuma, Iowa 50171, and ENGLISH FARMS WIND PROJECT, LLC, an Iowa limited liability company ("**Lessee**"), whose address is 16105 W. 113<sup>th</sup> Street, Suite 105, Lenexa, KS 66219, with reference to the following recitals:

A. Lessor owns that certain real property (including all air space thereof) described on **Exhibit "A"** attached hereto (the "**Property**"), which Property is located in the County of Poweshiek, in the State of Iowa.

B. Dean R. McWilliams and Harriett M. McWilliams, husband and wife ("**Original Lessor**") and Lessee entered into that certain Wind Energy Lease dated November 15, 2009 (the "**Original Lease**"), notice of which is imparted by that certain Memorandum of Wind Energy Lease dated November 15, 2009, and recorded November 17, 2009, in Book 862, at Page 260, in the Poweshiek County Recorder's Office (the "**Original Memorandum**"), which affects the Property.

C. The Estate of Original Lessor conveyed the property in the Original Memorandum to Robert R. McWilliams, a married person, by virtue of that certain Court Officer Deed recorded June 28, 2012, in Book 912, at Page 255, in the Poweshiek County Recorder's Office, who subsequently conveyed the Property to Lessor by virtue of that certain Quit Claim Deed recorded January 25, 2013, in Book 924, at Page 539, in the Poweshiek County Recorder's Office.

D. Lessor conveyed the remaining property encumbered by the Original Memorandum to Brain L. Roorda and Liesl K. Roorda, husband and wife ("**Roorda**") by virtue of that certain Warranty Deed recorded June 28, 2012, in Book 912, at Page 274, in the Poweshiek County Recorder's Office.

E. Lessor and Lessee (together, the "**Parties**" and each a "**Party**") have entered into that certain unrecorded Bifurcated, Amended and Restated Wind Energy Lease (the "**Lease**") dated of even date herewith, which bifurcates, amends and restates the Original Lease and affects the Property.

F. Lessor and Lessee desire and have agreed to bifurcate, amend and restate the Original Memorandum in its entirety, into two separate memoranda of two separate leases, with one memorandum being this Memorandum between Lessor and Lessee encumbering the Property, and the other a memorandum between Roorda and Lessee encumbering the remaining property encumbered by the Original Memorandum.

G. The Parties have executed and acknowledged this Memorandum and are recording the same for the purpose of providing constructive notice of the Lease and Lessee's rights thereunder. Capitalized terms used and not defined herein have the meaning given the same in the Lease.

NOW, THEREFORE, for and in consideration the promises, covenants and agreements of the Parties contained in the Lease and herein, and for other good and valuable consideration,

the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Lessor hereby leases the Property to Lessee and its successors and assigns, and Lessee hereby leases the Property from Lessor, upon all of the terms and conditions set forth in the Lease. As more fully provided in the Lease, without limiting the generality of the foregoing, Lessee shall have possession of the Property for the following wind energy uses and purposes (collectively, "Wind Operations"), to be conducted in such locations on the Property as Lessee may determine, and whether accomplished by Lessee or a third party authorized by Lessee: (a) determining the feasibility of wind energy conversion on the Property or on neighboring lands, including studies of wind speed, wind direction and other meteorological data; (b) developing, constructing, erecting, installing, improving, enlarging, replacing, repowering, relocating and removing from time to time, and using, maintaining, repairing, operating and monitoring the following, whether for the benefit of Wind Power Facilities (as defined below) on the Property or on other lands: (i) wind energy conversion systems and wind power generating facilities, including associated towers, foundations, support structures and equipment (collectively, "Generating Units"); (ii) electrical transmission, distribution and control facilities, and communications facilities, including overhead and underground lines, wires and cables, conduit, footings, foundations, towers, poles, crossarms, guy lines and anchors, substations, interconnection and/or switching facilities, circuit breakers and transformers, and energy storage facilities (collectively, "Transmission Facilities"); (iii) anemometers, meteorological towers and wind measurement, monitoring and recording equipment and facilities; (iv) roads, bridges, culverts and erosion control facilities; (v) control, maintenance and administration buildings, (vi) laydown areas and maintenance yards; (vii) utility lines and installations; (viii) fences, gates and other safety and protection facilities; and (ix) other improvements, fixtures, facilities, appliances, machinery and equipment in any way related to or associated with any of the foregoing (all of the foregoing, including the Generating Units, collectively, "Wind Power Facilities"); (c) vehicular and pedestrian ingress, egress and access to and from Wind Power Facilities (whether located on the Property or on other lands), on, over and across the Property, by means of roads thereon if existing (which Lessee may widen, strengthen or otherwise improve), or otherwise by such roads as Lessee may construct from time to time ("Access Rights"); and (d) undertaking any other activities that Lessee determines are necessary, helpful, appropriate, convenient or cost-effective in connection with or to accomplish any of the foregoing purposes, including conducting surveys and soils, environmental, biological, cultural and other tests and studies, and clearing vegetation.

2. Among other things, this Lease includes (a) the exclusive right and easement on, over and across the Property for the free and unobstructed flow of wind currents and wind resources, together with the exclusive right to (i) develop, use, convert, maintain and capture such wind, (ii) convert wind energy into electrical energy and (iii) derive and keep all credits and income therefrom (subject to the payment of Rent to Lessor, as set forth below), and (b) the exclusive right and easement to permit the rotors of Generating Units located on adjacent properties to overhang the Property.

3. The Lease shall initially be for a term of ten (10) years commencing on the Effective Date and ending on November 15, 2019. Lessee shall have the right and option to extend the term of the Lease for one additional period of forty (40) years, upon the terms set forth in the Lease.

4. Any Wind Power Facilities constructed on the Property shall at all times remain the property of Lessee and shall not be deemed to be fixtures and Lessor shall have no

ownership, lien, security or other interest (including any lien that might otherwise be implied by law) in any Wind Power Facilities installed on the Property, or in any profits or income derived therefrom.

5. Neither Lessor nor any of its tenants, licensees, contractors, invitees, agents, assigns or anyone else obtaining rights from Lessor (collectively, "Lessor Parties") shall, currently or prospectively, interfere with, impair, delay or materially increase the cost of any of Lessee's Wind Operations (whether conducted on the Property or elsewhere), or the undertaking of any other activities or the free enjoyment or exercise of any other rights or benefits given to or permitted Lessee hereunder. Without limiting the generality of the foregoing, neither Lessor nor anyone obtaining rights from or acting with the permission of Lessor shall (a) interfere with or impair the free, unobstructed and natural availability, flow, speed or direction of air or wind over or across the Property (whether by planting trees, constructing structures, or otherwise), or the lateral or subjacent support for the Wind Power Facilities or (b) engage in any other activity on the Property or elsewhere that might cause a decrease in the output, efficiency or longevity of the Wind Power Facilities.

6. The Lease is for the additional purposes, is of the nature, and is subject to the requirements and limitations, set forth therein. The Lease also contains various other covenants, obligations and rights of the Parties, including, without limitation, provisions relating to Rent, termination of the Lease, quiet enjoyment, division of the Lease into separate agreements, conduct of Operations, restoration of the Property, assignment and lender protections.

7. The terms, conditions and covenants of the Lease are incorporated herein by reference as though fully set forth herein. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Lease, and this Memorandum shall not be used in interpreting the terms, conditions or covenants of the Lease. In the event of any conflict between this Memorandum and the Lease, the Lease shall control.

8. The Property shall be held, conveyed, hypothecated, encumbered, leased, used and occupied subject to the covenants, terms and provisions set forth in the Lease and herein, which shall run with the Property and each portion thereof and interest therein as equitable servitudes, and shall be binding upon and inure to the benefit of the Parties and each Sublessee and any other person and entity having any interest therein during their ownership thereof, and their respective Sublessees, grantees, heirs, executors, administrators, successors and assigns, and all persons claiming under them.

9. This Memorandum may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which shall collectively constitute a single instrument.

***[REST OF PAGE LEFT BLANK; SIGNATURES ON SEPARATE SHEETS]***





**EXHIBIT "A"**

DESCRIPTION OF THE PROPERTY

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF POWESHIEK, STATE OF IOWA:

Tract 1:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.

Tract 2:

Bifurcated to Lease with Roorda, Brian L. & Liesl K. (4098600).

Tract 3:

Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Eight (8), Township Seventy-Eight (78) North, Range Thirteen (13), West of the Fifth P.M., Poweshiek County, Iowa.

Tract 4:

The East One-half (E1/2) of the Southwest Quarter (SW1/4) and the West one-half (W1/2) of the Southeast Quarter (SE1/4) in Section Eight (8), and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), all in Township Seventy-eight (78) North, Range Thirteen (13) West of the 5th P.M., Poweshiek County, Iowa.