
DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: ForeFront Power, 100 Montgomery St., Suite 725, San Francisco, CA 94104

Return Document to: ForeFront Power, 100 Montgomery St., Suite 725, San Francisco, CA 94104

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (this “**Memorandum**”) is made this ____ day of _____, 2020, by and between **The City of Ames, Iowa**, as licensor (“**Licensor**”), and **FFP Fund V Lessee2, LLC**, a Delaware limited liability company, as licensee (“**Licensee**”).

W I T N E S S E T H :

WHEREAS, Licensor owns certain real property situated at 405 and 623 Airport Road, Ames, Story County, Iowa, as more particularly described on **EXHIBIT A** attached hereto and made a part hereof, together with all buildings, site improvements, fixtures and all other rights, privileges and appurtenances thereto (collectively, the “**Property**”);

WHEREAS, Licensor and, by virtue of assignment, Licensee are parties to that certain Energy Services Agreement, dated as of July 23, 2019, and amended as of August 21, 2020, regarding the Property (as amended, the “**Agreement**”), which Agreement is for a term of twenty (20) years, commencing on the date thereof (the “**Commencement Date**”), and expiring on the date which is twenty (20) years from the Commercial Operation Date (as defined in the Agreement), subject to earlier termination and Licensee’s option to renew the Agreement for one (1) successive five (5) year period on and subject to the terms and conditions set forth therein; and

WHEREAS, Licensor and Licensee desire to execute this Memorandum to give public record notice of the Agreement and Licensee’s right, title and interest in and to the Property.

NOW, THEREFORE, this Memorandum is hereby executed for the sole purpose of recording in the Office of the Recorder-County Clerk in the County of Story, Iowa, in order to give public record notice of the Agreement and notice that Licensee has certain rights relating to the Property, as set forth in the Agreement. The provisions of this Memorandum do not in any way change or affect the terms, covenants and conditions of the Agreement.

[Signature pages follow.]

IN WITNESS WHEREOF, this Memorandum has been executed and delivered as of the date first set forth above.

LICENSOR:

THE CITY OF AMES, IOWA

By: _____

Name: _____

Title: _____

LICENSEE:

FFP FUND V LESSEE2, LLC

By: _____

Name: _____

Title: _____

EXHIBIT A

Legal Description

Real property in the City of Ames, County of Story, State of Iowa, described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION FOURTEEN (14) TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA; THENCE NORTH 00°19'10" EAST, 1,025.79 FEET ALONG THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SEC. 14 (TO A POINT 120 FEET NORMALLY DISTANT SOUTHERLY FROM PRIMARY ROAD NO. U.S. 30 CENTERLINE, ON THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$); THENCE NORTH 83°25'38" EAST, 467.74 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF SAID U.S. #30 (TO A POINT 60 FEET NORMALLY DISTANT SOUTHERLY FROM STATION 2236 + 75, EDGE OF SLAB, RAMP "B"); THENCE NORTH 88°40'55" EAST, 550.80 FEET CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF U.S. #30 (TO A POINT 70 FEET NORMALLY DISTANT SOUTHERLY FROM STATION 2242 + 25.7, EDGE OF SLAB, RAMP "B"); THENCE SOUTHEASTERLY, ALONG A 1,567.1 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, AN ARC DISTANCE OF 300.09 FEET (THE LONG CHORD BEARS SOUTH 86°52'26" EAST, 299.63 FEET TO A POINT ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ WHICH IS 70 FEET RADIALLY DISTANT SOUTHERLY FROM THE EDGE OF SLAB OF RAMP "B"); THENCE SOUTH 00°01'00" EAST, 403.25 FEET ALONG THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE NORTH 89°32'23" WEST, 816.6 FEET; THENCE SOUTH 00°01'00" EAST, 683.0 FEET; THENCE NORTH 89°32'23" WEST, 504.0 FEET ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$, TO THE POINT OF BEGINNING;
AND BEGINNING AT A POINT 504.0 FEET EAST AND 33.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, THENCE NORTH 650.0 FEET, THENCE EAST 816.6 FEET, THENCE SOUTH 650.0 FEET, THENCE WEST 816.6 FEET TO THE POINT OF BEGINNING.