

CROSS-REFERENCE: Deed In Trust dated 02/04/20 and recorded as Instrument No. 2020-008480; and Deed In Trust dated 02/04/20 and recorded as Instrument No. 2020-008481 in the office of the Recorder of Lake County, Indiana.

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2020-028133

2020 May 21 9:50 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

THIS SPACE FOR RECORDERS USE ONLY

MEMORANDUM OF SOLAR LEASE AND EASEMENT AGREEMENT

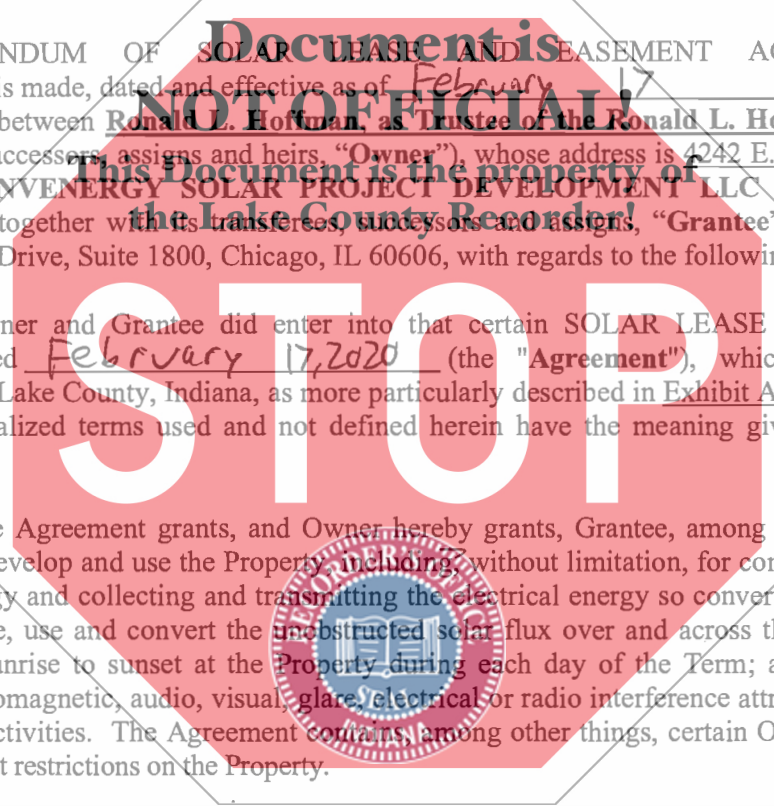
THIS MEMORANDUM OF SOLAR LEASE AND EASEMENT AGREEMENT (this "Memorandum"), is made, dated and effective as of February 17, 2020 (the "Effective Date"), between Ronald L. Hoffman, as Trustee of the Ronald L. Hoffman Solar Trust (together with its successors, assigns and heirs, "Owner"), whose address is 4242 E. 181st Ave., Hebron, IN 46341, and INVENERGY SOLAR PROJECT DEVELOPMENT LLC a Delaware limited liability company (together with its transferees, successors and assigns, "Grantee"), whose address is One South Wacker Drive, Suite 1800, Chicago, IL 60606, with regards to the following:

1. Owner and Grantee did enter into that certain SOLAR LEASE AND EASEMENT AGREEMENT dated February 17, 2020 (the "Agreement"), which affects the real property located in Lake County, Indiana, as more particularly described in Exhibit A attached hereto (the "Property"). Capitalized terms used and not defined herein have the meaning given the same in the Agreement.

2. The Agreement grants, and Owner hereby grants, Grantee, among other things, (a) the exclusive right to develop and use the Property, including, without limitation, for converting solar energy into electrical energy and collecting and transmitting the electrical energy so converted; (b) an exclusive easement to capture, use and convert the unobstructed solar flux over and across the Property from all angles and from sunrise to sunset at the Property during each day of the Term; and (c) an exclusive easement for electromagnetic, audio, visual, glare, electrical or radio interference attributable to the Solar Facilities or Site Activities. The Agreement contains, among other things, certain Owner and third party use and development restrictions on the Property.

3. The Agreement shall be for an initial term of seven (7) years, a construction term, a first extended term of twenty-five (25) years and second extended term of twenty-five (25) years if the terms and conditions of the Agreement are met.

4. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Agreement, and Owner and Grantee executed and are recording this Memorandum for the purposes set forth herein and for providing constructive notice of the Agreement and Grantee's rights thereunder and hereunder. The terms, conditions and covenants of the Agreement are set forth at length in the Agreement and are incorporated herein by reference as though fully set forth herein. This Memorandum shall not, in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the Agreement.



MAY 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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5. This Memorandum shall also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all covenants, conditions and agreements contained herein shall be construed as covenants running with the land to the extent consistent with applicable law.

6. Owner shall have no ownership, lien, security or other interest in any Solar Facilities installed on the Property, or any profits derived therefrom, and Grantee may remove any or all Solar Facilities at any time.

7. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

[signature page to follow]

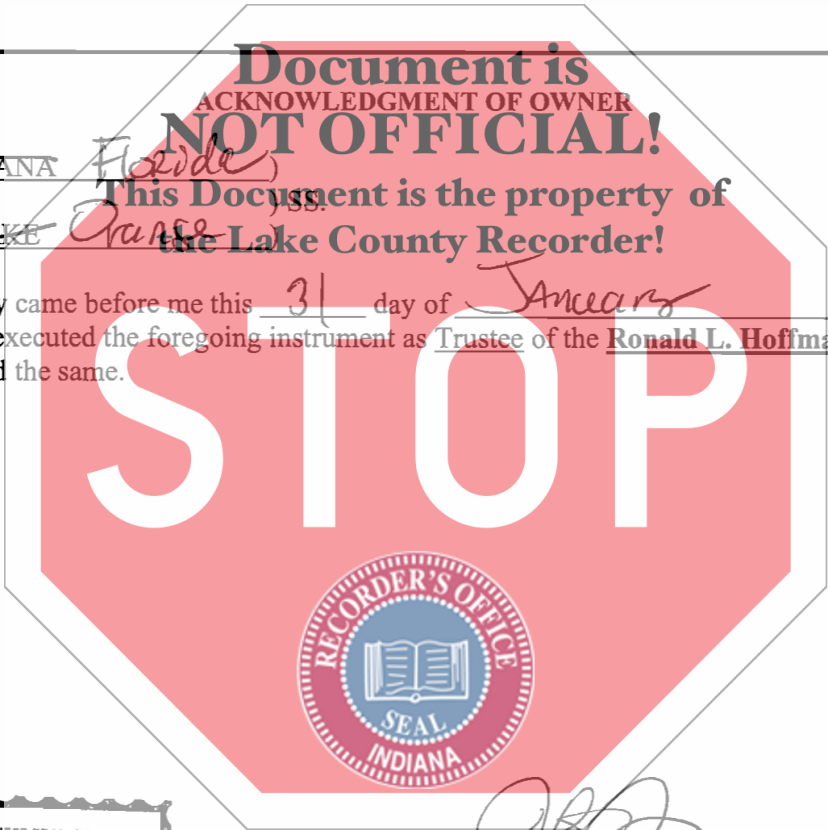


IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the date first written above.

OWNER:

Ronald L. Hoffman Solar Trust

By: Ronald L. Hoffman
Name: Ronald L. Hoffman
Title: Trustee



STATE OF ~~INDIANA~~ Florida

COUNTY OF ~~LAKE~~ Orange

Personally came before me this 31 day of January, 2020, Ronald L. Hoffman who executed the foregoing instrument as Trustee of the Ronald L. Hoffman Solar Trust, and acknowledged the same.

(S E A L)



Name: JFO
Notary Public
County of Orange
State of Florida
My Commission Expires: Aug. 7, 2021

GRANTEE:

Invenergy Solar Project Development LLC,
a Delaware limited liability company

By: _____
Name: **Jonathan A. Saxon.**
Title: **Vice President**

STATE OF ILLINOIS
COUNTY OF COOK

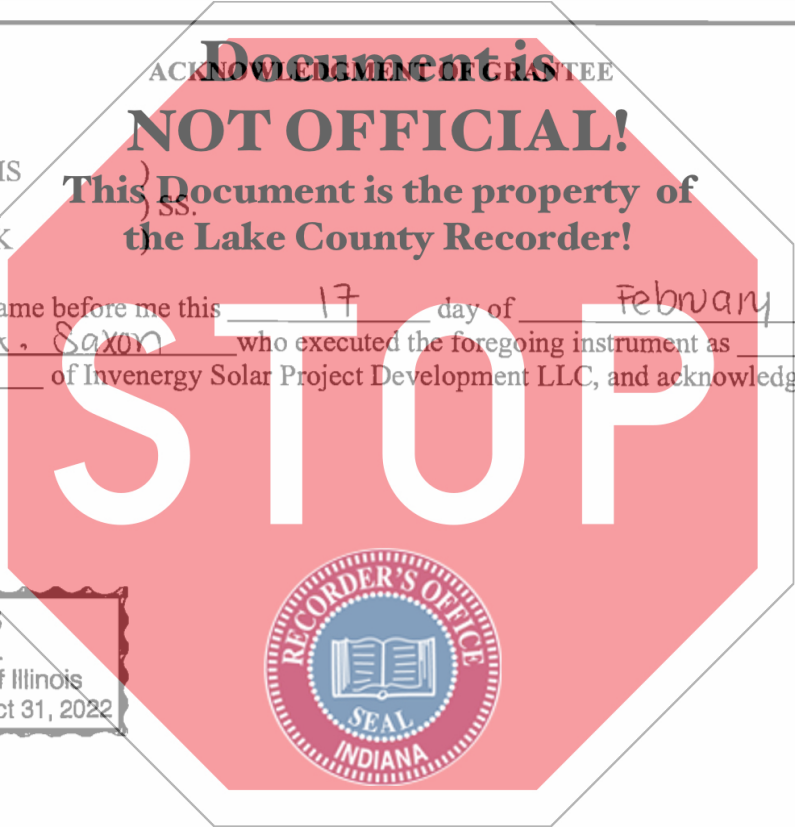
ACKNOWLEDGMENT OF GRANTEE

NOT OFFICIAL!

**This Document is the property of
the Lake County Recorder!**

Personally came before me this 17 day of February, 2020.
Jonathan A. Saxon who executed the foregoing instrument as Vice
president of Invenergy Solar Project Development LLC, and acknowledged the same.

(SEAL)



Name: Erika Arias
Notary Public,
County of Cook
State of Illinois
My Commission Expires: Oct 31, 2022

**EXHIBIT A
Description of the Property**

<u>Parcel Number</u>	<u>County</u>	<u>Town/Range</u>	<u>Section</u>	<u>Acreage</u>
45-21-19-100-001.000-012	Lake	33N/7W	19	10.500
45-21-19-100-003.000-012	Lake	33N/7W	19	97.980
			Total	108.480

Legal Descriptions

A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West of the 2nd Principal Meridian, Eagle Creek Township, Lake County, Indiana, more particularly described as follows: Beginning at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence North 89° 39' 52" East along the North line of said Northwest Quarter 1854.30 Feet to a Mag Spike stamped "MCMAHON FIRM 0088" set on the East line of the West Three-Quarter of said Northwest Quarter; thence South 01° 16' 47" East along said East line 351.50 Feet to a 5/8" rebar with ID cap stamped "MCMAHON FIRM 0088"; thence South 89° 39' 47" West 1858.96 Feet to a MCMAHON Mag Spike on the West Line of said Northwest Quarter thence North 00° 24' 16" West along said West line 351.50 Feet to the Point of Beginning, excepting therefrom the following:

Commencing at the Northwest corner of Section 19, Township 33 North, Range 7 West of the 2nd Principal Meridian, thence North 89° 39' 52" East along the North line of said Section 19 a distance of 1138.10 Feet to the Point of Beginning; thence continuing North 89° 39' 52" East along said North line a distance of 716.20 Feet to the East line of the West Three-Quarter of said Northwest Quarter; thence South 01° 16' 47" East 294.85 Feet; thence South 89° 25' 51" West a distance of 45.70 Feet; thence South 77° 03' 18" West a distance of 63.57 Feet; thence South 88° 26' 43" West a distance of 359.65 Feet, thence North 49° 06' 28" West a distance of 13.41 Feet thence North 03° 32' 41" West a distance of 98.05 Feet; thence South 89° 54' 03" West a distance of 223.69 Feet; thence North 64° 22' 44" West a distance of 19.38 Feet; thence North 00° 30' 16" East a distance of 200.41 Feet to the point of beginning. Containing 10.42 Acres more or less after said exception.

Parcel ID: 45-21-19-100-001.000-012; AND

Parcel 1: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along the West line of said Northwest Quarter 351.50 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1859.67 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 718.62 feet to a McMahon rebar; thence South 89 degrees 39 minutes 47 seconds West 1870.65 feet to a McMahon mag spike on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 718.52 feet to the point of beginning, containing 30.77 acres, more or less.

Parcel 2: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along said West line 1070.02 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1870.65 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 765.12 feet to a McMahon rebar; thence South 89 degrees 39 minutes 47 seconds West 1882.34 feet to a McMahon mag spike set on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 765.02 feet to the point of beginning, containing 32.96 acres, more or less.

Parcel 3: A part of the Northwest Quarter of Section 19, Township 33 North, Range 7 West, Eagle Creek Township, Lake County, Indiana, more particularly described as follows:

Commencing at an iron pipe with ID cap stamped "Dillon" found at the Northwest corner of the Northwest Quarter of said Section 19-33-7; thence South 00 degrees 24 minutes 16 seconds East along the West line of said Northwest Quarter 1835.04 feet to a mag spike with ID cap stamped McMahon firm 0088 and the point of beginning of the herein described tract; thence North 89 degrees 39 minutes 47 seconds East 1882.34 feet to a McMahon rebar set on the East line of the West three-quarter of said Northwest Quarter; thence South 01 degrees 16 minutes 47 seconds East 790.87 feet to a McMahon rebar; thence North 89 degrees 33 minutes 31 seconds West 1894.62 feet to a McMahon mag spike on the aforementioned West line of the Northwest Quarter; thence North 00 degrees 24 minutes 16 seconds West 765.03 feet to the point of beginning, containing 33.72 acres, more or less.

Parcel ID: 45-21-19-100-003.000-012



This document prepared by Chad Joseph Stumph.

I, Chad Joseph Stumph, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (IC 36-2-11-15d)

After recording return to:

Invenergy Solar Project Development LLC, One South Wacker Drive, Suite 1800, Chicago, IL 60606
ATTN: Land Administration

