

BK: 2026 PG: 1031
Recorded: 4/13/2026 at 12:27:28.0 PM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

(Space Above this Line for Recorder's Use Only)

Prepared by and return to:
Orin Shakerdge, Esq.
NextEra Energy Resources, LLC
700 Universe Blvd., LAW/JB
Juno Beach, FL 33408
(561) 694-4678

MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT

THIS MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT (this "Memorandum") is made as of the 27 day of MARCH, 2026 (the "Effective Date") by and between Double A Farms of Iowa, Ltd., an Iowa corporation, with an address of 1882 140th Street, Casey, IA 50048 ("Seller"), and Gridliance Heartland LLC, a Delaware limited liability company, with an address at 700 Universe Boulevard, Attention: Land Services Administration, Juno Beach, FL 33408 ("Purchaser"). Each of Seller and Purchaser is sometimes referred to individually as a "Party" and collectively as the "Parties".

The parties hereby wish to memorialize the following terms of that certain Real Estate Purchase Option Agreement (the "Agreement"), with the above Effective Date between Seller and Purchaser (defined terms not expressly defined herein shall have the meaning ascribed to each in the Agreement):

Property: Approximately 132 acres located in Madison County, Iowa, such land being more particularly described in **Exhibit A** attached hereto.

Option Period: The initial term of the Option shall be three (3) years, commencing on the Effective Date ("**Initial Option Term**"). Purchaser shall have the right to extend the Initial Option Term for an additional two (2) years ("**Extended Option Term**") by notifying Seller at least thirty (30) days prior to the expiration date of the Initial Option Term. The Initial Option Term and Extended Option Term shall collectively be referred to as the "**Option Term**".

Option to Purchase: Purchaser may elect to exercise the Option at any time during the Option Term in Purchaser's sole discretion by giving written notice of exercise to Seller. If the Option is exercised as provided herein, this Agreement shall become and constitute a binding contract for the purchase and sale of the Property on the terms and conditions set forth in this

Agreement. Upon exercise of the Option by the Purchaser, settlement on the purchase and sale of the Property hereunder ("**Settlement**") will occur on a date determined by Purchaser in its sole discretion but no later than ninety (90) days after the date of such exercise ("**Settlement Date**"), or at such other place as the parties may agree in writing. Possession of the Property shall be given to Purchaser at Settlement.

[Signatures on following pages]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Real Estate Purchase Option Agreement by their duly-authorized representatives, as of the day and year first above written.

Seller:

Double A Farms of Iowa, Ltd.,
an Iowa corporation

By: Ashley B. D. Kading
Ashley B. D. Kading,
President

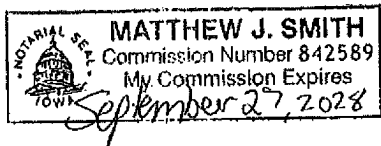
ACKNOWLEDGEMENT

STATE OF IOWA)
) ss:
COUNTY OF Guthrie)

This record was acknowledged before me on this 17th day of March, 2026, by Ashley B. D. Kading, as President of Double A Farms of Iowa, Ltd., an Iowa corporation.

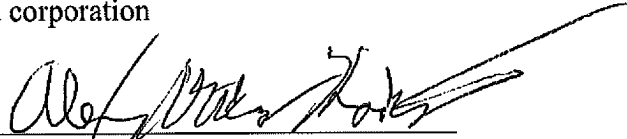
(notary seal)

Matthew J. Smith
NOTARY PUBLIC, STATE OF IOWA



Seller:

Double A Farms of Iowa, Ltd.,
an Iowa corporation


By: 
Alex Arthur Kading,
Vice President

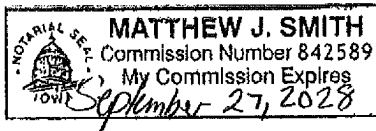
ACKNOWLEDGEMENT

STATE OF IOWA)
) ss:
COUNTY OF Guthrie)

This record was acknowledged before me on this 17th day of March,
2026, by Alex Arthur Kading, as Vice President of Double A Farms of Iowa, Ltd., an Iowa
corporation.

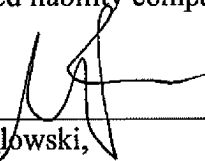
(notary seal)


NOTARY PUBLIC, STATE OF IOWA



Purchaser:

Gridliance Heartland LLC,
a Delaware limited liability company

By: 
Matt Pawlowski,
Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before by means of physical presence or online notarization this 27 day of March, 2026, by Matt Pawlowski, as Vice President of Gridliance Heartland LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has provided a driver's license as identification.

(notary seal)



DIANA B. UNDAY
Commission # HH 714175
Expires August 29, 2029



NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 8/29/2029

EXHIBIT A

Legal Description of Property

Parcels 1-4

The Northwest Fractional Quarter (NWfr $\frac{1}{4}$) of Section 30, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2003, Page 2772 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT the South one rod of the Southwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), AND EXCEPT the South one rod of the West one rod of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$).

ALSO

Parcel "J" in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), Section 30, Township 76 North, Range 29 West, as described in Plat of Survey filed in Book 2018 on Page 1045, in the office of the Madison County Recorder.

LESS & EXCEPT

Parcels "H" and "K" located in the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$), in Section 30, Township 76 North, Range 29 West, as shown in Plat of Survey filed in Book 2018 on Page 1045, in the office of the Madison County Recorder.

*Parties agree to substitute the legal description from a Survey or Plat to be prepared by
Purchaser at its expense prior to Settlement.*