

BK: 2018 PG: 2677
Recorded: 8/17/2018 at 9:04:31.0 AM
Fee Amount: \$32.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLEASE RETURN TO: MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES P.O. BOX 657 DES MOINES, IA 50303-0657
Prepared by: Ryan K. Gurwell, A&R Land Services, 1609 Golden Aspen Dr., Suite 104, Ames, IA 50010 (515)337-1197

LENDER NON-DISTURBANCE AGREEMENT

This Non-Disturbance Agreement (this "**Agreement**"), dated as of August 2nd, 2018, is made and entered into by and between MidAmerican Energy Company, and its successors and assigns ("**Grantee**") and Earlham Savings Bank ("**Lender**").

RECITALS

A. Grantee and Jerry L. Carter, a single person ("**Owner**") are parties to a WINDPARK EASEMENT AGREEMENT, as evidenced by that certain MEMORANDUM OF WINDPARK EASEMENT AGREEMENT of even date (together, "**Easement Agreement**"), as those documents may be amended or supplemented from time to time, affecting the real property described on attached Exhibit A (the "**Property**");

B. Lender is the holder of a promissory note secured by a mortgage, deed of trust, or other security instrument (the "**Mortgage**") recorded at Book 618, Page 152 in the records of the Adair County Recorder, and another promissory note secured by a mortgage, deed of trust, or other security instrument recorded at Book 154, Page 656, and another promissory note secured by a mortgage, deed of trust, or other security instrument recorded at Book 2004, Page 3692 in the records of the Madison County Recorder, that is a lien on all or a portion of the Property;

C. Grantee has requested that Lender agree not to disturb any rights of Grantee under the Easement Agreement with respect to the Property if Lender forecloses the Mortgage; and

D. Lender is willing to so agree on the terms and conditions set forth in this Agreement.

AGREEMENT

In consideration of the mutual promises and covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Lender covenants and agrees with Grantee that, provided (i) the Easement Agreement is in full force and effect and (ii) no event of default by Grantee exists under the

Easement Agreement beyond the applicable grace period, Grantee's right to possession of the Property, and the terms and provisions of the Easement Agreement, will not be affected or disturbed by Lender in the exercise of any of its rights under the Mortgage or of any rights otherwise available to Lender at law or in equity.

2. If a Successor Owner (as defined below) comes into possession or ownership of the Property, then such Successor Owner will (i) thereby succeed to the position of the Owner, and Grantee will attorn to the Successor Owner, under the Easement Agreement and (ii) not disturb the possession of Grantee except in accordance with the terms of the Easement Agreement or this Agreement, and the Easement Agreement will continue in full force and effect. "**Successor Owner**" means any person or entity (including, without limitation, Lender or any nominee or designee of Lender) that while this Agreement is in effect acquires possession or ownership of the Property by reason of judicial or non-judicial foreclosure of the Mortgage, any other exercise by Lender of rights and remedies available to Lender as holder of the Mortgage, or delivery of a deed to the Property in lieu of foreclosure. Notwithstanding the foregoing, a Successor Owner will not be:

(a) liable for any act, omission or default of Owner under the Easement Agreement occurring prior to Successor Owner's possession or ownership;

(b) subject to any offsets or defenses which Grantee might have against Owner attributable to actions occurring prior to Successor Owner's possession or ownership; or

(c) bound by any amendment, modification, waiver or forbearance of the Easement Agreement to the extent such amendment, modification, waiver or forbearance would have a material adverse effect upon any right of Successor Owner without Successor Owner's written consent, which consent will not be unreasonably withheld, conditioned, or delayed.

3. All notices, requests and communications under this Agreement must be in writing and will be deemed to have been duly given only if delivered personally or by nationally recognized courier service or mailed (first class postage prepaid) to the parties at the following addresses:

If to Lender:	Earlham Savings Bank 7300 Lake Drive West Des Moines, Iowa 50266 Attention: <u>Sr. Vice President - Lending</u>
If to Grantee:	MidAmerican Energy Company 4299 Northwest Urbandale Drive Urbandale, Iowa 50322 Attention: Vice President- Renewable Energy

All such notices, requests and other communications will (i) if delivered personally or by nationally recognized courier to the address as provided in this Section, be deemed given upon delivery, and (ii) if delivered by mail in the manner described above to the address provided in this Section, be deemed given upon receipt. Any party may from time to time change its address or

other information for purpose of notices to that party by giving notice specifying such change to the other party.

4. This Agreement is binding upon and will inure to the benefit of the successors and permitted assigns of Lender and Grantee.

5. This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

[Remainder of page intentionally left blank; next page is signature page]

EARLHAM SAVINGS BANK

By: [Signature]

Printed Name: Noah B Hunter

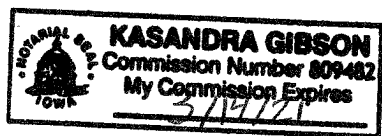
Title: Sr. VP

STATE OF Iowa, Madison COUNTY) ss:

This record was acknowledged before me on 8/2, 2018 by

Noah Hunter as officer
(name of person signing) (type of authority, e.g. officer, manager, trustee etc.)

of Earlham Savings Bank.



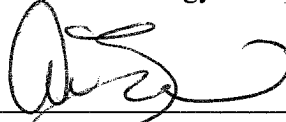
Kassandra K. Gibson Notarial Officer

My commission expires: 3/14/21

STAMP

[SIGNATURES CONTINUE ON NEXT PAGE]

MidAmerican Energy Company

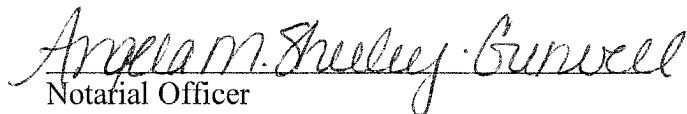


Name: Adam Jablonski

Title: Project Manager, Renewable Energy

STATE OF IOWA, POLK COUNTY, SS:

This record was acknowledged before me on August 14, 2018 by Adam Jablonski,
as Project Manager, Renewable Energy of MidAmerican Energy Company.


Notarial Officer

STAMP

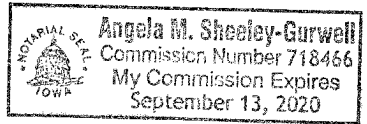


EXHIBIT A

Legal Description

Tract 1: The East One-half of the Northwest Quarter (E1/2 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the East one-half of the Northwest Quarter of the Northwest Quarter (E1/2 NW1/4 NW1/4) of Section 26, Township 77 North, Range 30 West of the 5th P.M., Adair County, Iowa.

Tract 2: The East Half (1/2) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts of land, to-wit: Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 3.448 acres, as shown in Plat of Survey filed in Book 3, Page 195 on March 19, 1998, in the Office of the Recorder of Madison County, Iowa; Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 5.010 acres, as shown in Plat of Survey filed in Book 3, Page 195 on March 19, 1998, in the Office of the recorder of Madison County; Parcel "D" located in the East Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-two (22), containing 11.626 acres, as shown in Plat of Survey filed in Book 3, Page 194 on March 19, 1998, in the Office of the recorder of Madison County.