

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into by and between Upshur County, having a mailing address of P. O. Box 790, Gilmer, Texas 75644 (hereinafter referred to as "Lessor") and Calhan Cattle Company, LLC, Texas limited liability company, having a mailing address of P. O. Box 311, Seymour, Texas 76380 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a certain Lease ("Lease") effective June 1, 2022.
2. The land leased is described as follows:

UPSHUR COUNTY SCHOOL LAND:

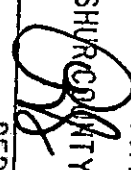
Tract One:

Being 8856 acres of land, more or less, described as follows:
Two leagues of land situated in Throckmorton County, Texas, granted by the State of Texas to the School Commissioners of Upshur County and their successors, by Patent No. 494, Volume 11, Abstract 825, and to which patent and record thereof in the General Land Office in Austin, Texas, reference is here made for further description and field notes.

AND

Tract Two:


Being 8856 acres of land, more or less, described as follows: Two leagues of land situated in Throckmorton and Baylor Counties, Texas, granted by the State of Texas to the School Commissioners of Upshur County and their successors, by Patent No. 722, Volume 12, Abstract 557 (Throckmorton County, 972 acres, more or less) and Abstract 1452 (Baylor County, 7884 acres, more or less), and to which patent and record thereof in the General Land Office in Austin, Texas, reference is here made for further description and field notes.

FILED
 TERRI ROSS
 COUNTY CLERK
 2022 MAY 16 PM 12:44
 UPSHUR COUNTY, TX.
 BY 
 DEPUTY

2. The initial lease term is five (5) years.
3. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control.

LESSOR:


UPSHUR COUNTY

By: 
 Todd Tefteller, Upshur County Judge

Date: 4/14/2022

LESSEE:

Calthan Cattle Company, LLC

By: 
 Robb Stewart, Sole Member

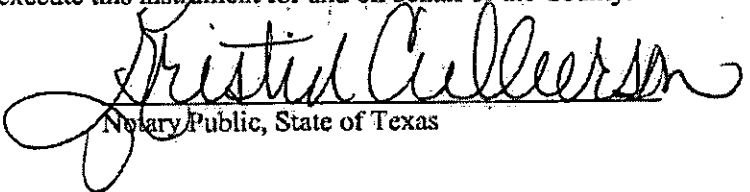
Date: 4/14/22

LESSOR ACKNOWLEDGMENT

STATE OF TEXAS)
)
 COUNTY OF UPSHUR)

On the 14 day of April 2022, before me personally appeared Todd Tefteller, and acknowledged under oath that he is a County Judge for Upshur County, the Lessor in the attached instrument, and as such, was duly authorized to execute this instrument for and on behalf of the County.



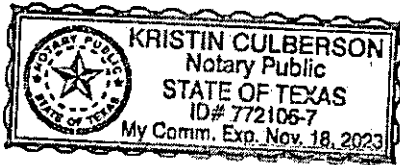

 Notary Public, State of Texas

LESSEE ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF Washita)

On the 14 day of April, 2022, before me personally appeared Robb Stewart, and acknowledged under oath that he is the sole Member of Calthan Cattle Company, LLC, a Texas limited liability company, the Lessee in the attached instrument, and as such, was duly authorized to execute this instrument for and on behalf of said company.



Kristin Culberston
Notary Public, State of Texas

After Recording, Return To:

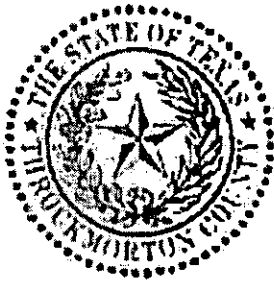
Kendall D. Adair
Harris, Finley & Bogle, P.C.
777 Main Street, Suite 1800
Fort Worth, TX 76102

FILED FOR RECORD
DIANNA MOORE - COUNTY CLERK
THROCKMORTON, TEXAS

INST NO:119275

FILED ON: MAY 6, 2022 AT 2:26pm
THE INSTRUMENT CONTAINED 4 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF THROCKMORTON



I, Dianna Moore, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 6th day of May 2022 at 2:26 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 119275, 4 Pages

Dianna Moore

Dianna Moore, County Clerk

REC NO: 208329

Throckmorton County, Texas
Dianna Moore, County Clerk
PO Box 309
Throckmorton, Texas 76483
(940) 849-2501



DATE : 05/06/2022

TIME : 02:26pm

YOUR CASHIER WAS: HBENNETT

REGISTER NO : 2

RECVD FROM: ROB STEWART

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
RECORDING		119275	3	\$ 34.00
TOTAL FEES PAID				\$ 34.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 34.00
CHECKS RECEIVED	\$ 0.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 34.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 34.00
TOTAL FEES PAID	\$ 34.00

CHANGE DUE BACK \$ 0.00

REC NO. 208329 CLOSED

Thank you
Dianna Moore
County Clerk

2213918

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1. Lessor and Lessee entered into a certain Lease ("Lease") effective June 1, 2022.
2. The land leased is described as follows:

UPSHUR COUNTY SCHOOL LAND:

Tract One:

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AND

Tract Two:


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VOL 404 PAGE 422

2. The initial lease term is five (5) years.
3. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control.

LESSOR:

UPSHUR COUNTY

By: 
 Todd Tefteller, Upshur County Judge

Date: 4/14/2022

LESSEE:

Calthan Cattle Company, LLC

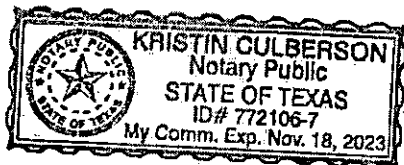
By: 
 Robb Stewart, Sole Member

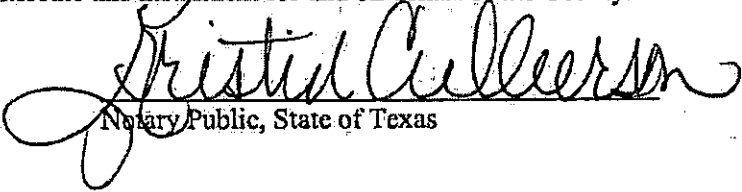
Date: 4/14/22

LESSOR ACKNOWLEDGMENT

STATE OF TEXAS)
)
 COUNTY OF UPSHUR)

On the 14 day of April 2022, before me personally appeared Todd Tefteller, and acknowledged under oath that he is a County Judge for Upshur County, the Lessor in the attached instrument, and as such, was duly authorized to execute this instrument for and on behalf of the County.




 Notary Public, State of Texas

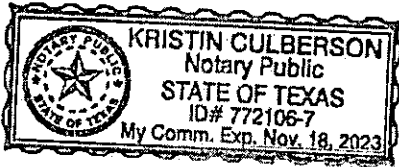
VOL 400 PAGE 623

LESSEE ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Washita

On the 14 day of April, 2022, before me personally appeared Robb Stewart, and acknowledged under oath that he is the sole Member of Calthan Cattle Company, LLC, a Texas limited liability company, the Lessee in the attached instrument, and as such, was duly authorized to execute this instrument for and on behalf of said company.



Kristin Culberston
Notary Public, State of Texas

After Recording, Return To:

Kendall D. Adair
Harris, Finley & Bogle, P.C.
777 Main Street, Suite 1800
Fort Worth, TX 76102

FILED FOR RECORD

At 11:11 o'clock AM
16th day of May, 2022

CHRIS JAKUBICEK
Clerk County Court
Baylor County, Texas

By Deputy *[Signature]*

VOL 406 PAGE 424

Memorandum of Lease:

FILED FOR RECORD

BY DEPUTY
Chris Jakubicek
Baylor County, Texas
Chris Jakubicek
Baylor County, Texas

THE STATE OF TEXAS COUNTY OF BAYLOR

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal law.
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Records of Baylor County, Texas, in the Volume and Page noted hereon by me.



Chris Jakubicek

CHRIS JAKUBICEK, County Clerk
Baylor County, Texas

By *Chris Jakubicek* DEPUTY
Recorded *08/10/2019*
Records, Volume *4010*, Page *1022*

VOL 4010 PAGE 1025

REC NO: 214037

Baylor County, Texas
Chris Jakubicek, County Clerk
101 S. Washington
Seymour, Texas 76380
(940) 889-3322



DATE : 05/09/2022

TIME : 11:19am

YOUR CASHIER WAS: AWALLING

REGISTER NO : 3

RECVD FROM: ROBB STEWART

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OPR		2213918	3	\$ 34.00
TOTAL FEES PAID				\$ 34.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 34.00
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TIME SERVED	\$ 0.00
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DIRECT DEPOSIT	\$ 0.00
TOTAL RECEIVED	\$ 34.00


----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 34.00
TOTAL FEES PAID	\$ 34.00
CHANGE DUE BACK	\$ 0.00

REC NO. 214037 CLOSED

Thank you

Chris Jakubicek
County Clerk

FILED
TERRI ROSS
COUNTY CLERK
2022 MAY 16 PM 12:44
BY 
UPSHUR COUNTY, TX.
DEPUTY