

Appendix C
Lease agreement

MINERAL LEASE

This lease entered into on 7-20-16, by and between David and Brenda Peterson, whose address is 32786 County Hwy X, Boyd, WI 54726, phone #715-667-3314 (OWNER), and Haas Sons, Inc., 203 E. Birch Street, Thorp, WI 54771, phone #715-669-5469 (LESSEE).

In consideration of the mutual covenants contained herein OWNER and LESSEE agree as follows:

OWNER, hereby leases exclusively to LESSEE, its successors and assigns, for a term of 10 years commencing from the date of this agreement this 20 acre parcel of land located in the Township of Delmar, Chippewa County, Wisconsin, described as: SE1/4 of SW1/4 of the East 594 feet, Section 32, Town of Delmar, Chippewa County. (PROPERTY).

Tax Parcel # 22905-3234-00210000

LESSEE shall have the option to renew this lease on said PROPERTY at the end of the term, herein for another 10-year term by giving the OWNER written notice. Agreement to be made at the time of the new 10-year extension. This is a lease of less than 99 years and not subject to a return.

During any term of the Lease, OWNER does hereby grant to LESSEE the right of first refusal to purchase the PROPERTY or any portion thereof, for an amount equal to any bonafide written offer to purchase tendered to OWNER by any third party.

LESSEE shall have the exclusive right to erect and operate materials processing equipment on the leased premises that is needed to produce, stockpile and sell mining products. The leased premises may be used for processing, stockpiling and selling mining products removed from the property. All stockpiled mining products shall remain the property of the LESSEE at the expiration of the lease term and shall be removed at the LESSEE'S convenience.

OWNER shall pay all real estate taxes and assessments levied against the PROPERTY. The OWNER may continue to use any unused portion of the land during the term of this lease.

LESSEE may construct and utilize such access roads over the PROPERTY and over adjacent lands belonging to OWNER as may be required for LESSEES use of the PROPERTY.

LESSEE shall keep records of the total yards of all rock, sand and gravel it removes from the PROPERTY. Upon the basis of said records, LESSEE agrees to pay OWNER the following royalty for minerals extracted and removed:



