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AGRICULTURE LAND LEASE

This Agricultural Land Lease ("Lease") is made as of the 3rd day of June, 2024, by and between MMYA LLC, hereinafter referred to as Lessor, and CATE LAND AND CATTLE CO, hereinafter referred to as Lessee, and covers 150.21 acres of unimproved land located on Dripping Springs Rd near the City of Sherman in Grayson County as depicted in Exhibit "A" attached hereto and made a part hereof (the "Property"). The provisions of this Lease are as follows:

1. This Lease shall expire, if not terminated sooner, on June 2, 2025. The Term (herein so called) of this Lease shall renew automatically on an annual basis on June 3rd of each year, unless terminated as hereinafter provided. Any lease previously entered into with Lessee with respect to the Property is hereby terminated.

2. Rental will be paid at a rate of $20.00 per acre per annum and shall be due and payable annually in one lump sum payment in advance of June 3rd of each year. Lessee will utilize the Property and cooperate with Lessor so as to ensure that the Property remains in its Agricultural Tax Exempt status with the Grayson Central Appraisal District. Lessee will be responsible for keeping all perimeter fences in good shape and condition on an ongoing basis to ensure cattle are contained inside the Property. Lessee will care for Lessor's goats and alpacas.

3. Lessor shall have the right to terminate this Lease by giving Lessee thirty (30) days advance written notice. In the event Lessor terminated this Lease prior to June 2nd of any year and while Lessee has a crop in the ground, Lessor shall either (a) reimburse Lessee the amount of Lessee's actual out of pocket, verifiable expenses or (b) allow Lessee to harvest any crops which remain unharvested at the early termination of this Lease, the option to be at the discretion of the Lessor. In the event of Lessor's early termination of this Lease, Lessor shall immediately reimburse Lessee the prorated portion, for the balance of the Term of this Lease after the date of termination, of Rental paid by Lessee as pursuant to Section 2.

4. Lessor shall not be liable to Lessee or to Lessee's employees, agents or visitors, or to any other person or persons whomsoever for any injury to person or damage to property on or about the Property caused by the negligence or misconduct of Lessee, Lessee's agents, servants, employees, sublessees or any other person entering upon the Property under the express or implied invitation or license of Lessee, or arising out of the use of the Property by Lessee or its sublessees, or arising out of any breach or default by Lessee in the performance of Lessee's obligations hereunder, and Lessee agrees to indemnify Lessor and hold Lessor harmless from any loss, expense, or claims arising out of such damage or injury.

5. Lessee hereby acknowledges and agrees that Lessor shall have the right at any time and from time to time to enter on the Property or parts thereof for recreational use and to examine the Property and to make or cause to be made soil samplings, soil testings or borings, excavations, surveys and other studies or evaluations of the Property.

6. Lessee promises to return the Property upon termination of the Lease in as good condition as the same was in when received, with reasonable wear and tear excepted.

7. Lessee promises not to sublet the Property without the prior written consent of Lessor.

8. Lessee agrees to possess and occupy the Property continuously during the Term solely for hay production, cattle grazing and caring for Lessor's goats and alpacas pursuant to the terms and provisions of this Lease, and for no other use or purpose, and to surrender possession and occupancy of the Property peaceably at the termination of this Lease. Lessor makes no representations or warranties as to the quality of fertility of the Property. Lessee shall at Lessee's sole cost and expense, during the Term hereof, comply with all laws and regulations of any governmental authority affecting the Property, including, without limitation, any applicable

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mowing or maintenance ordinances applicable to the Property and the Federal Insecticide, Fungicide and Rodenticide Act.

IN TESTIMONY WHEREOF, the said parties have hereunto set their hands, in duplicate, the day and year above mentioned.

LESSOR:

MMYA LLC

DocuSigned by:

By: MD. Rahman
3149843E7439440...
Mohammad Rahman
Managing Member

DocuSigned by:

By: 2FE7E043EFBD43F...
Rezwana Perveen
Managing Member

Address: 801 Araf Ave.
Richardson, TX 75081

Telephone: 817-808-0866

Email: lusaillc@hotmail.com

LESSEE:

CATE LAND AND CATTLE CO

By: Maurice N Cate
Maurice Cate
Manager

Address: 1426 FM 121
Whitewright, TX 75491

Telephone: 903-815-0607

Email: catetrucking@aol.com

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Exhibit "A"

and with the westerly line of a tract of land described in the deed to Mary Evelyn Bowling, recorded in Document No. 2023-20270, said Real Property Records, and with the westerly line of a called 16.190 acre tract of land described in the deed to Matthew J. Fitch and Lanissa D. Fitch, recorded in Document No. 2017-25587, said Real Property Records, along or near a fence, a distance of 2497.74 feet to a 1/2" steel rod found for the southeast corner of said Tract 2, common to the southwest corner of said 16.190 acre tract, and on the northerly line of a tract of land described in the deed to Wall Land and Cattle, L.P., recorded in Volume 5220, Page 212, said Official Public Records;

Thence North 89°33'38" West, with the southerly line of said Tract 2, along or near a fence, a distance of 577.77 feet to a 2" pipe found for the southwest corner of said Tract 2, common to the eastern-most southeast corner of aforesaid Tract 1;

Thence North 89°14'34" West, with a southerly line of said Tract 1, along or near a fence, a distance of 527.76 feet to a fence corner post found;

Thence South 01°35'27" West, with an easterly line of said Tract 1, along or near a fence, a distance of 791.99 feet to a fence corner post found for the southern-most southeast corner of said Tract 1;

Thence with a southerly line of said Tract 1, the following 3 courses:

1. North 86°29'53" West, a distance of 400.31 feet to a point;
2. South 89°59'57" West, a distance of 386.47 feet to a point;
3. South 84°24'29" West, a distance of 111.78 feet to a fence corner post found for the southern-most southwest corner of said Tract 1;

Thence North 01°34'16" East, with a westerly line of said Tract 1, a distance of 424.29 feet to a point;

Thence North 00°03'16" East, continuing with a westerly line of said Tract 1, a distance of 1818.67 feet to the southeast corner of Spring Lake Addition, according to the plat thereof recorded in Volume 7, Page 23, Plat Records, Grayson County, Texas;

Thence North 00°05'36" East, continuing with a westerly line of said Tract 1, and with an easterly line of said Spring Lake Addition, and along or near a fence, a distance of 663.00 feet to a 1/2" steel rod found;

Thence North 89°37'57" West, with a southerly line of said Tract 1, and with a northerly line of said Spring Lake Addition, a distance of 65.89 feet to a 1/2" steel rod found for the western-most southwest corner of said Tract 1;

Thence North 00°47'43" East, with a westerly line of said Tract 1, and with an easterly line of said Spring Lake Addition, and along or near a fence,a distance of 1043.19 feet to a 1/2" steel rod set for the northeast corner of said Tract 1, and on the southerly side of a bend of aforesaid Dripping Springs Road;

Thence with the northerly lines of said Tract 1 and Tract 2, and in Dripping Springs Road, the following 5 courses:

1. South 74°36'43" East, a distance of 838.72 feet to a P/K nail set;
2. South 67°14'12" East, a distance of 815.15 feet to a P/K nail set;
3. South 69°46'41" East, a distance of 30.71 feet to a P/K nail set;
4. South 72°30'28" East, a distance of 119.89 feet to a P/K nail set;
5. South 77°00'28" East, a distance of 451.86 feet to the Point of Beginning and containing 150.71 acres of land, more or less.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Commitment GF No. 0144691, effective date April 29, 2024, 2024.

10d. EASEMENTS TO GRAYSON COLLIN ELECTRIC CO-OP., OF RECORD IN VOLUME 1402, PAGE 7, DEED RECORDS, GRAYSON COUNTY, TEXAS AND IN VOLUME 3071, PAGE 98, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.

VOL. 1402, PG. 7: UNABLE TO BE LOCATED BY DESCRIPTION.
VOL. 3071, PG. 98: AFFECTS THE SURVEYED PROPERTY.

10e. DECLARATION OF PERMANENT ACCESS EASEMENT OF RECORD IN VOLUME 2663, PAGE 918, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

10h. PIPE LINE EASEMENT IN FAVOR OF THE TEXAS PIPE LINE COMPANY OF RECORD IN VOLUME 443, PAGE 356

