



20240701000195770 1/6 \$43.00  
Shelby Cnty Judge of Probate, AL  
07/01/2024 09:18:01 AM FILED/CERT

## MEMORANDUM OF LEASE

STATE OF ALABAMA     )  
                                      )     **KNOW ALL MEN BY THESE PRESENTS THAT:**  
COUNTY OF SHELBY     )

THIS MEMORANDUM OF LEASE is made and entered into this the 28 day of June, 2024, by and between SERIES ONE TWIN CREEKS TIMBER, LLC, a Delaware limited liability company, whose address is c/o Green Diamond Management Company, 1301 Fifth Avenue, Suite 2700 Seattle, WA 98101 (hereinafter referred to as "Lessor"), and Camellia Met Mining, LLC, a Delaware limited liability company, whose address is 3400 Co. Rd. 260, Alabaster, Alabama 35114 (hereinafter referred to as "Lessee").

### WITNESSETH

WHEREAS, under the terms, conditions, covenants, and provisions set forth in that certain Surface Coal Mining Lease of June 28, 2024, executed by and between Lessor and Lessee (the "Lease"), Lessor has leased to Lessee certain of Lessor's interest in and to that certain parcel of Lessor's lands in Bibb and Shelby Counties, Alabama, as more particularly described in Exhibit "A" and depicted on the map or plat attached hereto as Exhibit "B" and made a part hereof, containing approximately one hundred twenty (120) acres, solely for coal mining purposes as therein set out.

TO HAVE AND TO HOLD, the leased land for a term of five (5) years with the possibility of one (1) five (5) year extension. Lessee shall have the right after the termination of the Lease for any reason to re-enter the leased land for the purpose of reclaiming areas disturbed by Lessee's mining operations and otherwise complying with requirements of any federal, state, or local law, rule, regulation or ordinance, and Lessee shall have the right to remove from the leased land within three (3) months after said expiration or termination, all of Lessee's structures, equipment, machinery, improvements, and other property of Lessee which the Lessee may have placed upon the leased land during the term of the Lease. Said Lease and all of the terms, conditions, covenants and provisions thereof being by this reference incorporated herein and made a part hereof in all respects as though fully set forth herein and reference being hereby made to one (1) fully executed copy of the Lease in the possession of Lessor and Lessee for the full particulars thereof.

It is not intended by this Memorandum to construe, define, limit or modify the Lease, but merely to disclose to the public the existence of the Lease.

This Memorandum of Lease may be executed in multiple counterparts, each of which shall be deemed to constitute a single agreement. For recording purposes, the executed counterparts shall be combined into a single instrument.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Memorandum of Lease to be duly executed as of the date first above written.



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LESSOR:

**SERIES ONE TWIN CREEKS TIMBER, LLC**

By: Silver Creek Advisory Partners LLC, its Manager

By: 


Name: Robert A. Ratliffe

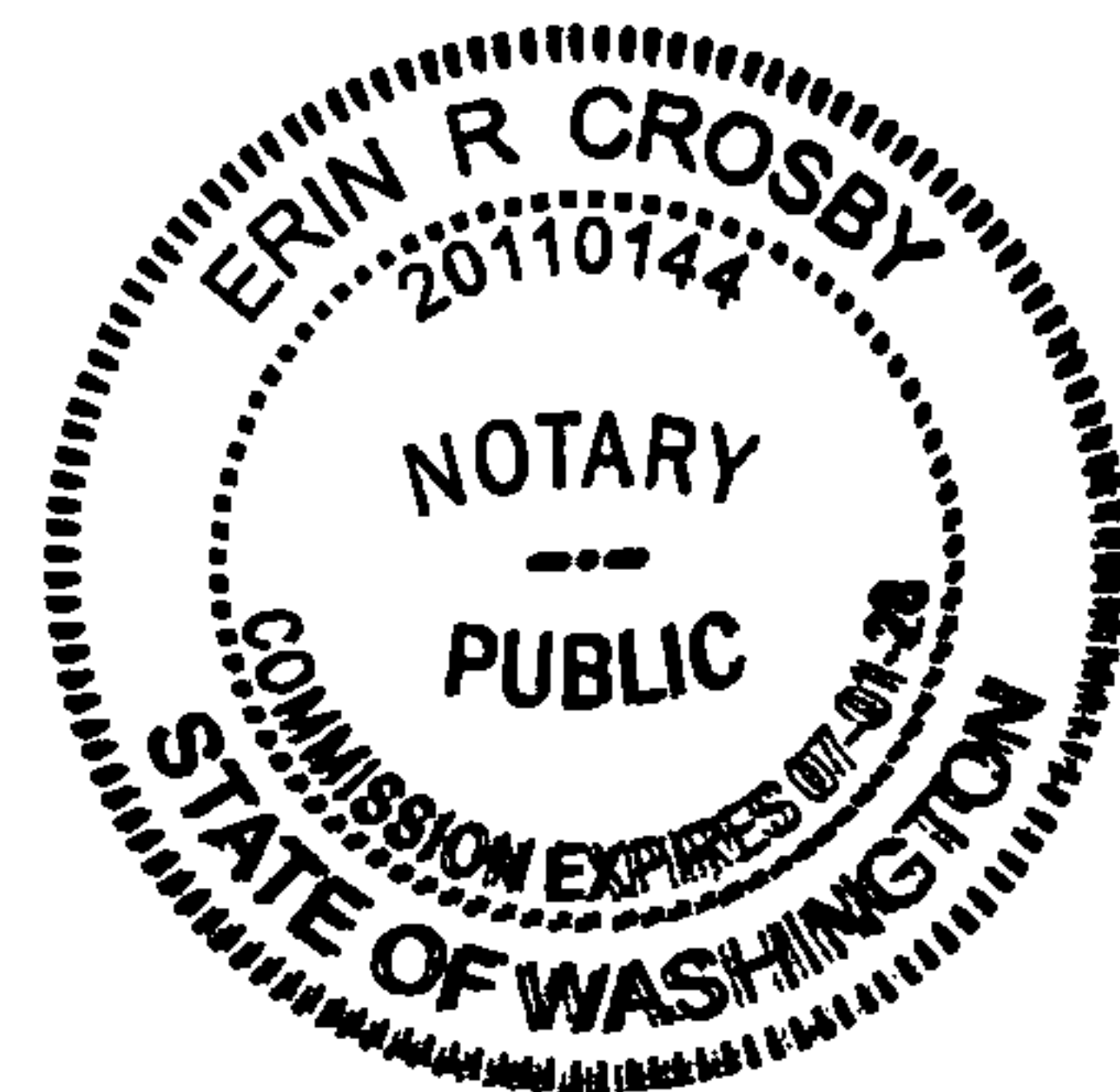
Title: President

STATE OF WASHINGTON     )  
COUNTY OF KING         )

Before me, the undersigned Notary Public in and for said County and State, on this 18<sup>th</sup> day of June, 2024, personally appeared Robert A. Ratliffe, known to me to be the identical person who subscribed the name of Series One Twin Creeks Timber, LLC, to the foregoing instrument as President of Silver Creek Advisory Partners, its Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

Given under my hand and seal this 18<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 07-01-28







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LESSEE:

CAMELLIA MET MINING, LLC

By: Brian O'Dea

Name: Brian O'Dea

Title: President

STATE OF Alabama )  
COUNTY OF Shelby )

Before me, the undersigned, a Notary Public in and for said County and State, on this 28<sup>th</sup> day of June, 2024, personally appeared Brian O'Dea, known to me to be the identical person who subscribed the name of Camellia Met Mining, LLC to the foregoing instrument as its officer and acknowledged to me that he executed the same as his free and voluntary act and as the free and voluntary act and deed of such company for the uses and purposes therein set forth.

Given under my hand and seal this 28<sup>th</sup> day of June, 2024



Linda O'Neill  
Notary Public  
My Commission Expires 01-21-2025



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**EXHIBIT "A"**  
**To Surface Mining Coal Lease**  
**Series One Twin Creeks Timber, LLC/Camellia Met Mining, LLC**  
**Bibb and Shelby Counties, Alabama**

**The following described lands are for surface owned by Series One Twin Creeks Timber, LLC which are hereby leased to Camellia Met Mining, LLC according to the terms of the document to which it is attached and made a part of, to-wit:**

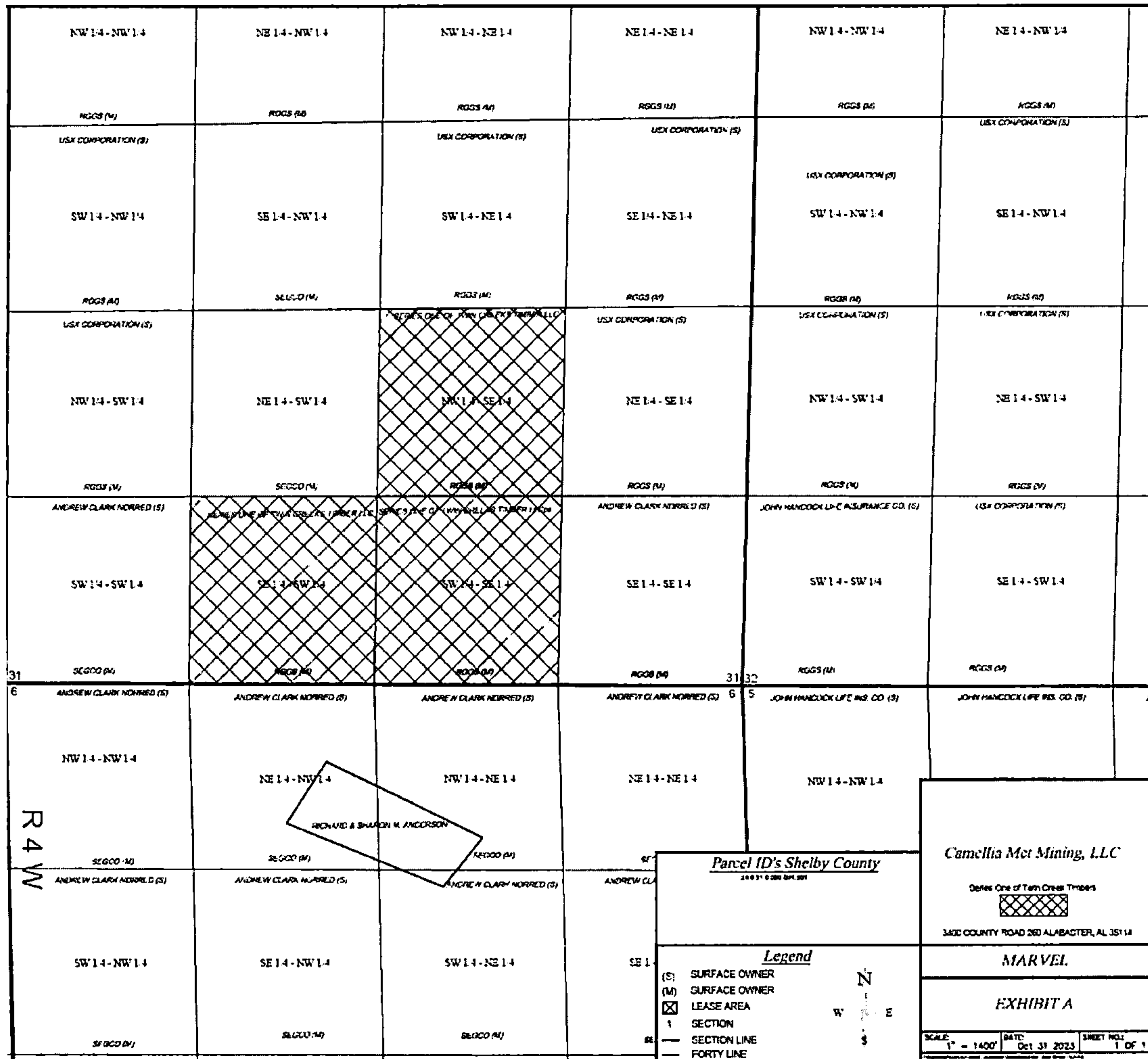
<u>Township 21 South, Range 4 West</u>		<u>Acres +/-</u>
Section 31:	SE ¼ of SW ¼	40
	SW ¼ of SE ¼	40
	NW ¼ SE ¼	40
<hr/> Total Acres +/-		120



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**EXHIBIT "B"**  
**To Surface Mining Coal Lease**  
**Series One Twin Creeks Timber, LLC/Camellia Met Mining, LLC**  
**Bibb and Shelby Counties, Alabama**

**(Map of Surface Mining Coal Lease)**





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**SCHEDULE 2(B)**  
**To Surface Mining Coal Lease**  
**Series One Twin Creeks Timber, LLC/Camellia Met Mining, LLC**  
**Bibb and Shelby Counties, Alabama**

**(Map of Premises Subject to the Carbon Project)**  
**Overview Map of TCT-Owned Section Quarters**

