

REVISED ADDENDUM TO ILLINOIS CASH FARM LEASE

THIS ADDENDUM is hereby made and entered into as of April 21, 2025, by and between Zvezda 07, Inc. (“**Lessee**”) and BOARD OF EDUCATION OF CENTRAL COMMUNITY UNIT SCHOOL DISTRICT 301 (“**Lessor**”), and amends and supplements that certain Cash Farm Lease Agreement, entered into as of December 20, 2024 (“**Lease**”) for the property described therein (“**Real Estate**”), as provided herein.

1. **Governing Provisions.** In the event of a conflict between the terms and conditions of this Addendum and those of the Lease or any other terms that are claimed to apply, the terms and conditions herein shall govern. All other provisions of the Lease not otherwise modified herein shall remain in full force and effect.
2. **Use of Property.** Lessee may only use the property for farming purposes. Lessee shall be responsible for all costs of farming, and shall not seek reimbursement from Lessor for any costs incurred. Lessee must plant crops on the entire 254 acres by no later than May 1, 2025 (weather permitting). If Lessee fails to plant crops on the entire 254 acres by May 1, 2025 (weather permitting), the Lease shall terminate as of 11:59 p.m. on May 1, 2025 (weather permitting).
3. **Lease Payment.** Notwithstanding anything in the Lease to the contrary, Lessee shall make one payment of \$121,427.24, by no later than November 30, 2025. If Lessee fails to make such payment on or before November 30, 2025, the Lease shall terminate as of 11:59 p.m. on November 30, 2025, and Lessor shall have the right to dispose of or sell any crops in its discretion, without any reimbursement to Lessee.
4. **Indemnity.** Lessee indemnifies the Lessor, its Board of Education, individual Board members, employees, and agents, from and against all losses, damages, liabilities, and expenses, including without limitation attorneys’ fees and court costs incurred, suffered, or claimed by anyone whosoever, or for any damage or injury to any persons or property from any cause whatsoever, by reason of the use or occupancy by Lessee, its agents, employees, invitees, or visitors on the Real Estate, or any breach of this Lease.
5. **Assignment and Subletting.** Lessee shall not assign, transfer, mortgage, or encumber this Lease or sublet the Real Estate without obtaining the prior written consent of the Board.
6. **Compliance with Laws.** Lessee shall comply with all applicable laws, rules, regulations and ordinances while operating on the Real Estate.
7. **Counterparts and Facsimile Signatures.** This Addendum may be executed in counterparts each of which shall be an original and all of which shall constitute but one and the same instrument. Facsimile signatures shall be considered as original signatures.

Signature Page Follows

IN WITNESS WHEREOF, the Parties have executed this Revised Addendum as of the date(s) written below.

ZVEZDA 07, INC.

**BOARD OF EDUCATION OF CENTRAL
COMMUNITY UNIT SCHOOL
DISTRICT 301**

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

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