



**TERMINATION AND RELEASE
OF GROUND LEASE AND EASEMENT AGREEMENT**

STATE OF TEXAS

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COUNTY OF HOWARD

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Gilbert L. Guthrie and John A. Guthrie (collectively, "Owner") and TREX US Bulldog, LLC, a Texas limited liability company ("Tenant"), whose address is 1447 South Tryon St, Suite 201 Charlotte, NC 28203, entered into that certain Ground Lease and Easement Agreement dated September 17, 2018 (the "Lease"), as evidenced by a memorandum thereof recorded as Instrument 2020-00009864 in the Official Records of Howard County, Texas and at Book 852, Page 391 of the Official Records of Dawson County, Texas (the "Memorandum"). The Lease has terminated in its entirety, and Tenant wishes to put third parties on notice of the expiration, cancelation, release, termination and discharge of the Lease. Notice is hereby given that the Lease has terminated by its own terms. The Lease shall be of no further force or effect, and all parties and the Site (as defined in the Lease) are released from the terms of the Lease and the Memorandum.

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Texas Royalty Brokers

Texas Royalty Brokers

**SIGNATURE PAGE TO
TERMINATION AND RELEASE
OF GROUND LEASE AND EASEMENT AGREEMENT**

TENANT:

TREX US Bulldog, LLC.,
a Texas limited liability company

By: 

Name: Jonathan F. Burke

Title: Authorized Agent

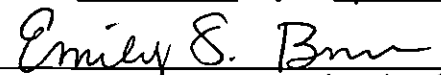
STATE OF NORTH CAROLINA

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COUNTY OF MECKLENBURG

Before me, the undersigned Notary Public, on this day personally appeared Jonathan F. Burke, known to me (or proved to me on the oath of Driver's License or through Driver's License [description of identity card or other document]) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same in her/his capacity as authorized agent of TREX US BULLDOG LLC, on behalf of said limited liability company for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of Feb., 2021.

 (1/21/25)
Notary Public, State of North Carolina.

[Notary seal]

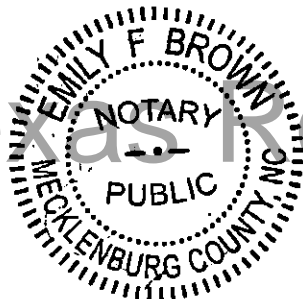


EXHIBIT A

Property

That certain real property located in Howard County, Texas described as follows:

107.101 acres of land, more or less, out of the Southwest part of Section 26, Block 31, T-1-N, T. & P. RR. Co. Survey in Howard County, Texas, being more particularly described as follows:

BEING a 107.101 acre tract of land out of the SW part of Section 26, Block 31, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at mag nail set in Howard County Road No. 24 (50' right-of-way) in the South line of Section 26, Block 31, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, the SE corner of a 107.094 acre tract and for the SW corner of this tract; from whence the SW corner of said Section 26 bears S. 74° 36' W. 877.78'

THENCE N. 15° 42' 09" W. at 23.33' pass a 5/8" I.R. set in the North right-of-way line of said Howard County Road No. 24, 2657.59' in all to a 1/4" I.R. set in the South line of a 80.279 acre tract for the NW corner of this tract

THENCE N. 74° 35' 39" E. at 438.83' pass a 5/8" I.R. set for the SE corner of said 80.279 acre tract, 1755.33' in all to a 1/4" I.R. set for the NE corner of this tract

THENCE S. 15° 42' 26" E. at 2636.66' pass a 4" I.P. found in the North right-of-way line of said Howard County Road No. 24, 2657.77' (956.8 varas) in all to a mag nail set in the South line of said Section 26 and in Howard county Road No. 24 for the SE corner of this tract

THENCE S. 74° 36' W. along the South line of said Section 26 and with said Howard County Road No. 24, 1755.55' (632 varas) to the PLACE OF BEGINNING

Containing 107.101 Acres of Land

NOTE: A strip of land containing 0.896 of an acre of land along the South line of this tract lies within the right-of-way limits of Howard County Road No. 24

401.84 acres of land, more or less, out of Section 27, Block 31, T-1-N, T. & P. RR. Co. Survey in Howard County, Texas, being more particularly described as follows:

Beginning at a $\frac{3}{8}$ " iron rod set for the SE corner of patented Section 28 and the SW corner of Section 27, Block 31, T-1-N, T & P RR. Co. Survey, Howard County, Texas, and the SW corner of this tract; from whence the SW corner of patented Section 28 bears $S74^{\circ}36'E$ 1904.9 varas

Thence $N15^{\circ}41'W$ along the East line of said Section 28, a distance of 1913.0 varas to a RR spike in pavement of county road for the NE corner of said patented Section 28, the NW corner of Section 27, and the most Westerly NW corner of this tract

Thence $N74^{\circ}35'18"E$ along the North line of Section 27 and center of said paved county road, a distance of 765.5 varas to a RR spike in pavement for the NW corner of an 80.0 acre tract in the name of Floyd Hull and the most Easterly NW corner of this tract

Thence $S15^{\circ}42'E$ along the West line of said Floyd Hull 80.0 acre tract, at 16.8 varas pass a $\frac{1}{4}$ " I.P. in the South Right-of-Way line of said county road, a distance of 400.0 varas in all to a $\frac{1}{4}$ " I.P. for the SW corner of said 80.0 acre tract and an interior corner of this tract

Thence $N74^{\circ}35'18"E$ parallel to the North line of Section 27, a distance of 1130.0 varas to a $\frac{1}{4}$ " I.P. for the SE corner of said Floyd Hull 80.0 acre tract and the most Northerly NE corner of this tract

Thence $S15^{\circ}42'E$ along the East line of Section 27, a distance of 556.7 varas to a $\frac{1}{4}$ " I.P. for the NE corner of the SE/4 of Section 27 and the most Southerly NE corner of this tract

Thence $S74^{\circ}35'39"W$ a distance of 947.88 varas to a $\frac{1}{4}$ " I.P. for the NW corner of the SE/4 of Section 27 and an interior corner of this tract

Thence $S15^{\circ}41'30"E$ at 947.9 varas pass a $\frac{1}{4}$ " I.P. in the North Right-of-Way line of a graded county road, a distance of 956.6 varas in all to a $\frac{1}{4}$ " I.P. for the SW corner of the SE/4 of Section 27 and the SE corner of this tract

Thence $S74^{\circ}36'W$ along the South line of Section 27 and center of said county road, a distance of 948.0 varas to the place of beginning

Containing 401.84 acres of land; save and except a 2.0 acre tract (106.4 varas by 106.4 varas) in the NW corner of Section 27, heretofore conveyed by R. V. Guthrie to J. W. Shive by deed dated March 9, 1907, and recorded in Volume 17, Page 424, Howard County Deed Records.

107.086 acres of land, more or less, out of the Southeast $\frac{1}{4}$ of Section 27, Block 31, T-1-N, T. & P. RR. Co. Survey in Howard County, Texas, being more particularly described as follows:

Texas Royalty Brokers

BEING a 107.086 acre tract of land out of the SE/4 of Section 27, Block 31, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a mag nail set in Howard County Road No. 24 (50' right-of-way) and the South line of Section 27, Block 31, T-1-N, T.& P. RR. Co. Survey, Howard County, Texas, the SW corner of a 107.094 acre tract and for the SE corner of this tract; from whence the SE corner of said Section 27 bears N. 74° 36' E. 877.78'

THENCE S. 74° 36' W. along the South line of said Section 27 and with Howard County Road No. 24, 1755.55' (632 varas) to a 3/4" I.P. found for the SW corner of this tract

THENCE N. 15° 41' 34" W. at 24.17' pass a 1/2" I.R. set in the North right-of-way line of said Howard County Road No. 24, 2657.23' (956.6 varas) in all to a 3" I.P. found for the NW corner of this tract

THENCE N. 74° 35' 39" E. 1755.33' to a 1/2" I.R. set, the NW corner of said 107.094 acre tract and for the NE corner of this tract

THENCE S. 15° 41' 51" E. along the West line of said 107.094 acre tract, at 2633.1' pass a 1/2" I.R. set in the North right-of-way line of said Howard County Road No. 24, 2657.41' in all to the PLACE OF BEGINNING

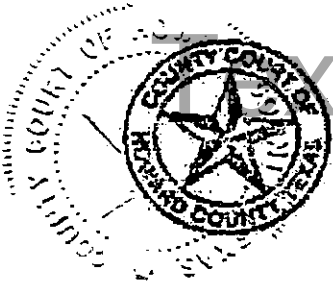
Containing 107.086 Acres of Land

NOTE: A strip of land containing 0.977 of an acre of land along the South line of this tract lies within the right-of-way limits of Howard County Road No. 24

together with all improvements located thereon, all rights, privileges and easements appurtenant thereto and all mineral rights and water rights associated therewith.

Recording Date: 03/17/2021 02:37:50 PM

First B/V/P of this recording: B: OPR V: 1978 P: 93 Page 6 of 6



STATE OF TEXAS
COUNTY OF HOWARD

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page stamped here on of the Named Records of Howard County, as stamped hereon by me.

Brent Zitterkopf, County Clerk

Recorded By: Candy Nimmer Deputy

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Record and Return To: WENDY YOUNG
HUSCH BLACKWELL LLP
1900 N PEARL ST STE 1800
DALLAS, TX 75201