

ACCOMMODATION

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

Pillsbury Winthrop Shaw Pittman LLP
Four Embarcadero Center, 22nd Floor
San Francisco, California 94111
Attn: Matthew Olhausen



2512644

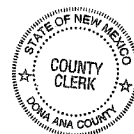
JUN 13, 2025 07:55:18 AM

PAGES: 5

MEMORANDUM OF OPTION

Deputy: Jessica Hernandez

Amanda López Askin, County Clerk, Dona Ana, NM



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF OPTION AGREEMENT

In consideration of \$100.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Santa Teresa Land, LLC, a New Mexico limited liability company ("**Optionor**"), does hereby grant to BorderPlex Digital Assets, LLC, a Delaware limited liability company ("**Optionee**"), the right and option (the "**Option**") to purchase the property described on **Exhibit A** attached hereto and incorporated by reference herein ("**Property**").

This Option shall automatically expire no later than **June 30, 2028**, and be of no further force or effect unless extended in writing signed by the parties hereto.

The provisions set forth in a written Option Agreement between the parties dated May 12, 2025, are hereby incorporated in this Memorandum.

This Memorandum may be executed in multiple counterparts, each of which shall be regarded as an original hereof, but all of which together shall constitute one and the same instrument.


[Signatures on Next Pages]

WITNESS our hand(s) and seal(s) this 7 day of June, 2025

Optionor:

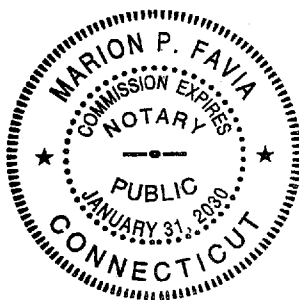
SANTA TERESA LAND, LLC

By: _____


Christopher O. Lyons
President

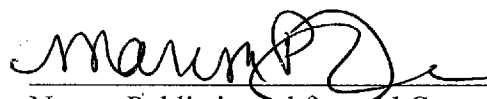
Connecticut
STATE OF ~~NEW MEXICO~~) M.P.F. M.P.F.
New Haven)
COUNTY OF ~~DONA ANA~~) Guilford
M.P.F.

This instrument was acknowledged before me on June 7 2025, by Christopher O. Lyons as President of Santa Teresa Land, LLC, on behalf of said limited liability company.



My commission expires:

Jan 31 2030



Notary Public in and for said County and State

Print Name of Notary:

Marion P. Favia

Optionee:

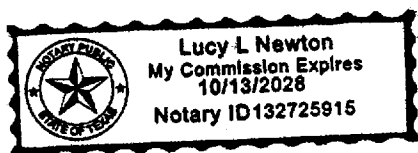
BORDERPLEX DIGITAL ASSETS, LLC

By: [Signature]
Harvey Powers
Vice President

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on June 6, 2025 by
Harvey Powers as Vice President of Borderplex Digital Assets, LLC, on behalf of said limited
liability company.



My commission expires:

10/13/2028

Notary Public in and for said County and State
Print Name of Notary:

Lucy Newton*[Signature Page to Memorandum of Option]*

EXHIBIT A**Legal Description of Property**

A certain 1,399.96 acres parcel of land within Sections 31, 32, & 33, Township 28 South, Range 3 East and Sections 4, 5 & 6, Township 29 South, Range 3 East, New Mexico Principal Meridian, Dona Ana County, New Mexico, and being more particularly described by metes and bounds as follows:

COMMENCING at a found U.S.G.L.O. brass cap marking the Section Corner common to Sections 31 & 32, Township 28 South, Range 3 East, and Sections 5 and 6, Township 29 South, Range 3 East, WHENCE the Point of Beginning of this parcel bears N 00° 09' 55" E, a distance of 1165.88 feet to a 5/8" rebar with cap #5948 set marking a point on the section line common to sections 31 and 32 Township 28 South, Range 3 East;

THENCE, from the Point of Beginning, and leaving said section line, N 83° 12' 05" E, a distance of 3,429.96 feet to a 5/8" rebar with cap #5948 set marking a point of curvature;

THENCE, 2036.76 feet along the arc of a curve to the right, having a radius of 5,536.00 feet, a Delta angle of 21 ° 04' 46", and a Chord which bears S 86° 15' 32" E, a distance of 2,025.26 feet, to a 5/8" re bar with cap #5948 set marking a point of tangency;

THENCE, S 75° 43' 09" E distance of 1,218.58 feet, to a 5/8" rebar with cap #5948 set marking the northeast corner of the parcel herein described;

THENCE, S 00° 28' 22" W a distance of 7,151.21 feet, to a 5/8" rebar with cap #5948 set marking the southeast corner of the parcel herein described, said point being on the north right of way line of the New Mexico Border Highway;

THENCE, continuing along the north right of way line of the New Mexico Border Highway the following nine courses and distances, N 53° 45' 49" W a distance of 1,279.45 feet, to a 5/8" rebar with cap #5948 set marking a point of curvature;

THENCE, 2638.69 feet along the arc of a curve to the right, having a radius of 5,100.00 feet, a Delta angle of 29° 38' 39", and a Chord which bears N 68° 35' 19" W, a distance of 2,609.35 feet, to a 5/8" re bar with cap #5948 set marking a point of tangency;

THENCE, N 06° 35' 21" E a distance of 65.00 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 83° 24' 39" W a distance of 883.66 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, S 06° 35' 21" W a distance of 65.00 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 83° 24' 39" W a distance of 1920.00 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 06° 35' 21" E a distance of 45.00 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 83° 24' 39" W a distance of 217.46 feet, to a 5/8" rebar with cap #5948 set marking a point of curvature of this parcel;

THENCE, 692.37 feet along the arc of a curve to the right, having a radius of 2,185.00 feet, a Delta angle of 18° 09' 20", and a Chord which bears S 87° 30' 41" W, a distance of 689.48 feet, to a 5/8" rebar with cap #5948 set marking a point on curve;

THENCE, leaving the right of way line of the New Mexico Border Highway, N 76° 53' 29" W a distance of 998.55 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 13 ° 05' 23" E a distance of 451.36 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 76° 52' 28" W a distance of 724.41 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, S 13° 06' 54" W a distance of 321.55 feet, to a 5/8" rebar with cap #5948 set marking an angle point of this parcel;

THENCE, N 76° 53' 19" W a distance of 3,033.53 feet, to a 5/8" rebar with cap #5948 set marking the southwest corner of this parcel;

THENCE, N 00° 21' 43" E a distance of 3,278.38 feet, to a 5/8" re bar with cap #5948 set marking the northwest corner of this parcel;

THENCE, N 83 ° 08' 21" E a distance of 5,217.16 feet, to the Point of Beginning of the parcel herein described, said parcel containing 60,982,090 sq. ft. or 1,399.96 acres of land, MORE OR LESS.