



May 26, 2016

Dr. Kulvinder Gill, Principal
Geneshifters LLC
640 SW Sundance Ct
Pullman, WA 99163

Re: Field Research Grant of Use for Lot 4, Block 2 of Alturas Technology Park II

Dear Kulvinder:

The Moscow Urban Renewal Agency (MURA) has received your request to utilize the existing 38,885 square foot vacant Lot 4, Block 2 of the Alturas Business Park II Addition to the City of Moscow (SUBJECT PROPERTY) for plant science research work associated with Geneshifters LLC (GENESHIFTERS). It is the MURA understanding that GENESHIFTERS is currently exploring the development of a research facility to be located within Alturas Technology Park and that a temporary field research site is needed for the current growing season to support the continued growth and development of your company.

The MURA is supportive of GENESHIFTERS' efforts and desires to accommodate the success of its research efforts and believes GENESHIFTERS would be a welcome addition to the Alturas Technology Park. As such, the MURA Board has granted authorization for GENESHIFTERS to utilize the SUBJECT PROPERTY in accordance with the following conditions:

1. That the use of the SUBJECT PROPERTY will be solely for plant science field research by GENESHIFTERS.
2. That the use of the SUBJECT PROPERTY shall not include any extensive grading or earth moving and shall be limited to common agricultural practices including tilling, seeding and harvesting of plant materials.
3. That GENESHIFTERS shall observe and follow all applicable laws and regulations regarding its limited use of the SUBJECT PROPERTY.
4. That GENESHIFTERS shall waive all claims of liability related to GENESHIFTERS' use of the SUBJECT PROPERTY for plant science field research.
5. That GENESHIFTERS shall indemnify and defend the MURA from any and all claims arising from this grant of use and plant science field research conducted by GENESHIFTERS upon the SUBJECT PROPERTY.
6. That the duration of this grant of use shall be from the date of signature upon this agreement until September 1, 2016.

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221 E Second Street
Moscow ID 83843
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7. That GENESHIFTERS shall be solely responsible for the maintenance of the SUBJECT PROPERTY during the duration of this lease including, but not limited to, the control of noxious weeds and other vegetative growth not associated with the field research operations.
8. That any application of chemicals upon the property shall be conducted in accordance with all applicable local, state and federal laws and regulations so as to not create environmental contamination upon the SUBJECT PROPERTY.
9. That the use of the SUBJECT PROPERTY shall be conducted in a manner so as to not disturb or create nuisances, such as noise, dust, odors or other similar means, upon other property owners within, or surrounding, the Alturas Technology Park.
10. That upon the conclusion of the grant of use of the SUBJECT PROPERTY, GENESHIFTERS shall return the property in the same, or better, condition as existed prior to this grant of use.
11. That GENESHIFTERS shall compensate the MURA the amount of Fifty Dollars (\$50.00) for the grant of use.

If these conditions are satisfactory, please sign below before a notary public. We appreciate the opportunity to assist Geneshifters in this manner and hope that you determine that the Alturas Technology Park is the right location for Geneshifters to grow and thrive.

Sincerely,

Bill J. Belknap
Executive Director

AGENCY



Bill J. Belknap, Executive Director

Date: 5/26/16

GENESHIFTERS



Kulvinder Gill, Managing Member

Date: 5/26/16

ATTEST:



Anne Peterson, Clerk

STATE OF IDAHO)

County of Latah)

) ss.
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On this 26th day of May, 2016, before me, Christine Muir, the undersigned notary public in and for said county and state, personally appeared Kulvinder Gill, known or identified to me to be the Managing Member of Geneshifters LLC, a Limited Liability Corporation of the State of Idaho, and the person who signed the within instrument, and acknowledged to me that he has authority to execute and executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Christine Muir

Residing at Moscow Latah county
Commission Expires 7/31/21