

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

MEMORANDUM OF OPTION

Notice is hereby given that Worcester Scale Co, Inc., a Massachusetts corporation with an address of 228 Brooks St. Worcester, MA 01606, as Owner, and Green Bridge Energy LLC, a Delaware limited liability company and its assigns, with an address of 514 Daniels Street, #179 Raleigh, NC 27605, as Optionee, have entered into that certain Option Agreement For Lease (the “*Lease Option Agreement*”), dated as of December 11, 2024 (the “*Agreement Date*”), affecting that certain real property described on Exhibit A attached hereto and incorporated herein by reference for all purposes (the “*Premises*”).

The option described in the Lease Option Agreement may not be exercised after, and this instrument shall expire and be of no further force and effect from and after the third anniversary after the Agreement Date. In the event of any lapse or termination of the Lease Option Agreement, Owner and Optionee shall enter into any agreements or instruments reasonably requested by the other party to evidence such termination including, without limitation, a termination of this instrument.

This instrument does not alter, amend or modify the terms or provisions of the Lease Option Agreement, and does not contain all terms of the Lease Option Agreement, but is executed solely for the purpose of recording in the Real Property Records of Worcester County, Massachusetts, written notice of the Lease Option Agreement and its effect on the Premises. In the event of a conflict in terms between this Memorandum and Lease Option Agreement, then the Lease Option Agreement shall control.

EXECUTED to be effective as of December 11, 2024.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

OWNER:

WORCESTER SCALE CO., INC.
a Massachusetts corporation

By: [Signature]
Name: Steve Hoogasian
Title: President

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this 4th day of February, 2025, before me, the undersigned Notary Public, personally appeared the above named Steven E. Hoogasian, who proved to me through satisfactory evidence of identification, being Mass Driver License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose as Manager of Worcester Scale Co Inc



OWURA-KWAKU SARKODIEH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 28, 2027

[Signature]
Notary Public
My commission expires: 10/28/2027

Notary Public:

My Commission expires on _____

EXECUTED on the date set forth below.

OPTIONEE:

GREEN BRIDGE ENERGY LLC,
a Delaware limited liability company

By: [Signature]
Name: Byrne Huddleston
Title: CEO

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF Wake)

I, Zachary Lacioano, Notary Public of North Carolina, certify that **Byrne Huddleston**, personally appeared before me this day, acknowledging to me that he is the duly authorized Manager of Green Bridge Energy LLC, a Delaware limited liability company, and that by authority duly given and as the free act of the company, the foregoing instrument was signed in its name by its Manager, sealed with its corporate seal, and attested by himself as its Manager.

Witness my hand and seal this 24th day of April, 2025

(Official Seal)



[Signature]
Official Signature of Notary

Zachary Lacioano, Notary Public
Notary's printed or typed name

My commission expires: 12-12-2029

EXHIBIT A
To Memorandum of Option

PREMISES

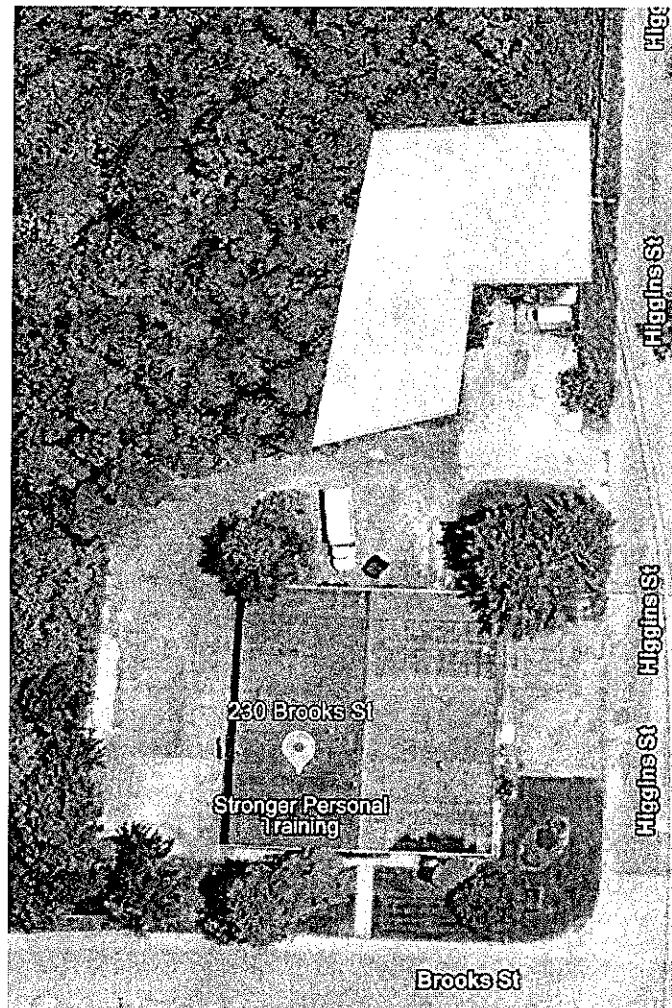
ADDRESS: 230 Brooks St, Worcester, MA

LEGAL DESCRIPTION:

Location: Worcester County, MA.

PAWORC-000023-000002-000001

Size: 3.09 acres



ATTEST: WORC Kathryn A. Toomey, Register