

**Mill Brook
O&M Services Plan**

October 8, 2026

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Nexamp Asset Management Services (NAMS) is a full-service photovoltaic and Energy Storage Operations and Maintenance company, servicing solar PV and Battery Storage. Nexamp LLC is contracted with NAMS in order to provide O&M services for the project for the first five years of the system operation. At that time, Nexamp LLC will revisit that contract and intends to renew the term.

Attached to this Services Plan is a typical scope of work for an O&M provider for a Battery Energy Storage System. NAMS has used this scope of work as the basis for its services for infrastructure that it currently maintains. In the following document, “Contractor” represents NAMS and “Owner” represents the project owner.

The primary services under the scope of an O&M agreement include:

- Monitoring, 24/7, Nexamp Operations Center (NOC) support and real time monitoring of owner’s data acquisition system (DAS) and alert management system. Monthly reporting of system performance.
- Annual preventative maintenance inspection, daily remote monitoring, unscheduled maintenance repair services, vegetation management and scheduled equipment replacement.
- On-site services typically require one or two pick-up trucks and two to four certified technicians. 5 to 15 visits per year.
- Aerial inspections with small unmanned aerial systems occur annually or biannually, where permissible, using registered and insured operators and aircraft for the purpose of assessing module damage, degradation or shading.
- Technicians perform work with hand tools and battery-operated power tools and rarely require generators or any motorized or heavy equipment.

Maintenance Activities:

- Vegetation management operations are typically conducted two to four times per season. Depending on the weather conditions and resultant growth, mowing frequency will be adjusted to maintain vegetation height. Commercial mowing equipment and associated manpower is used to mow the site. Sheep are also used on some sites and graze throughout the growing season. Sites entered into

Native Species or Pollinator Programs will be maintained as prescribed in the site-specific Vegetation Maintenance Plan supplied by the vendor.

- The entire Site is inspected for any erosion problems during each scheduled vegetation maintenance and scheduled annual maintenance, a minimum of two times per year. Any erosion to roads, embankments, drainage structures/basins, ground cover, plantings etc. is repaired using similar methods to the initial install, with like equipment and materials. Potentially, additional erosion control blankets, jute netting, etc. will be added to protect the maintenance improvement.
- Depending on the array location and surrounding vegetation, an arborist with boom truck will thin-tree growth and limbs adjacent to power lines.
- In the event that weed control is required, NAMS uses only non-persistent solutions previously approved for use by the jurisdictional environmental authority and many municipalities for use in regulated and protected areas. The frequency of this activity is typically once annually, if at all. Work is typically performed by licensed applicators using trailer born and backpack spraying apparatus.
- Snow removal may be required to allow site access during winter months. The access roads will be cleared for service access once on site conditions reach 6" accumulation. Snow clearing from batteries may be completed manually by laborers depending on the amount and type of snow.
- Inspection of the storm water management facilities will occur during the annual scheduled site inspection, no less than annually, with maintenance provided to restore the facilities to their original condition and proper function.
- Contractor will regularly maintain the Facility, in accordance with the O&M Manual, and provide annual on-site inspections by completing the following.
 - Visual inspection of all feeder terminations for corrosion.
 - Visual check of all power terminations/connections associated with the system e.g., DC and AC disconnects, surge arrestors, and re-torque as necessary.
 - Test of ground continuity and correct any unsafe or abnormal issues.
 - Check of all DC and AC fuses in inverters, and disconnects.
 - Inspection of, disconnects and PCS/inverters with an infrared camera, with the purpose of detecting hotspots, bad connections, etc.
 - Checking of the mechanical and structural integrity of the system.
 - Cleaning or replacement of PCS/inverter air filters where applicable if necessary.
 - Checking and replacement of any unserviceable system labeling as necessary.
 - Checking of BESS equipment and area for excessive dirt and debris.
 - Maintain clearances, site drainage, and road access to BESS enclosures.

- Complete all Storage System maintenance as prescribed by the system manufacturer.
- Complete all Storage System manufacturer required checklists for system maintenance.
- Tesla Scope (OEM): Preventive maintenance and 24/7 remote monitoring
- Providing written documentation to include summary report of findings including actions taken and recommendations for additional maintenance or repairs, etc.

In addition to these listed, Nexamp will coordinate directly with Tesla to ensure all O&M as listed in the Tesla Operations and Maintenance Manual (attached) will be followed closely. Tesla will be contracted directly by Nexamp to carry out the following responsibilities at the prescribed cadence for Preventative and Corrective Maintenance activities:

Preventative Maintenance

Tesla Service Providers will perform specific preventive maintenance activities that are scheduled annually. This section outlines these maintenance schedules.

Annual Maintenance

- General
 - Inspect anchor torque marks
 - Inspect door locks
 - Inspect enclosure cleanliness and integrity – touch up paint or clean as needed
 - Inspect exposure clearances as specified in O&M manual
- Bay checks
 - Inspect door latched, replacement in kind if damaged
 - Inspect door gaskets, replacement in kind if damaged
 - Inspect door grounding conductors, replacement in kind if damaged
 - Inspect door switch, replacement in kind if damaged
 - Harness inspection or replacement in kind if damaged (protective sleeve failure, rodents, and so forth)
 - Thermal system inspection, service as needed
 - Torque checks
 - Check for moisture
- Thermal Roof
 - Coolant level check fill if needed
 - Inspect cabinet ventilation system
 - Clean radiators, if needed
 - Remove any debris from blocking air inlets
- Close out
 - Secure door locks
 - Update service records
- Miscellaneous
 - Tesla System Controller inspection, service as needed

- Provide a Preventative Maintenance Report as outlined in O&M contract

5-year Maintenance

- Annual maintenance protocol
- BESS stirring fan replacement

10-year Maintenance

- Annual maintenance protocol
- BESS coolant refill
- BESS radiator fan replacement, if needed
- BESS coolant pump replacement, if needed
- BESS door gasket replacement, if needed

Corrective Maintenance

As part of the Manufacturer's limited warranty, Tesla Service Providers will perform corrective maintenance on the Megapack system. This includes component replacements, configuration, and troubleshooting.