

Hampshire County Registry of Deeds
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Document Number	: 19127
Document Type	: NOT
Recorded Date	: November 17, 2025
Recorded Time	: 08:30:05 AM
Recorded Book and Page	: 15580 / 317
Number of Pages(including cover sheet)	: 7
Receipt Number	: 448041
Recording Fee	: \$105.00

Hampshire County Registry of Deeds
Mary Olberding, Register
60 Railroad Avenue
Northampton, MA 01060
413-584-3637
www.Masslandrecords.com

Record and return to:
Nexamp Solar, LLC
101 Summer Street, 2nd Floor
Boston, MA 02110

NOTICE OF PURCHASE OPTION AGREEMENT

NAME AND ADDRESS OF SELLER:

Estate of Thomas B. Kusek by
Thomas S. Fil, Personal Representative
192 Russell Street
Hadley, MA 01035

NAME AND ADDRESS OF PURCHASER:

Nexamp Solar, LLC
c/o Nexamp, Inc.
101 Summer Street, 2nd Floor
Boston, MA 02110
Attn: General Counsel

DESCRIPTION OF OPTIONED PREMISES:

All or a portion of the real property located at 29 Union Street, Plainfield, MA 01070, described in a deed dated August 30, 2016, recorded with the Hampshire (Mass.) District Registry of Deeds at Book 12390, Page 345 (the "Property"), as more fully identified in Exhibit A attached hereto and incorporated herein by reference (the "Optioned Premises").

PURCHASE OPTION AGREEMENT EFFECTIVE DATE:

That certain Purchase Option Agreement by and between Seller and Purchaser dated March 14, 2024 (the "Effective Date"), as amended from time to time, including by that certain First Amendment to Purchase Option Agreement dated as of October 1, 2025 (collectively, the "Option Agreement").

TERM OF OPTION AGREEMENT:

The Term of the Option Agreement commenced on the Effective Date and continues until the earlier of (i) delivery by Nexamp of notice of termination in accordance with Section 14(a) of the Option Agreement; or (ii) four years from the Effective Date.

29 Union Street, Plainfield, MA 01070: Hampshire County: Book 12390, Page 345

The terms of this Notice of Purchase Option Agreement are not intended to modify vary or amend any of the terms and provisions of the Option Agreement. The terms, conditions and covenants of the Option Agreement are incorporated in this notice by reference as though fully set forth herein.

[The signature and notary pages follow.]

IN WITNESS WHEREOF, the parties hereto have respectively executed this Notice of Purchase Option Agreement as of October 1, 2025.

SELLER:
ESTATE OF THOMAS B. KUSEK

By: Thomas S. Fil
Name: Thomas S. Fil
Title: Estate of Thomas B. Kusek, by Thomas S. Fil, Personal Representative, his successors and assigns

ACKNOWLEDGMENTS TO NOTICE OF PURCHASE OPTION AGREEMENT

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF HAMPSHIRE)

On this 19th day of September, 2025, before me, the undersigned, a Notary Public in and for the Commonwealth of Massachusetts, personally appeared **THOMAS S. FIL, Personal Representative of the Estate of Thomas B. Kusek**, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed, for its stated purpose.


Notary Public

My commission expires: July 17 2027



AMY E. FYDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 17, 2027

[Signatures continue on next page]

PURCHASER:

NEXAMP SOLAR, LLC

By: 

Name: Chris Clark

Title: Authorized Representative

COMMONWEALTH OF MASSACHUSETTS)

)

COUNTY OF SUFFOLK)

On the 30 day of September, 2025, before me, the undersigned, a Notary Public in and for the Commonwealth of Massachusetts, personally appeared **Chris Clark**, proved to me through satisfactory evidence of identification, which was personal recognition, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed as **Authorized Representative of Nexamp Solar, LLC**, for its stated purpose.


Notary Public

My commission expires: Nov 01, 2030

SEAL

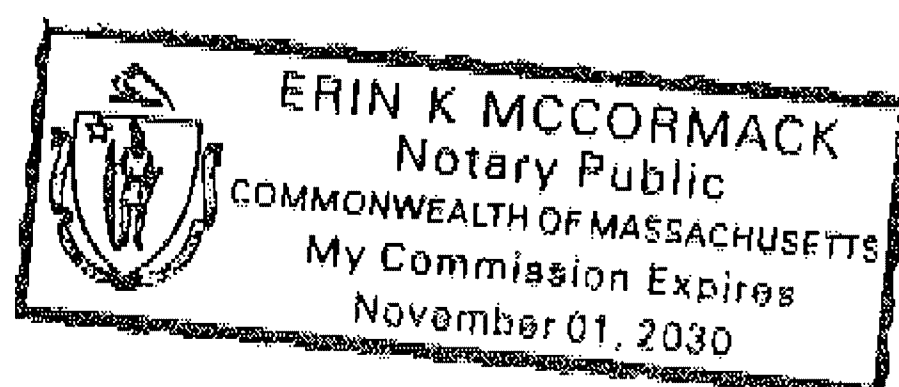


EXHIBIT A

OPTION PROPERTY & EASEMENTS

Optioned Premises

The Optioned Premises shall be the portion of Seller's property located in approximately the areas identified as "Option Property" on **Exhibit A-1** attached hereto and made a part of this Notice of Purchase Option Agreement, until during the Option Period when Tenant shall determine the specific boundaries of the Optioned Premises on Seller's property by means of a survey, and such survey shall then define the Optioned Premises and shall be an amendment to this Notice of Purchase Option Agreement as a revised **Exhibit A**; but the Optioned Premises shall not include any portion of Seller's property identified as (i) the "Lease Area" in the notice of lease recorded with the Hampshire County Registry of Deeds at Book 13028, Page 111, by and between Thomas B. Kusek and Plainfield Solar, LLC and (ii) the "Lease Area" in the notice of lease recorded with the Hampshire County Registry of Deeds at Book 14799, Page 170, by and between Thomas B. Kusek and Nexamp Solar, LLC.

Easements

The "Easements" shall mean those areas of Seller's property described in Section 1(b) of the Option Agreement and located on Seller's property, until during the Option Period when Tenant shall determine the specific boundaries of the Easements on Seller's property by means of a survey, and such survey shall then define the Easements and shall be an amendment to this Notice of Purchase Option Agreement as a revised **Exhibit A**.

EXHIBIT A-1
CONCEPTUAL PLAN

