

Record and return to:
Nexamp Solar, LLC
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA 02110

NOTICE OF OPTION TO LEASE; LEASE; AND EASEMENTS

In accordance with the provisions of Massachusetts General Laws, Chapter 183, Section 4, as amended, notice is hereby given of the following described option, lease and easements:

Parties to the Option, Lease and Easements:

Lessor/Landlord: **Djordjevic Realty LLC**
351-401 Research Drive
Leominster, MA 01453

Lessee/Tenant: **Nexamp Solar, LLC**
c/o Nexamp, Inc.
101 Summer Street, 3rd Floor
Boston, MA02110

Property Description: The real property located at 351 Research Drive, Leominster, MA 01453, as more particularly described on the attached Exhibit A.

Lease Area Description: All or a portion of the Property, as described on the attached Exhibit B.

Date of Option: June 16, 2025 (the "Option Effective Date").

Term of Option: The Option to Lease commenced on the Option Effective Date and shall terminate at 11:59 p.m. on the seven-hundred thirtieth (730th) day after the Option Effective Date (the "Option Period"). The Parties shall, at Lessee's expense, execute and record with the Worcester County North Registry of Deeds either (a) a Notice of Termination, should Lessee desire to terminate the Lease during the Option Period or Development and Construction Period, or (b) a Notice of Exercising of Option to Lease prior to the termination of the Option Period, should Lessee desire to have the Lease Effective Date commence during the Option Period.

Term of Lease: The day after the first to occur of (a) upon written notice to Lessor that Lessee is exercising the option; or (b) the day after the last day of the Option Period, provided that no

Notice of Termination was executed by Lessee, will be the first day of the Lease Term (the "Lease Effective Date"), which term shall continue for the periods set forth below:

- i. Development and Construction Period. The Development and Construction Period will begin on the Lease Effective Date and will terminate on the earliest of:
 - (A) Delivery by Tenant of notice of termination in accordance with Lease Section 5(b),
 - (B) Two years after the commencement of the Development and Construction Period, except that such Period shall automatically extend for up to two (2) additional periods of six (6) months each for permitting and interconnection delays, or for changes in energy storage market conditions regarding energy storage programs promulgated by a Government Authority. Additionally, the Development and Construction period shall be further extended automatically on a monthly basis for delays by the Utility in the completing interconnection upgrades or in interconnecting the Facility; and
 - (C) The day after the Commercial Operation Date.
- ii. Operations Period. The Operations Period will commence at 12:01 a.m. on the day after the Development and Construction Period ends and will end at 11:59 p.m. on the twentieth (20th) anniversary of the Commercial Operation Date. Lessee may extend the Operations Period, first for one (1) ten (10) year term, and then for one or both of two (2) additional five (5) year terms.
- iii. Decommissioning Period. The Decommissioning Period shall begin when the Operations Period and any extensions thereto expire, and shall continue for a period of 180 days (to be extended for delays directly or indirectly caused by weather conditions) whereupon this Lease shall expire and shall be of no further force and effect, except that such termination shall not release or modify any of the obligations of the Parties arising prior to such termination.

Easements Descriptions: Under the Lease, Landlord granted the following easements on the Property (the "Easements") to Tenant for the following purposes and terms:

- i. Access: A non-exclusive right of pedestrian, vehicular and equipment access to the Facility across or through Lessor's remaining property at all times, which is necessary or convenient for ingress and egress to the Facility;
- ii. Utility: An exclusive right to construct, operate, maintain, reconstruct, relocate, remove, and/or repair the electric utility service infrastructure and associated wires, lines and poles and other infrastructure necessary and convenient to interconnect the Facility to the Utility electrical distribution system, the location

of which the Utility will determine before the Commercial Operation Date; and

- iii. Temporary Construction Easement: A non-exclusive easement of approximately 10,000 square feet to be located at a mutually acceptable location on the Property for temporary (A) storage and staging of tools, materials and equipment, (B) construction laydown, (C) parking of construction crew vehicles and temporary construction trailers, (D) vehicular and pedestrian access and access for Facility construction activities, and (E) placement and use of other facilities reasonably necessary to construct, erect, install, expand, modify or remove the Facility.
- a. Landlord's grant of Easements in Sections (i) and (ii), above shall commence on the Lease Effective Date and continue throughout the Lease Term and any extensions of the Term. Landlord's grant of Easement in Sections (iii) commenced on the Lease Effective Date and shall continue through the Development and Construction Period, during the Operations Period if Tenant is performing activities associated with expanding, modifying or repairing the Facility, and during the Decommissioning Period, but only for the time associated with such activity
- b. The Easements granted shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors and assigns, forever.

Miscellaneous.

The conditions and provisions hereof shall inure to the benefit of and shall be binding upon Landlord, Tenant, and their respective successors and assigns, and shall run with the land.

The terms of this Notice of Option is 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. Capitalized terms not otherwise set forth herein shall have the definition set forth in the Option.

(Signature page to follow)

Witness the execution of this Notice of Option, Lease, and Easements under seal by the parties to the lease as of June 16, 2025.

LANDLORD

Djordjevic Realty LLC


Name: Reine Djordjevic
Title: Manager

TENANT

Nexamp Solar, LLC

By: 
Name: Chris Clark
Title: Authorized Representative

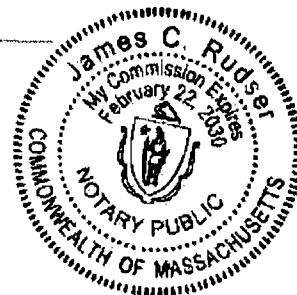
Acknowledgements to Notice of Option, Lease and Easements to Lease

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF Essex)

On this 12 day of June 2025, before me, the undersigned notary public, personally appeared **Reine Djordjevic**, proved to me through satisfactory evidence of identification, which was Mass Driver's License, to be the person whose names is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as their free act and deed and as the free act and deed of **Djordjevic Realty, LLC**, a Massachusetts limited liability company, and for its stated purpose as **Manager of Djordjevic Realty LLC**.

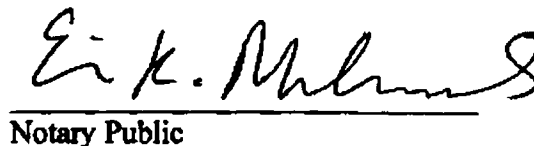

 Notary Public

My commission expires:

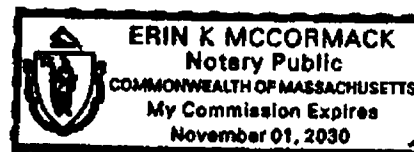


COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF Suffolk)

On this 10 day of June 2025, before me, the undersigned notary public, personally appeared Chris Clark, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the person whose names is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as their free act and deed and as the free act and deed of **Nexamp Solar, LLC**, a Delaware limited liability company, and for its stated purpose as **Authorized Representative of Nexamp Solar, LLC**.


 Notary Public

My commission expires: Nov 1, 2030



2025.06.04

EXHIBIT A**Property Description**

A parcel of land shown as Lot 3A on a plan entitled “‘Southgate Business Park’ Definitive Sheet 3 of 7, Plan of Land in Leominster, Massachusetts” prepared by Hannigan Engineering, Inc. dated February 12, 2007 and recorded at the Worcester Northern District Registry of Deeds, Plan Book 487, Page 5 (the “Plan”).

Lot 3A being more particularly bounded and described according to the Plan as follows:

Beginning at the southwesterly corner of the lot at a point at on the northerly side of Research Drive;

THENCE: South 38° 53’ 31” East, a distance of 11.72 feet along the northerly side of Research Drive to a point;

THENCE: On a curve to the right, having a radius of 470.00 feet, a distance of 198.99 feet to a point on the northerly side of Research Drive;

THENCE: South 63° 09’ 02” East, a distance of 127.15 feet to a point on the northerly side of Research Drive;

THENCE: North 20° 24’ 36” East, a distance of 160.08 feet to a point;

THENCE: North 61° 33’ 50” West, a distance of 312.18 feet to a point;

THENCE: South 26° 32’ 20” West, a distance of 121.47 feet to the point of beginning.

Lot 3A contains 49,528 square feet or 1.14 acres, more or less, according to the Plan.

Together with the perpetual and non-exclusive right and easement in common with others entitled thereto, to use Research Drive for any and all purposes for which roads are commonly used in commercial subdivisions in the City of Leominster.

Subject to Easement Deed from Southgate Business Park, LLC and Bary J. Cosimi to the City of Leominster dated July 26, 2010 and recorded in said Registry in Book 7218, at Page 108. Said deed accepted by an Acceptance of Easements by the City of Leominster dated July 27, 2010, and recorded in said Registry in Book 7218, Page 110.

Subject to Easement Deed from Southgate Business Park, LLC and Bary J. Cosimi to the City of Leominster dated July 26, 2010 and recorded in said Registry in Book 7218, at Page 112. Said deed accepted by an Acceptance of Easements by the City of Leominster dated July 27, 2010, and recorded in said Registry in Book 7218, Page 114.

Subject to Research Drive Declaration of Restrictions of Southgate Business Park, LLC, Leominster, Massachusetts dated March 27, 2018 and recorded in said Registry of Deeds in Book 9045, Page 281.

Subject to a New England Power Company Easement over a portion of Lot 3A as shown on the Plan.

Grantor hereby confirms that it is not taxed as a corporation in the Commonwealth of Massachusetts and the conveyance of the above-referenced land does not constitute a transfer of all or substantially all of the assets of the grantor.

Being the same land conveyed to Grantor by deed of Southgate Business Park, LLC, dated January 11, 2021, recorded with the Worcester Northern District Registry of Deeds at Book 9849, Page 301.

BEING the same premises conveyed to Djordjevic Realty, LLC by deed from GCJ Realty LLC dated July 20, 2023 and recorded with the Worcester Northern District Registry of Deeds in Book 10602, Page 182.

EXHIBIT B**LEASE AREA AND EASEMENTS DESCRIPTION****Lease Area:**

The Lease Area shall mean the Property unless during the Development and Construction Period Tenant determines the boundaries of a portion of the Property to be the final Lease Area by means of a survey, which survey shall then define the Lease Area and shall be an amendment to this Lease as a revised Exhibit B.

Easements:

The Easements shall mean those areas of land and rights thereon described in Section 4 of the Lease. During the Development and Construction Period Tenant may determine the Easements' boundaries by means of a survey, and such survey shall then define the Easements and shall be an amendment to this Lease as a revised Exhibit B.