

CREDIT PURCHASE AGREEMENT

THIS CREDIT PURCHASE AGREEMENT (THE “AGREEMENT”) ENTERED INTO AS OF **DECEMBER 23rd, 2024** BY AND BETWEEN NAUTILUS COMMUNITY SOLAR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, (“SELLER”) AND RUSH UNIVERSITY SYSTEM FOR HEALTH, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR ITSELF AND ON BEHALF OF ITS AFFILIATES (“BUYER”). SELLER AND BUYER ARE EACH REFERRED TO HEREIN INDIVIDUALLY AS A “PARTY” AND COLLECTIVELY AS THE “PARTIES.”

1. DEFINITIONS.

1.1 Definitions. Each capitalized term used but not otherwise defined herein shall have the meaning set forth in Annex A attached hereto.

1.2 Interpretation. The captions or headings in this Agreement are strictly for convenience and shall not be considered in interpreting the Agreement. Words in the Agreement that impart the singular connotation shall be interpreted as plural, and words that impart the plural connotation shall be interpreted as singular, as the identity of the parties or objects referred to may require. The words “include”, “includes”, and “including” mean include, includes, and including “without limitation” and “without limitation by specification.” The words “hereof”, “herein”, and “hereunder” and words of similar import refer to the Agreement as a whole and not to any particular provision of the Agreement. Except as the context otherwise indicates, all references to “Articles” and “Sections” refer to Articles and Sections of this Agreement.

2. TERM AND TERMINATION.

2.1 Term. The term (the “Term”) of the Agreement shall commence on the date of this Agreement and shall continue for the number of years indicated on Annex A, starting from the Commercial Operation Date, unless and until terminated earlier pursuant to the provisions of the Agreement.

2.2 Seller Conditions of the Agreement Prior to Installation. In the event that any of the following events or circumstances occur prior to the Commercial Operation Date, Seller may (in its sole discretion) terminate the Agreement, in which case neither Party shall have any liability to the other except for any such liabilities that may have accrued prior to such termination.

(a) There exist site conditions (including environmental conditions and ecological concerns such as presence of wildlife species) at the Site or construction requirements that could not have been reasonably known as of the date of this Agreement and that could reasonably be expected to materially increase the cost of Installation Work or would adversely affect the electricity production from the System as designed.

(b) There has been a material adverse change in (i) the rights of Seller to construct the System on the Site, (ii) the Program or Applicable Law, or (iii) the regulatory environment or availability of Solar Incentives (including the failure of the System to qualify for or expiration of any incentive program or tax incentives in effect as of the date of this Agreement).

(c) Seller has not received evidence reasonably satisfactory to it that interconnection services, the Program, Credits or net metering, as applicable, will be available with respect to energy generated by the System.

(d) Seller has determined that there are easements, Site Restrictions, other liens or encumbrances, or other facts, circumstances or developments that would materially impair or prevent, or have a material adverse effect on, the installation, operation, maintenance or removal of the System.

(e) Seller has determined that Buyer is not Creditworthy.

(f) Seller is unable to obtain financing for the System on terms and conditions reasonably satisfactory to Seller.

(g) Buyer's representation and warranty contained in Section 7.2(e) or Section 7.2(f) is no longer true and correct.

(h) A Buyer Default has occurred.

2.3 Early Termination by Buyer without Cause. Buyer may terminate this Agreement without cause and for any reason upon one hundred eighty (180) prior written notice to Seller ("Notice Period"). During the Notice Period, Seller agrees to use reasonable best efforts to search for a third party with an eligible load to receive Credits. Following the Notice Period, Buyer may terminate this Agreement and pay the Termination Fee.

2.4 Right to Terminate this Agreement. In addition to other termination rights of a Party set forth herein, Buyer may terminate this Agreement with no payment of the Termination Fee if (1) the Commercial Operation Date has not occurred within two (2) years following the date hereof, or (2) within one hundred eighty (180) days following receipt of written notice from Buyer that Buyer no longer operates one or more Retail Service Addresses that is eligible under the Program to subscribe to the System.

2.5 Terminate Fee Calculation; Payment. Buyer Termination Fee shall equal any currently outstanding amounts owed to Seller plus two (2) cents per watt (DC), which shall only be applicable in the first ten years after the Commercial Operation Date. Payment of the Termination fee shall be due within five (5) days of Seller's written notice including an invoice for such Termination Fee.

3. SYSTEM OPERATIONS.

3.1 Seller as Seller and Operator. Throughout the Term, Seller or Seller's Lender shall be the legal and beneficial owner of the System at all times, the System shall remain the personal property of Seller or Seller's Lender, and the System will be operated and maintained in accordance with the Tariff and, as necessary, repaired by Seller at its sole cost and expense. Buyer will not have access to the System for any purpose. Buyer will have no ownership, possession right or control of the System, and will have no rights or obligations with respect to the operation and maintenance of the System. This Agreement does not convey to Buyer any right, title or interest in or to any portion of any property (tangible or intangible, real or personal) underlying or comprising any portion of the System.

3.2 Obligations of Parties. The Parties will work cooperatively and in good faith to meet all Program requirements under Applicable Law and the Tariff, including applicable interconnection, metering and Credit requirements. The Parties agree that commencing on the Commercial Operation Date (a) Seller shall deliver Buyer's Allocated Percentage of the Delivered Energy to the Utility, and (b) Buyer (or its designee) shall be entitled to any and all Credits resulting from such delivery. This Agreement does not convey to Buyer any right, title or interest in or to the Delivered Energy.

3.3 Output Guaranty.

(a) Annual Expected Performance Output. Seller estimates that the System should have delivered an "Annual Expected Performance Output" for each twelve-month period beginning on the Commercial Operation Date, which shall be the annual kWh at the Production Meter calculated using PVSYST modeled with Annual Expected Insolation and other meteorological parameters including but not limited to snowfall and allowing for a 0.7% annual degradation in System performance. These values are specified in Schedule 3.

(b) Guaranteed Output. Seller hereby guarantees that Buyer's Allocated Percentage of Delivered Energy will be at least seventy-five percent (75%) of Buyer's Allocated Percentage multiplied by Adjusted Annual Expected Performance Output (the "Guaranteed Output"). For purposes of calculating whether the Guaranteed Output has been achieved, within forty-five (45) days following each anniversary of the Commercial Operation Date during the Term, Seller shall deliver to Buyer a report (the "Seller's Report") describing Buyer's Allocated Percentage, the amount of Excused Output, the Delivered Energy, the inputs used to calculate the Adjusted Annual Expected

Performance Output, the Annual Expected Performance Output and whether the Delivered Energy achieves the Guaranteed Output.

(c) In the event that the Buyer's Allocated Percentage of Delivered Energy is less than the Guaranteed Output (the amount of difference being the "Performance Difference"), then Seller shall pay Buyer the product of (i) the Performance Difference and (ii) the Rate Difference. Payment shall be made within thirty (30) days following receipt of written notice from Buyer of the amount due. "Rate Difference" means greater of (i) an amount equal to the Credit (or weighted average Credit) in place during the relevant Contract Year set forth in Seller's Report (on a per kWh basis) minus the Buyer's kWh Rate for the relevant Contract Year and (ii) zero (0).

3.4 Environmental Attributes and Solar Incentives. Seller's and Buyer's respective rights and obligations with respect to Environmental Attributes or Solar Incentives are set forth on Annex A.

4. REALLOCATION; ADDITIONAL CAPACITY.

4.1 Reallocation. To enable ongoing buyer balancing across systems, Seller reserves the right, at its option and in its sole discretion, to assign all or a portion of Buyer's Allocated Percentage among one or more systems that qualify for the Program and from which Buyer is eligible to receive all or such portion of Buyer's Allocated Percentage in accordance with the Program. The Parties agree to modify any terms of this Agreement as necessary to effectuate or reflect the details of such assignment(s). Seller will provide Buyer reasonable notice of any such assignment. To effectuate such assignment, Seller will provide Buyer revised copies of Schedule 1, as applicable. Upon receipt of such revised Schedule(s) the Agreement will be deemed to incorporate such revised Schedules without further action by the Parties.

4.2 Additional Capacity. Buyer may elect to purchase Credits associated with an additional allocation of the Delivered Energy from the System or another system (pursuant to a separate contract) if so available, and if doing so would not violate any terms of the Program.

5. PRICE AND PAYMENT.

5.1 Consideration. In consideration for Seller's delivery of Buyer's Allocated Percentage of the Delivered Energy to the Utility and Buyer's right to receive Credits corresponding with Buyer's Allocated Percentage of Delivered Energy, Buyer shall pay Seller a monthly payment (the "Payment") for such Credits commencing on the Commercial Operation Date and continuing through the Term, equal to the product of (x) the Delivered Energy for the relevant month, (y) the kWh Rate, and (z) Buyer's Allocated Percentage. Buyer understands that the kWh Rate is based on the Credit Value and that, because the Credit Value will change from time to time, the kWh Rate will increase and decrease during the Term.

5.2 Invoices. Seller shall invoice Buyer on or before the last Business Day of each calendar month (each such date on which an invoice is issued by Seller to Buyer, an "Invoice Date") for the Payment in respect of Credits corresponding with Buyer's Allocated Percentage of Delivered Energy produced during the immediately preceding calendar month. Buyer's first invoice under this Agreement shall be for the first full calendar month after the Commercial Operation Date in which Credits corresponding with Buyer's Allocated Percentage of Delivered Energy are issued. For the avoidance of doubt, Buyer shall (i) neither receive nor be entitled to any Credits associated with Delivered Energy prior to the Commercial Operation Date, and (ii) have no obligation to make or any liability for Payments for Credits associated with Delivered Energy prior to the Commercial Operation Date.

5.3 Time of Payment. Buyer shall pay all undisputed amounts due hereunder within forty five (45) days after the date of the applicable Invoice Date.

5.4 Method of Payment. Buyer shall make all Payments under the Agreement by electronic funds transfer in immediately available funds to the account designated by Seller from time to time. If Buyer does not have electronic funds transfer capability, the Parties shall agree to an alternative method for submitting Payments. Except for billing errors or as provided in Section 5.5 below, all Payments made hereunder shall be non-refundable, be made

free and clear of any tax, levy, assessment, duties or other charges and not subject to reduction, withholding, set-off, or adjustment of any kind.

5.5 Disputed Payments. If a *bona fide* dispute arises with respect to any invoice, Buyer shall not be deemed in default under the Agreement and the Parties shall not suspend the performance of their respective obligations hereunder, including payment of undisputed amounts owed hereunder. Payment of the disputed amount shall not be required until the dispute is resolved. . Inadvertent overpayments shall be returned upon request or deducted by the Party receiving such overpayment from subsequent payments.

5.6 Billing Adjustments Following Utility Billing Adjustments. If, as a result of a Utility billing adjustment, the quantity of Delivered Energy is decreased (the “Electricity Deficiency Quantity”) and the Utility reduces the amount of Credits allocated to Buyer for such period, Seller shall reimburse Buyer for the amount paid by Buyer in consideration for the Electricity Deficiency Quantity. If as a result of such adjustment the quantity of Delivered Energy allocated to Buyer is increased (the “Electricity Surplus Quantity”) and the Utility increases the amount of Credits allocated to Buyer for such period, Buyer shall pay for the Electricity Surplus Quantity at the kWh Rate applicable during such period.

5.7 Utility Consolidated Billing. Buyer and Seller acknowledge that both Parties would prefer the System be enrolled in the Utility’s consolidated billing program, such that the Buyer is invoiced directly by the Utility and such Utility invoice shall account for the Credits allocated to Buyer’s account from Seller. The parties agree that both shall use reasonable efforts to facilitate the prompt enrollment of the System into consolidated billing with the Utility.

6. GENERAL COVENANTS.

6.1 Seller’s Covenants. Seller covenants and agrees to the following:

(a) Notice of Damage or Emergency. Seller shall promptly notify Buyer if it becomes aware of any significant damage to or loss of the use of the System or that could reasonably be expected to adversely affect the System.

(b) Governmental Approvals. While providing the Installation Work and System Operations, Seller shall obtain and maintain and secure all Governmental Approvals required to be obtained and maintained and secured by Seller and to enable Seller to perform such obligations.

(c) Interconnection Fees. Seller shall be responsible for all costs, fees, charges and obligations required to connect the System to the Utility distribution system (“Interconnection Obligations”), including any fees associated with system upgrades and operation and maintenance carrying charges, as provided in the interconnection procedures of the Utility (“Interconnection Procedures”). In no event shall Buyer be responsible for any Interconnection Obligations.

(d) Compliance with Tariff and Interconnection Procedures. Seller shall cause the System to be installed, maintained and operated in compliance with the Tariff and the Interconnection Procedures.

(e) Buyer’s Account Information. Seller shall be responsible for providing Buyer’s Account Information to the Utility, in accordance with the Tariff. Seller shall take care to preserve the privacy expectations of Buyer, including by not publicly disclosing Buyer’s Account Information. Seller shall not disclose such information to third parties, other than to the Utility or Governmental Authorities in connection with the Program, unless Buyer has provided explicit informed consent or such disclosure is in accordance with the terms of Section 13.1 or compelled by Applicable Law.

(f) Communications. Seller shall designate a representative to be available to Buyer to address all operational matters under this Agreement. Seller shall use best efforts to respond to communications from Buyer within two Business Days after receiving Buyer communications.

(g) Insurance Coverage. Seller shall maintain insurance coverage sufficient to repair, restore or rebuild the System in the event of significant damage or loss in the use of the System.

Seller, at its expense, shall also obtain and maintain the following minimum insurance policies and coverage: (a) Commercial General Liability insurance, including contractual products and completed operations insurance (\$2 million per occurrence and \$4 million annual aggregate); (b) if applicable, Commercial Automobile liability policy for owned, non-owned and hired vehicles with a minimum limit (\$1 million each accident); (c) Errors & Omissions Insurance of \$2 million per occurrence and \$2 million aggregate; (d) Workers' Compensation in statutory limits in accordance with the appropriate state of jurisdiction; (e) Employer's Liability insurance of \$1 million per accident, \$1 million per disease each employee and \$1 million per disease aggregate;. Seller agrees to have Buyer, (collectively "Buyer Insureds") added as an additional insured by endorsement with respect to the commercial general liability and auto liability policy of insurance for purposes of contract performance and personal or property damages arising out of this Agreement.. Buyer makes no representation that the minimum insurance requirements of this Agreement are sufficient to cover Seller's obligations under this Agreement and Seller's insurance obligations are in addition to Seller's indemnity obligations hereunder. Seller agrees to provide Buyer with thirty (30) days prior written notice of any material change or reduction in limits or cancellation of any policies required under this Agreement. Seller shall provide Buyer with a certificate of insurance evidencing the insurances required under this Agreement upon execution and thereafter upon request.

(h) Seller represents and warrants that it, nor any person providing services under this Agreement is not excluded, debarred, suspended or proposed for debarment from any government healthcare program or federal procurement or non-procurement program. Seller shall immediately notify the Buyer if it or any persons representing it under this Agreement becomes excluded, debarred or suspended from a healthcare program

6.2 Buyer's Covenants. Buyer covenants and agrees as follows:

(a) Consents and Approvals. Buyer shall ensure that any authorizations required of Buyer under this Agreement are provided in a timely manner. To the extent that only Buyer is authorized to request, obtain or issue any necessary approvals, permits, rebates or other financial incentives, Buyer shall cooperate with Seller to obtain such approvals, permits, rebates or other financial incentives.

(b) Buyer's Account Information. To the extent Buyer's Account Information is not fully set forth in Schedule 1 as of the date of this Agreement, Buyer shall provide Seller with such information within thirty (30) days of the date of this Agreement.

(c) Buyer Information. Buyer shall promptly provide Seller with such information and documentation as reasonably requested by Seller in order for Seller to comply with Program requirements, including for disclosure and reporting obligations.

7. REPRESENTATIONS & WARRANTIES.

7.1 Representations and Warranties Relating to Agreement Validity. In addition to any other representations and warranties contained in the Agreement, each Party represents and warrants to the other as of the date of this Agreement that:

- (a) it is duly organized and validly existing and in good standing in the jurisdiction of its organization;
- (b) it has the full right and authority to enter into, execute, deliver, and perform its obligations under the Agreement;
- (c) it has taken all requisite corporate or other action to approve the execution, delivery, and performance of the Agreement;

(d) the Agreement constitutes its legal, valid and binding obligation enforceable against such Party in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium, and other similar laws now or hereafter in effect relating to creditors' rights generally;

(e) there is no litigation, action, proceeding or investigation pending or, to the best of its knowledge, threatened before any court or other Governmental Authority by, against, affecting or involving any of its business or assets that could reasonably be expected to adversely affect its ability to carry out the transactions contemplated herein;

(f) its execution and performance of the Agreement and the transactions contemplated hereby do not constitute a breach of any term or provision of, or a default under, (i) any contract or agreement to which it or any of its Affiliates is a party or by which it or any of its Affiliates or its or their property is bound, (ii) its organizational documents, or (iii) any Applicable Laws; and

(g) no Bankruptcy Event has occurred and there are no proceedings pending or being contemplated by it or, to its knowledge, threatened against it which would result in a Bankruptcy Event.

7.2 Specific Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the date of this Agreement that:

(a) (i) Buyer is an "accredited investor" as that term is defined in Rule 501 of the Securities and Exchange Commission under the Securities Act of 1933, as amended (the "Securities Act") or (ii) Buyer is an incorporated municipality or governmental subdivision with total assets in excess of \$5,000,000; provided, however, that notwithstanding the representation and warranty set forth in (i), the Parties agree that this Agreement is not, and is not intended to be, a security under applicable state and federal securities laws;

(b) Buyer is the sole party in interest agreeing to purchase Credits corresponding with Buyer's Allocated Percentage of Delivered Energy and is acquiring such Credits for its own account and not with a view to the resale or other distribution thereof, in whole or in part, and agrees that it will not transfer, sell or otherwise dispose of such Credits in any manner that will violate applicable securities law. Buyer is aware that this Agreement and the Credits corresponding with Buyer's Allocated Percentage of Delivered Energy have not been registered under the Securities Act or registered or qualified under the securities laws of the state in which Buyer resides or is located based in part upon the representations of Buyer contained herein;

(c) Buyer has been given the opportunity to ask questions of, and receive answers from, Seller concerning the terms and conditions of this Agreement and other matters pertaining to this Agreement, and has been given the opportunity to obtain such additional information necessary in order for Buyer to evaluate the merits and risks of the purchase of Credits corresponding with Buyer's Allocated Percentage of Delivered Energy to the extent Seller possesses such information or can acquire it without unreasonable effort or expense;

(d) Buyer is not relying on Seller or any of its employees, members of its board of directors (or equivalent body) or officers, or this Agreement with respect to tax and other economic considerations involved in the investment;

(e) Buyer is a retail electric service customer of the Utility and the Retail Service Address is within the same Utility's service territory as the System;

(f) Buyer is not an electric company, electric utility, generation company, aggregator, supplier, energy marketer, power marketer, power broker, energy broker or otherwise regulated under applicable law as a similar entity arranging the supply of energy or energy products for third parties.

(g) Buyer is Creditworthy.

(h) Buyer's representations and warranties include those on Annex A.

7.3 Specific Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the date of this Agreement that:

- (a) The System does not infringe on any third party's intellectual property; and
- (b) (i) it has taken all required actions, if any, necessary to comply with the Public Utility Holding Company Act of 2005, as amended; and (ii) it is not an electric utility subject to the rate regulation by any Governmental Authority.

7.4 Exclusion of Warranties. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, THE INSTALLATION WORK, SYSTEM OPERATIONS AND PERFORMANCE PROVIDED BY SELLER TO BUYER PURSUANT TO THIS AGREEMENT SHALL BE "AS-IS WHERE-IS." NO OTHER WARRANTY TO BUYER OR ANY OTHER PERSON, WHETHER EXPRESS, IMPLIED OR STATUTORY, IS MADE AS TO THE INSTALLATION, DESIGN, DESCRIPTION, QUALITY, MERCHANTABILITY, COMPLETENESS, USEFUL LIFE, FUTURE ECONOMIC VIABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE SYSTEM OR ANY OTHER SERVICE PROVIDED HEREUNDER OR DESCRIBED HEREIN, OR AS TO ANY OTHER MATTER, ALL OF WHICH ARE EXPRESSLY DISCLAIMED BY SELLER.

8. TAXES AND GOVERNMENTAL FEES. Seller shall be responsible for all income, gross receipts, ad valorem, personal property or real property or other similar taxes and any and all franchise fees or similar fees assessed against it due to its ownership of the System. Seller shall not be obligated for any taxes payable by or assessed against Buyer based on or related to Buyer's overall income or revenues, as applicable. Seller acknowledges and agrees that Buyer is a not for profit 501 (c)(3) tax exempt corporation and that Buyer is only responsible for any and all taxes assessed on the generation, sale, delivery, or consumption of Delivered Energy or Credits applicable to a 501 (c)(3) not for profit entity.

9. FORCE MAJEURE.

9.1 Definition. "Force Majeure" means any act or event that prevents a Party from performing its obligations in accordance with the Agreement, if such act or event is beyond the reasonable control, and not the result of the fault or negligence, of such Party and such Party had been unable to overcome such act or event with the exercise of due diligence (including the expenditure of reasonable sums). Subject to the following conditions, "Force Majeure" shall include acts of God or the public enemy; war; hostilities; riots; terrorism; fires or explosions, floods, earthquakes, volcanic eruptions, tornados, hurricanes or designated storms per the National Weather Service (<https://www.weather.gov/>) or other natural catastrophes; epidemic and/or pandemic, including "COVID-19"; a Governmental Authority's actions or failure to act; a utility's actions or failure to act; or any event of force majeure under the Interconnection Procedures.

9.2 Excused Performance. Except as otherwise specifically provided in the Agreement, a Party shall not be considered in breach of the Agreement or liable for any delay or failure to comply with the Agreement, if and to the extent that such delay or failure is attributable to the occurrence of a Force Majeure; *provided* that such Party, shall as soon as reasonably practical (i) notify the other Party in writing of the existence of the Force Majeure, (ii) exercise all reasonable efforts necessary to minimize delay caused by such Force Majeure, (iii) notify the other Party in writing of the cessation or termination of said Force Majeure and (iv) resume performance of its obligations hereunder as soon as practicable thereafter.

9.3 Termination in Consequence of Force Majeure. If a Force Majeure shall have occurred that has affected Seller's performance of its obligations hereunder and that has continued for a continuous period of ninety (90) days or more, then Seller shall be entitled to terminate the Agreement. Upon such termination for a Force Majeure, Buyer shall be responsible for making any and all payments up to the start of such Force Majeure event.

10. DEFAULT.

10.1 Seller Defaults and Buyer Remedies.

(a) Seller Defaults. The following events shall be defaults with respect to Seller (each, a “Seller Default”):

(i) Except as otherwise expressly permitted in this Agreement, Seller terminates this Agreement before the end of the Term;

(ii) Seller is in breach of any representation or warranty or fails to perform any material obligation as set forth in this Agreement and (A) if such breach or failure can be cured within thirty (30) days after Buyer’s notice of such breach or failure and Seller fails to so cure, or (B) Seller fails to commence and pursue said cure within such thirty (30) day period if a longer cure period is needed; or

(iii) A Bankruptcy Event occurs with respect to Seller.

(b) Buyer’s Remedies. If a Seller Default described in Section 10.1(a) has occurred and is continuing, in addition to other remedies expressly provided herein, and subject to Article 11, Buyer may terminate this Agreement and exercise any other remedy it may have at law or equity or under this Agreement; provided, however, that no termination shall be effective under this Section 10.1(b) unless: (i) Buyer has delivered to Seller a notice of its intent to terminate this Agreement, which such notice shall describe the Seller Default that has occurred and is continuing (“Buyer Termination Notice”); (ii) sixty (60) days have passed since Seller’s receipt of the applicable Buyer Termination Notice; and (iii) Seller has not cured the Seller Default set forth in the applicable Buyer Termination Notice as of the time of termination. In the event of a termination under this Section 10.1(b), Buyer shall use reasonable efforts to mitigate its damages. .

10.2 Buyer Defaults and Seller’s Remedies.

(a) Buyer Default. The following events shall be defaults with respect to Buyer (each, a “Buyer Default”):

(i) Except as otherwise expressly permitted in this Agreement, Buyer terminates this Agreement before the end of the Term;

(ii) Buyer fails to make any payment when due in accordance with Section 5 and such nonpayment is not cured within thirty (30) days thereof;

(iii) Buyer breaches any representation or warranty or any material term of the Agreement and (A) if such breach can be cured within thirty (30) days after Seller’s notice of such breach and Buyer fails to so cure, or (B) Buyer fails to commence and pursue said cure within such thirty (30) day period if a longer cure period is needed; or

(iv) A Bankruptcy Event occurs with respect to Buyer.

(b) Seller’s Remedies. If a Buyer Default described in Section 10.2(a) has occurred and is continuing, in addition to other remedies expressly provided herein, and subject to Article 11, Seller may exercise the following rights and remedies, each of which shall be cumulative of and shall be in addition to every other right or remedy provided for in this Agreement, and the exercise of any one or more of which shall not preclude the simultaneous or later exercise by Seller of any other rights or remedies provided for in this Agreement:

(i) terminate this Agreement, and, at Seller’s option, sell Buyer’s Allocated Percentage to one or more persons other than Buyer, and recover from Buyer any loss in revenues resulting from such sales (less revenue received by Seller from selling Buyer’s Allocated Percentage to others); *provided* that, in the event of such termination, Seller shall use reasonable efforts to mitigate its damages;

- (ii) terminate this Agreement and collect the Termination Fee; or
- (iii) exercise any other remedy it may have at law or equity or under the Agreement.

11. LIMITATIONS OF LIABILITY.

11.1 Except as otherwise stated herein, neither party to this Agreement shall be liable for any negligent or wrongful act chargeable to the other unless such liability is imposed by a court of competent jurisdiction. This Agreement shall not be construed as seeking to either enlarge or diminish any obligation or duty owed by one party against the other or against third parties. In the event of a claim for any wrongful or negligent act, each party shall bear the cost of its own defense..

11.2 The Parties will not be liable to the other Party for general, special, punitive, exemplary, indirect, incidental or consequential damages arising from or out of this Agreement. The total liability of either Party under this Agreement will in no event exceed the greater of (a) four (4) times the aggregate of all Payments made by Buyer under this Agreement during the preceding twelve (12) months and (b) the limits of the liable party's applicable policies of insurance; provided, however, that the foregoing limitations do not apply with regard to . (a) third party claims relating to bodily injury or wrongful death, (b) any breach of Section 13 (c) infringement, (d) gross negligence and recklessness, or (e) violation of applicable law, and as permitted under Section 10.2(b),

11.3 In the event of a Seller Default or a Buyer Default, the non-defaulting Party shall take reasonable commercial efforts to minimize losses that it may incur.

12. ASSIGNMENT.

12.1 Assignment by Seller. Seller may assign this Agreement along with all of Seller's rights and obligations to any Affiliate or Qualified Third Party upon prior consent of the Buyer, except in the the event of an acquisition, corporate reorganization, merger or sale of substantially all of its assets to another entity wherein Buyer only be provided written notice. With respect to the assignment of this Agreement as collateral security in connection with any financing of the System (including pursuant to a tax equity transaction) the following shall apply: In the event that Seller identifies such secured Lender, then Buyer shall comply with the provisions set forth in Exhibit A to this Agreement. Any Lender shall be an intended third-party beneficiary of this Section 12.1. Seller shall notify Buyer of any assignment to a Lender under this Section 12.1 within thirty (30) days following the date of the assignment.

12.2 Acknowledgment of Collateral Assignment. In the event that Seller identifies a secured Lender, then Buyer hereby:

- (a) acknowledges and agrees to the collateral assignment by Seller to the Lender, of Seller's right, title and interest in, to and under the Agreement, as consented to under Section 12.1 of the Agreement;
- (b) acknowledges and agrees that the Lender as such collateral assignee shall be entitled to exercise any and all rights of lenders generally with respect to Seller's interests in this Agreement;
- (c) acknowledges and agrees that it has been advised that Seller has granted a first priority perfected security interest in the System to the Lender and that the Lender has relied upon the characterization of the System as personal property, as agreed in this Agreement in accepting such security interest as collateral for its financing of the System; and
- (d) agrees to execute a consent agreement or estoppel certificate in a form reasonably satisfactory to Buyer within ten (10) days after a request by Seller.

Any Lender shall be an intended third-party beneficiary of this Section 12.2.

12.3 Assignment by Buyer.

(a) Buyer shall not assign this Agreement or any interest herein to a non-affiliate, without the prior written consent of Seller; provided, however, that Seller shall not unreasonably withhold, condition or delay its consent for Buyer to change the Retail Service Address for which the Credits will apply to another eligible Retail Service Address that is eligible under the Program to subscribe to the System, nor shall Seller unreasonably withhold, condition or delay its consent for Buyer to sell or transfer its interest or a fractional interest in this Agreement to another party with a credit rating that is equivalent or better than Buyer's and who agrees to comply with and assume all provisions under this Agreement (including, for the avoidance of doubt, pricing terms) and meets the requirements under Section 12.3(b). Such transfer shall be treated as a contract novation from the Buyer to the new party assuming Buyer's responsibilities under this Agreement. In accordance with this Section 12.3, Buyer may transfer any fraction of its interests in this Agreement up to and including the full Buyer's Allocated Percentage which would represent a full assignment.

(b) Buyer's request for Seller's consent to any proposed change or assignment as contemplated in Section 12.3(a) shall be in writing and furnished to Seller at least thirty (30) days prior to the proposed effective date of such change or assignment, which request must include: (i) Buyer's name and mailing address; (ii) the current Retail Service Address; (iii) the new Retail Service Address (if applicable); (iv) the name of the individual or entity to whom Buyer is requesting to assign this Agreement (if applicable) and the consideration (if any) proposed to be provided to Buyer for such assignment; and (v) the proposed effective date of such proposed change or assignment. In the case of any assignment of this Agreement in whole or in part to another individual or entity, (i) such assignee's Retail Service Address shall be located within the Utility's service territory as the System, (ii) such assignee shall be Creditworthy, (iii) such assignee shall execute a novation agreement of this Agreement which shall specifically include the representations and warranties set forth in Section 7.2 and a representation and warranty that such assignee is Creditworthy, and (iv) such assignment shall be effective upon the later to occur of (A) the proposed effective date of such assignment and (B) the date upon which the Utility shall have approved such assignment.

(c) Upon any assignment of this Agreement pursuant to this Section 12.3, Buyer will surrender all right, title and interest in and to the portion of this Agreement that has been assigned. Any purported assignment in contravention of this Section 12.3 shall be of no force and effect and null and void ab initio. No assignment will extend the Term of this Agreement.

(d) If Buyer terminates its retail electric service with the Utility or moves outside of the Utility's service territory without first transferring Buyer's Allocated Percentage to an eligible transferee, Buyer will forfeit its right to receive Credits, but will continue to be responsible for the Payments for accrued Credits under this Agreement until Buyer's Allocated Percentage is transferred to an eligible transferee. .

13. CONFIDENTIALITY.

13.1 It may become necessary during the course of this Agreement for one Party to disclose to the other Confidential Information. Any Confidential Information of a Party (the "Disclosing Party") which is disclosed to or otherwise received or obtained by the other Party (the "Receiving Party") incident to this Agreement shall be held in confidence, and, except as otherwise permitted herein or otherwise directed in writing by the Disclosing Party, the Receiving Party shall not copy, reproduce, remanufacture, publish or otherwise disclose any Confidential Information to any Person for any reason or purpose whatsoever, except to those of its Representatives (defined below) that have a bona fide need to know such Confidential Information pursuant hereto, or use any Confidential Information for its own purposes or for the benefit of any Person except in connection with the performance of its duties hereunder, without the prior written approval of the Disclosing Party. Without limiting the generality of the foregoing, each Party shall observe the same safeguards and precautions with regard to Confidential Information, which such Party observes with respect to its own information of the same or similar kind. The obligation to provide confidential treatment to Confidential Information shall not be affected by the inadvertent disclosure of Confidential Information by either Party. For purposes of this Section 13, "Representatives" means the Receiving Party's or any of its Affiliates' respective shareholders, members, directors, managers, officers, employees, financing sources, potential financing sources and attorneys.

14. MISCELLANEOUS.

14.1 Survival. Cancellation, expiration, or earlier termination of this Agreement shall not relieve the Parties of obligations, including representations, warranties, remedies, or indemnities that, by their nature, should survive such cancellation, expiration, or termination, which obligations shall survive for the period of the applicable statute(s) of limitation.

14.2 Goodwill and Publicity. Seller shall have the right to use graphical representations or photography of the System in marketing and promotional materials. Seller agrees not to disclose any Buyer information in connection with Seller's marketing and promotional materials without prior written consent of Buyer. Buyer agrees not to use Seller's name, logo, trademark, trade name, service mark, or other Seller intellectual property in any marketing or promotional materials without the prior written consent of Seller. To avoid any conflicts with fair trade rules regarding claims of solar or renewable energy use and to help ensure that Environmental Attributes will be certified by Green-e® or a similar organization, each Party shall submit to the other Party for approval any press releases regarding the Agreement and shall not submit for publication any such releases without the prior written approval of the other Party.

14.3 Entire Agreement. The Agreement (including the Annex, Exhibits and Schedules hereto) constitutes the entire agreement of the Parties relating to the subject matter hereof and supersedes all prior contracts or agreements with respect to the subject matter hereof. There are no agreements, understandings, representations or warranties between the Parties other than those set forth herein and in the Agreement.

14.4 Amendments and Modification. Except as expressly provided in Section 4.1, this Agreement may be amended, supplemented or modified only by a written instrument duly executed by each Party. In the event any provision of this Agreement would, in the reasonable judgment of Seller, be reasonably expected to result in Seller's non-compliance with any provision in the Tariff (as the same may be amended or revised from time to time), the Parties shall exercise commercially reasonable efforts to negotiate an amendment to this Agreement to conform the applicable provision(s) of this Agreement to the applicable provisions in the Tariff.

14.5 Industry Standards. Except as otherwise set forth herein, for the purpose of the Agreement the normal standards of performance within the solar photovoltaic power generation industry in the United States shall be the measure of whether a Party's performance is reasonable and timely. Unless expressly defined herein, words having well-known technical or trade meanings shall be so construed.

14.6 No Waiver. Any provision of this Agreement may be waived at any time by the Party that is entitled to the benefit thereof, but no such waiver shall be effective unless set forth in a written instrument duly executed by or on behalf of the Party waiving such term or condition. No waiver by any Party of any provision of this Agreement, in any one or more instances, shall be deemed to be or construed as a waiver of the same or any other provision of this Agreement on any future occasion, and, unless otherwise set forth in this Agreement, no failure or delay on the part of any Party in exercising any rights, powers or remedies under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or remedy preclude any other right, power or remedy thereunder. Failure on the part of a Party to complain of any act of any Party or to declare any Party in default, irrespective of how long such failure continues, will not constitute a waiver by that Party of its rights with respect to that default. Subject to Section 11, all remedies, either under this Agreement or by law or in equity, shall be cumulative and not alternative.

14.7 Relationship of the Parties. Nothing contained in this Agreement will be construed as constituting a joint venture or partnership between the Parties. Neither Seller nor Buyer shall have any authority to enter into agreements of any kind on behalf of the other Party and shall not have the power or authority to bind or obligate the other Party in any manner to any third party. Seller and Buyer shall be independent contractors or independent parties and shall discharge their contractual obligations at their own risk.

14.8 Governing Law. This Agreement shall be governed by and construed in accordance with laws of the Governing Law State, without reference to choice of laws that would require the application of the law of another jurisdiction. All actions or proceedings arising in connection with this Agreement may be tried and litigated in the state or federal courts located in the Governing Law State. Each Party hereby waives any right it may have to assert

the doctrine of *forum non conveniens* or similar doctrine or to object to venue with respect to any proceeding brought in accordance with this Section, and stipulates that the courts identified in this paragraph shall have *in personam* jurisdiction over each of them for the purpose of litigating any such dispute, controversy, or proceeding. Each Party hereby authorizes and accepts service of process sufficient for personal jurisdiction in any action against it as contemplated by this Section 14.8 by registered or certified mail, return receipt requested, postage prepaid, to its address for the giving of notices as set forth in Section 14.12. Nothing herein shall affect the right of any Party to serve process in any other manner permitted by law.

14.9 Severability. Subject to Section 14.4, if any provision contained herein is invalid, illegal or unenforceable in any respect under any Applicable Law or decision, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired in any way. The Parties shall so far as practicable execute such additional documents in order to give effect to any provision hereof which is determined to be invalid, illegal or unenforceable.

14.10 Successors and Assigns. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and permitted assigns.

14.11 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same agreement. Signatures delivered by facsimile or portable document format (pdf) shall be deemed to be original signatures.

14.12 Notices. Any notice to be given hereunder shall be in writing and shall be delivered by hand (including by express courier against written receipt) or sent by registered prepaid first class mail, overnight courier or by facsimile copy to the persons or addresses specified below (or such other person or address as a Party may previously have notified the other Party in writing for that purpose). A notice shall be deemed to have been served when delivered by hand at that address or received by facsimile copy, or, if sent by registered prepaid first class mail or overnight courier as aforesaid, on the date delivered. In addition, either Party may provide notice or other formal communications under this Agreement by e-mail to the addresses below (and if more than one address is listed for a Party, then notice must be given to all addresses listed for such Party for notice to be effective) with such notice effective one (1) Business Day after sending (unless the sender receives an automatically-generated notice that such message was undeliverable, whereby such notice shall not be deemed effective), so long as sufficient written confirmation follows the e-mail notice. The names and addresses for the service of notices referred to herein are:

Buyer:
Rush University System for Health

c/o Ian Hughes
Office of Environmental Sustainability
1620 West Harrison Street
Atrium 1030
Chicago, Illinois 60612
Attn: Ian Hughes
Email: ian_m_hughes@rush.edu

With a copy to
Rush University Medical Center
Rush Legal
1700 W Van Buren St., Suite 301
Chicago, IL 60056
Attn: General Counsel

Seller:
Nautilus Community Solar, LLC

c/o Nautilus Solar Energy, LLC
397 Springfield Avenue, Suite 200
Summit, NJ 07901
Attn: General Counsel
Email: Courtney@nautilusolar.com

Financing Party:

[To be provided by Seller when known]

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the day and year first above written.

“SELLER”:

By: Signed by: Courtney Matsuiishi

Name: Courtney Matsuiishi

Title: Secretary

“BUYER”:

By: DocuSigned by: Jeremy Strong

Name: Jeremy Strong

Title: VP, Supply Chain

ANNEX A

1. DEFINITIONS.

1.1 Definitions. In addition to other terms specifically defined elsewhere in the Agreement, where capitalized, the following words and phrases shall be defined as follows:

“Adjusted Annual Expected Performance Output” means the difference between (i) the Annual Expected Performance Output multiplied by the Annual Insolation Factor and (ii) the Excused Output.

“Affiliate” of a Person means any other Person directly or indirectly controlling or controlled by or under direct or indirect common control with the first Person. For purposes of this definition, “control” of a Person means the possession, directly or indirectly, of the power to direct or cause the direction of management or policies (whether through ownership of securities or partnership or other ownership interests) of such Person, whether by contract or otherwise.

“Agreement” means this Credit Purchase Agreement and this Annex, exhibits and schedules hereto.

“Annual Actual Insolation” means for each year during the Term, the annual actual insolation in units of kWh/m² measured using the on-site DAS or if no on-site pyranometer exists using reference location agreed to by the Parties in their reasonable discretion.

“Annual Expected Insolation” means for each year during the Term, the expected insolation in units of kWh/m² at the Site calculated using PVSYST modeled with meteorological parameters

“Annual Expected Performance Output” has meaning as defined in Section 3.3(a).

“Annual Insolation Factor” means for each year during the Term, the Annual Actual Insolation divided by the Annual Expected Insolation for a specific year

“Applicable Law” means any laws, statutes, ordinances, regulations, rules, notice requirements, Governmental Approval requirements, court orders, or treaties other agreements, agency guidelines, principles of law, including the common law, and orders of any Governmental Authority.

“Bankruptcy Event” means with respect to a Party, that either: (i) such Party has (A) applied for or consented to the appointment of, or the taking of possession by, a receiver, custodian, trustee or liquidator of itself or of all or a substantial part of its property; (B) admitted in writing its inability, or be generally unable, to pay its debts as such debts become due; (C) made a general assignment for the benefit of its creditors; (D) commenced a voluntary case under any bankruptcy law; (E) filed a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding up, or composition or readjustment of debts; (F) failed to controvert in a timely and appropriate manner, or acquiesced in writing to, any petition filed against such Party in an involuntary case under any bankruptcy law; or (G) taken any corporate or other action for the purpose of effecting any of the foregoing; or (ii) a proceeding or case has been commenced without the application or consent of such Party in any court of competent jurisdiction seeking (A) its liquidation, reorganization, dissolution or winding-up or the composition or readjustment of debts or, (B) the appointment of a trustee, receiver, custodian, liquidator or the like of such Party under any bankruptcy law, and such proceeding or case has continued undefended, or any order, judgment or decree approving or ordering any of the foregoing shall be entered and continue unstayed and in effect for a period of sixty (60) days.

“Business Day” means any day other than a Saturday, Sunday or any other day on which banks in Illinois are authorized or obligated to close.

“Buyer Default” has the meaning set forth in Section 10.2(a).

“Buyer Termination Notice” has the meaning set forth in Section 10.1(b).

“Buyer’s Account Information” means the Retail Service Address and Buyer’s account number associated with the Retail Service Address, as set forth in Schedule 1.

“Buyer’s Allocated Percentage” means Buyer’s allocated portion, stated as a percentage, of the Delivered Energy in a given month, as set forth in Schedule 1.

“Commercial Operation” means that the System: (i) has been fully constructed in accordance with Applicable Law, (ii) is fully operational and generating electricity at full capacity on a commercial basis, (iv) has been interconnected to the Utility’s electric distribution system and (v) has received all Government Approvals required to operate and generate electricity.

“Commercial Operation Date” means the date on which the System achieves Commercial Operation, as notified in writing by Seller to Buyer within ten (10) Business Days after the Commercial Operation Date.

“Confidential Information” includes without limitation: (i) information concerning in any respect the business, products or services, business plans, methods, or strategies, financial information, advertising, promotional and marketing plans and strategies, customers, suppliers, employees, contractors and alliances, any proprietary, patented, licensed, copyrighted or trademarked information, technical information regarding the financing, design, operation and maintenance of the System, and/or technology and hardware and software systems (whether owned or under license) of Discloser or its Affiliates; and (ii) third party information that Discloser is obligated to keep confidential, whether disclosed prior to or after the date of the Agreement, whether such information is disclosed orally, in writing or electronically, and whether or not specifically marked or confirmed as “confidential” or “proprietary”.

“Contract Year” means each consecutive 12-month period commencing on the Commercial Operation Date.

“Credit”, means the monetary value of the Delivered Energy commensurate with Buyer’s Allocated Percentage, as calculated pursuant to the Tariff, and (x) credited to Buyer by the Utility on its monthly invoice for electric service at the Retail Service Address or (y) transferred to Buyer by Seller after being issued to Seller by the Utility, in each case, in accordance with the Tariff; and excluding, for the avoidance of doubt, any Solar Incentives or Environmental Attributes; provided, however that Seller shall be entitled in its sole discretion to transfer the Environmental Attributes from the System to the Utility in accordance with the Value of Distributed Energy Resources Program rules, in order to have the Credits include the value associated with said Environmental Attributes.

“Creditworthy” means, if a non-governmental entity, a long-term credit rating (corporate or long-term senior unsecured debt) of, or, if a governmental entity, a general obligation bond rating of (a) Ba1 or higher by Moody’s, (b) BB- or higher by Fitch IBCA, or (c) BB- or higher by Standard and Poor’s; or, for non-governmental entities not rated by Moody’s, Fitch IBCA, or Standard and Poor’s (d) BB- or higher by D&B credit report, an equivalent credit rating as determined by Seller through review of such non-governmental entity’s (x) most recent three (3) years of audited financial statements with notes, or, if such audited financial statements are not available, (y) Buyer’s most recent three (3) years of unaudited financials (prepared by an external accountant, if available) including income and cash flow statements, a balance sheet, and accompanying notes, if any, for each.

“Credit Value” shall be calculated by Seller in its sole discretion and shall be determined by reference to the relevant Value of Distributed Energy Resources Program rules and the applicable Tariff, for the relevant Billing Period.

“Delivered Energy” means the amount of photovoltaic energy generated by the System and delivered to the Utility as measured at the Production Meter, net of any energy consumed by the System as delivered by the Utility.

“Environmental Attributes” means, without limitation, carbon trading credits, Renewable Energy Certificates or credits, emissions reduction credits, emissions allowances, green tags, tradable renewable credits, or Green-e® products.

“Excused Output” means the kWh’s during the relevant calendar year that Seller was unable to produce from the System due to the following reasons: (i) to Force Majeure; (ii) an emergency situation that threatens injury to persons or property that was not a result of the acts or omissions of Seller; or (iii) the System being prevented from operating, or having its operations diminished or curtailed, due to the acts or omissions of Buyer or Utility.

“Force Majeure” has the meaning set forth in Section 9.1.

“Governing Law State” means the State of Illinois.

“Governmental Approval” means all applicable construction, land use, air quality, emissions control, environmental and other permits, licenses, and approvals from any Governmental Authority required under Applicable Law for construction, ownership, operation and maintenance of the System or for participation in the Value of Distributed Energy Resources Program.

“Governmental Authority” means any (a) federal, national, provincial, state, regional, local, municipal or other government, governmental or public department, central bank, court, tribunal, arbitrator, commission, board, bureau or agency, (b) subdivision, agent, commission, board or authority of any of the foregoing, or (c) any regulatory authority, agency, commission or board of any federal, national, provincial, state, regional, municipal, local or other government.

“Installation Work” means the construction and installation of the System and the start-up, testing and acceptance (but not the operation and maintenance) thereof, all performed by or for Seller at the Site.

“Interconnection Obligations” has the meaning set forth in Section 6.1(c).

“Interconnection Procedures” has the meaning set forth in Section 6.1(c).

“Invoice Date” has the meaning set forth in Section 5.2.

“kWh” means kilowatt-hour, a measure of energy.

“kWh Rate” means ninety percent (90%) of the Credit Value for that Billing Period.

“Lender” means, any Person who has made or will provide financing to Seller (or an Affiliate of Seller) with respect to the System.

“Losses” means all losses, liabilities, claims, demands, suits, causes of action, judgments, awards, damages, cleanup and remedial obligations, interest, fines, fees, penalties, costs and expenses (including all attorneys’ fees and other costs and expenses incurred in defending any such claims or other matters or in asserting or enforcing any indemnity obligation).

“Party” or “Parties” has the meaning set forth in the preamble.

“Payment” has the meaning set forth in Section 5.1.

“Person” means an individual, partnership, corporation, limited liability company, business trust, joint stock company, trust, unincorporated association, joint venture, firm, or other entity, or a Governmental Authority.

“Production Meter” means the revenue quality meter installed, operated and maintained by the Utility to measure electricity generated by the System.

“PVSYST” means a technical software program that uses third party meteorological data to design, simulate and model photovoltaic system generation.

“Qualified Third Party” means a Person with at least 25 megawatts (MW) of community or distributed solar, or at least 400 MW of utility scale solar in operation.

“Renewable Energy Certificate” or “REC” means a certificate, credit, allowance, green tag, or other transferable indicia, howsoever entitled, created by an applicable program or certification authority indicating generation of a particular quantity of energy, or product associated with the generation of a megawatt-hour (MWh) from a renewable energy source by a renewable energy project, and excluding, for the avoidance of doubt, the Solar Incentives and the Credits.

“Retail Service Address” is each address at which Buyer receives retail electric service from the Utility, as set forth in Schedule 1.

“Seller” has the meaning set forth in the preamble.

“Seller Default” has the meaning set forth in Section 10.1(a).

“Site” means the physical location where the System is to be constructed.

“Site Restrictions” means those requirements or limitations related to the Site as may be set forth in a lease, if applicable, or by any association or other organization, having the authority to impose restrictions.

“Solar Incentives” means any accelerated depreciation, installation or production-based incentives, investment tax credits and all other solar or renewable energy subsidies and incentives.

“System” means the integrated assembly of photovoltaic panels, mounting assemblies, inverters, converters, metering, lighting fixtures, transformers, ballasts, disconnects, combiners, switches, wiring devices and wiring, more specifically described in Schedule 1 that generates electricity that satisfies all applicable requirements established by the Illinois State Public Service Commission in its July 17, 2015 Order Establishing a Community Distributed Generation Program and Making Other Findings issued in Docket No. 15-E-0082, together with any and all supplemental or subsequent Orders issued by the Illinois State Public Service Commission in Docket Nos. 15-E-0082 and 15-E-0751 regarding such facilities and together with any and all Tariffs applicable to such generation facilities.

“System Operations” means Seller’s operation, maintenance and repair of the System performed in accordance with the requirements herein.

“Tariff” means the Utility tariff for interconnection for distributed generation and compensation under the Value of Distributed Energy Resources Program, and as approved by the Illinois State Public Service Commission, together with any subsequent amendments and approvals thereto.

“Term” has the meaning set forth in Section 2.1.

“Termination Fee” means a fee payable by Buyer resulting from a Buyer Default or Buyer’s termination of this Agreement in a given year before the end of the Term, equal to the amount specified on Schedule 2.

“Utility” means the distribution company set forth on Schedule 1.

“Value of Distributed Energy Resources Program” or “Program” means the program that provides for the creation and allocation of monetary Utility bill credits pursuant to the crediting methodology known as the “Value Stack,” established by the Illinois State Public Service Commission (and implemented by the Tariff) pursuant to the March 9, 2017 Order on Net Energy Metering Transition, Phase One of Value of Distributed Energy Resources, and Related Matters, together with any and all supplemental Orders issued by the Illinois State Public Service Commission in Docket Nos. 15-E-0751 and 15-E-0082 and together with any Tariffs following therefrom.

2. ADDITIONAL PROVISIONS

Term number of years (Section 2.1): Twenty-five 25 years

Buyer Representation (Section 7.2): Buyer represents and warrants to Seller that its Annual Expected Performance Output is not expected to be more than its historic average annual consumption.

Seller's and Buyer's Respective Rights to Environmental Attributes and Solar Incentives (Section 3.4) Buyer disclaims any right to Solar Incentives or Environmental Attributes, and shall, at the request of Seller, execute any document or agreement reasonably necessary to fulfill the intent of the foregoing. Buyer agrees not to make any statement contrary to Seller's or, if applicable, the Utility's ownership of all Environmental Attributes and Solar Incentives associated with the System.

EXHIBIT A

Certain Agreements for the Benefit of the Financing Parties

1. **Lender Conditions.** In order to finance the development and operation of the System, Seller may borrow money from a Lender (as defined in the Agreement). Buyer acknowledges that Seller may finance the acquisition, development, installation, operation and maintenance of the System with financing or other accommodations from one or more financial institutions and that Seller's obligations to the Lender may be secured by, among other collateral, a pledge or collateral assignment of the Agreement and a first priority security interest in the System (collectively, the "**Security Interest**"). In order to facilitate the necessary financing, Buyer consents to Seller's granting to the Lender the Security Interest.

Buyer acknowledges and agrees that: (i) Buyer and all of Buyer's rights under the Agreement are and will be subject and subordinate to the Security Interest (and as later modified by any and all renewals, modifications, supplement, amendments, consolidations, replacements, substitutions, additions, and extensions); and (ii) no amendment or modifications of the Agreement is permitted without the Lender's written consent.

2. **Lender's Default Rights.** If Seller defaults under the financing documents with the Lender, the following provisions apply:
 - A. The Lender, through its Security Interest, will be entitled to exercise any of Seller's rights and remedies under the Agreement. The Lender will also be entitled to exercise all rights and remedies of secured parties generally with respect to the Agreement and the System.
 - B. The Lender will have the right, but not the obligation, to pay all sums due from Seller under the Agreement and to perform any other act, duty, or obligation required of Seller, and to cure any default by Seller in the time and manner provided by the terms of the Agreement. Nothing requires the Lender to cure any default by Seller (a "**Seller Default**") under the Agreement, to perform any act, duty or obligation of Seller under the Agreement, unless the Lender has succeeded to Seller's rights under the Agreement, but Buyer hereby gives Lender the option to do so.
 - C. If the Lender exercises its remedies under the Security Interest in the System, including any sale by the Lender, whether by judicial proceeding or under any power of sale, or any conveyance from Seller to Lender (or its assignee) in lieu of sale, the Lender will give Buyer notice of the transfer or assignment of the Agreement. If Lender exercises these remedies, it will not constitute a default under the Agreement, and will not require Buyer consent.
 - D. Upon any rejection or other termination of the Agreement under any process undertaken with respect to Seller under the United States Bankruptcy Code, Buyer agrees to enter into a new agreement with Lender or its assignee under substantially the same terms as the Agreement if Lender so requests within ninety (90) days of the termination or rejection of the Agreement.
 - E. At Seller's request, Buyer agrees to execute and deliver to Lender and Seller such acknowledgment and consent as may be required by Lender and in which Buyer acknowledges and confirms that the legal and beneficial ownership of the System remains in Seller, or its affiliate, and that the System is the property of Seller, or its affiliate.
3. **Lender's Right to Cure.** Regardless of any contrary terms in the Agreement:
 - A. Buyer will not terminate or suspend the Agreement unless Buyer has given the Lender prior written notice of Buyer's intent to terminate or suspend the Agreement describing the event giving rise thereto, including any alleged Seller Default, and provide the Lender with the opportunity to cure any such Seller Default within sixty (60) days after such notice or any longer period provided for in the Agreement. If the Seller Default reasonably cannot be cured by the Lender within the period established under the Agreement, and the Lender

commences and continuously pursues the cure of such Seller Default within that period, the period for cure will be extended for a reasonable period of time under the circumstances, but not to exceed an additional thirty (30) days. Seller's and Buyer's respective obligations will otherwise remain in effect during the cure period.

- B. If the Lender or its lawful assignee (including any buyer or transferee) acquires title to or control of Seller's assets and within the applicable time period cures all defaults under the Agreement existing as of the date of such change in control in the manner required by the Agreement and which are capable of cure by a third party, then the Lender or such third party buyer or transferee will no longer be in default under the Agreement, and the Agreement will continue in full force and effect.
- C. At the request of Lender and/or its assignee, Buyer agrees to execute and deliver any document, instrument, or statement (but not including any payment) required by law or otherwise as reasonably requested by Lender or its assignee in order to create, perfect, continue, or terminate the security interest in favor of Lender in all assets of Seller, and to secure the obligations evidenced by the Security Interest.

SCHEDULE 1

Description of System

System Name / Total System Size / Location / Expected Commercial Operation Date:

- Lily Creek / 7512 kWdc / West Lily Creek Road, Freeport IL 61032 / August 25th, 2025
- Clover / 5970 kWdc / Frog Pond Road, Fulton, IL 61252 / October 10th, 2025
- Lantana / 7710 kWdc / Wildy Road, Seward, IL 60447 / October 13th, 2025
- Carya / 7710kWdc / Glidden Road, Sycamore, IL 60178 / October 16th, 2025
- Sedum / 7695 kWdc / East Il Route 72, Ogle County, IL / October 21st, 2025
- Grantham / 7511.4 kWdc / Hwy 251, Dana IL 61321 / January 13th, 2026
- Shenandoah / 7503 kWdc / 6353 Somonauk Road / Hinckley, IL 60520 / April 21st, 2026

Utility: Commonwealth Edison

Account number: 1644749808

Account's Expected annual usage: 139,000,000 kWh

Buyer's Estimated Allocation Percentage on each site: 50%

Buyer's Estimated Total Allocation: 25,805.7 kWdc

* Seller agrees that if the Annual Expected Performance Output for Year of System Term 1 listed in Schedule 3 increases by more than 5% after execution of this Agreement, Seller shall adjust the Buyer's Allocated Percentage for each site listed in Schedule 1.

SCHEDULE 2

Termination Fee

Year of System Term	Buyer's Allocated Percentage**	Termination Fee	Year of System Term	Buyer's Allocated Percentage**	Termination Fee
1*	50%	\$516,114	14	50%	0
2	50%	\$516,114	15	50%	0
3	50%	\$516,114	16	50%	0
4	50%	\$516,114	17	50%	0
5	50%	\$516,114	18	50%	0
6	50%	\$516,114	19	50%	0
7	50%	\$516,114	20	50%	0
8	50%	\$516,114	21	50%	0
9	50%	\$516,114	22	50%	0
10	50%	\$516,114	23	50%	0
11	50%	0	24	50%	0
12	50%	0	25	50%	0
13	50%	0			

* For the purposes of the table Term year 1 shall commence on the Commercial Operation Date

** The Termination Fee is based on the Buyer's Allocated Percentage at the time of termination. The Termination Fee listed as of the date of this Agreement is based on Buyer's Allocated Percentage on the date of this Agreement.

SCHEDULE 3

Annual Estimated Production Output

Year of System Term	Annual Expected Performance Output (kWh)	Year of System Term	Annual Expected Performance Output
1*	39,451,285	14	36,008,197
2	39,175,126	15	35,756,140
3	38,900,900	16	35,505,847
4	38,628,593	17	35,257,306
5	38,358,193	18	35,010,505
6	38,089,686	19	34,765,431
7	37,823,058	20	34,522,073
8	37,558,297	21	34,280,419
9	37,295,389	22	34,040,456
10	37,034,321	23	33,802,173
11	36,775,081	24	33,565,557
12	36,517,655	25	33,330,599
13	36,262,032		

* For the purposes of the table Term year 1 shall commence on the Commercial Operation Date

** Expected Output to be adjusted at final mechanical completion