

AMENDED, ASSIGNED, AND RESTATED WIND ENERGY LAND LEASE

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, this Wind Energy Land Lease (this "Lease") is made as of this 19 day of November, 2014, between **HELEN INDUSTRIES**, a Maine Corporation c/o David Isaacson, 150 Appleton St, #4D, Boston MA 02116 (hereinafter, the "Landlord"), the owner of that certain parcel or parcels of land situated in Canton, Oxford County, Maine, and being more particularly described below as the Property, and **CANTON MOUNTAIN WIND, LLC**, a Massachusetts limited liability company of 549 South Street, Quincy, MA 02169 (hereinafter the "Tenant"), as successor/assignee of **PATRIOT RENEWABLES, LLC**.

Landlord and Patriot Renewables, LLC were parties to that certain Wind Energy Land Lease dated October 15, 2009 described in a Notice of Lease of the same date and recorded in the Oxford County (East) Registry of Deeds in Book 4591, Page 146 (the "Original Lease"), and concurrently herewith, Patriot Renewables, LLC has assigned all of its rights and its interest in the Original Lease to Tenant herein. This Amended and Restated Wind Energy Land Lease is intended to completely amend, restate and supersede the Original Lease in its entirety.

Notwithstanding the date of this Wind Energy Land Lease the **Effective Date** of this Lease shall be **October 15, 2009**.

Landlord and Tenant are also parties to that certain Easement executed by Landlord herein on May 11, 2012 and recorded in said Registry in Book 4848, Page 168 (the "Easement"). Landlord herein is hereby acknowledged as the Grantor of the Easement and Tenant herein is hereby acknowledged as the Grantee of the Easement which remains in full force and effect and the rights and interests granted under the Easement are not modified, revoked or superseded hereby in any respect.

Background

Landlord owns property in the:

County of Oxford,

Town of Canton, Maine

being generally depicted on the Town of Oxford Tax Map R-8 as Lots 21-22 and described in deeds recorded in the Oxford County (East) Registry of Deeds at Book 1767, Page 317 and Book 2207, Page 220 and as generally depicted on Exhibit A (herein, the "Property"), as the same may be additionally described by further corrective or confirmatory deeds given and/or received by Landlord from time to time to confirm the boundaries of the Property.

Tenant and Landlord have agreed to and hereby enter into this exclusive Lease granting Tenant, among other rights and privileges, the right to develop, own, and operate a wind energy project, including at the option of Tenant, the installation of one or more Wind Turbine Generators and its associated installations, improvements and structures (“WTGs”) on the Leased Premises

The Terms and Conditions of this Lease are as follows:

1. Scope of Lease

- 1.1 Lease.** Landlord hereby exclusively leases the Property to Tenant for all purposes related to or incidental to developing, constructing, operating, and maintaining a Wind Energy Project or Projects (as defined below), including without limitation, improvements, transmission lines, towers, structures, conduits, transmission and interconnection facilities, poles, WTGs and/or anemometers and all related, uses, rights, improvements, installations and structures of a permanent and temporary kind on the Property.
- 1.2 Leased Premises.** The Leased Premises shall consist of that portion of the Property as described in Section 1.3.3.
- 1.3 Purpose and Use.** Tenant has the right to use the Leased Premises for the purpose of developing, permitting, constructing, maintaining, and operating Wind Energy Projects as is more fully set forth in this Lease and for any other lawful use related to or incidental to such uses and purposes (the “Permitted Uses”). Without the written permission of Landlord, which shall not be unreasonably withheld, conditioned or delayed, Permitted Uses do not include other exclusively commercial uses unrelated to Wind Energy, electrical generation and electrical transmission. Cutting and removal of timber and vegetation for purposes related to the Projects (such as clearing for sites, roads, transmission lines, etc.) is a permitted use.

 - 1.3.1 Wind Energy Project Defined.** The term “Wind Energy Project” or “Project” shall mean all infrastructure, uses and activity required to collect, transmit, and convert electrical energy from wind energy and otherwise transmit and collect electrical energy, including but not limited to (a) one or more WTGs and related towers, foundations and electrical controllers; (b) above and below ground electrical collection, distribution and transmission power lines and towers, meters, transformers, substations, structures, conduits, transmission and interconnection facilities, poles, WTGs, Met Towers (as defined below), and/or anemometers and all related, uses, rights, improvements, installations, structures and other equipment of a permanent and temporary kind related to the Project and/or related to production and delivery from any source of electrical energy in the areas shown on Exhibit A and/or B; (c) access roads for construction and maintenance in the areas shown on Exhibit A and/or B; (d) any buffer and setback areas required by any applicable law, regulations or regulatory authority decisions relating to the Wind Energy Project; (e) the right to permit WTGs (or portions or rotors thereof) located on adjacent properties to overhang the Leased Premises and Property and the right to permit WTGs (or portions or rotors thereof) on the Leased Premises to overhang the Property or any adjacent property owned by Landlord without additional compensation or

rent; (f) all effects and incidents of a Wind Energy Project, including without limit emission of sound and vibration, possibly at levels that may exceed applicable state or local maximum sound level limits, and casting of shadows and shadow flicker on and about the Property and adjacent properties; and (g) buildings, fences, improvements, installations, structures and other equipment of a permanent and temporary kind related to any of the uses to which Tenant puts the Property, and all other required appurtenances. Any structures, equipment, and facilities from time to time developed, constructed, or installed by or on behalf of the Tenant on the Property for the Wind Energy Project in accordance with the provisions of this Section 1.3.1 are referred to collectively as the “**Facility**”. Landlord agrees to comply with and respect any such buffers and set-back areas referenced in (d) so as to enable the Project to remain in compliance with all laws, regulations and permit or license requirements; provided, however, that Landlord shall not be required to take any actions or make any changes to Landlord’s current use of the Leased Premises other than refraining from taking actions which cause compliance issues with laws, regulations and permit or license requirements.

1.3.2 Wind Energy Project Development. Tenant has the right to enter upon the Property at any time and conduct all activities related to the study, design, development, and construction of the Wind Energy Project. Such activities include, but are not limited to those identified in Section 1.3.1, as well as the installation of monitoring masts (“**Met Towers**”), sensors, guy wires, anchors, SODAR units, other temporary wind monitoring equipment, geotechnical studies and core sampling, permitting, photography and other visual studies, interconnection analysis, studies on wetlands, avian populations, presence of endangered species, other environmental monitoring, and operation of all related and/or supporting equipment and activities.

1.3.3 Leased Premises. The Leased Premises, as shown on **Exhibit B**, are those portions of the Property that are at an elevation above one thousand two hundred and fifty feet (1250’). Tenant reserves the right to determine the sizes, types, manufacturers, and actual locations on the Property of the Wind Energy Project. Tenant may at its sole discretion locate and construct (including without limitation all incidental excavation, clearing and other construction and storage activities) all infrastructure, improvements and installations related to the Wind Energy Project, as referenced in Section 1.3.1 and elsewhere in this Lease, (a) within an area to be specified by Tenant, located within the Property or (b) anywhere within the Property provided that no turbine is located within 750 feet of any dwellings as exist on the Effective Date, without prior written consent of Landlord. The Leased Premises in all cases shall include without additional charge or rent: all necessary appurtenant rights, privileges and easements providing access of all kinds, including utilities, to include but not be limited to ingress and egress over and across the Property for roads, utilities and transmission, and all rights and easements, in common with Landlord others, to use for all purposes permitted, including utilities, of any ways, roads, access or rights of way to and from the bounds of the Property from public and/or private roads (including access over and from Ludden Lane, so-called, and/or any extension thereof, including improvements of or to so-called “woods roads” leading to the Project and/or the Leased Premises in the Town of Canton so that the Project and/or the Leased Premises shall have access from Dixfield Road a/k/a/ Canton Point Road) wherever located and a right of subjacent and lateral support to whatever is

necessary for the operation and maintenance of any Tenant improvements or installations on the Leased Premises. The wind analysis and other studies that may occur or be conducted on the Project and/or on the Leased Premises may indicate that the Leased Premises' configuration should be modified to better fulfill the plans and specifications and requirements or intentions of the Tenant. After project design is determined, Tenant may at its option and from time to time prepare at its sole cost and expense a revised and updated **Exhibit A** and/or **Exhibit B**, and provide notice of such revised and updated **Exhibit A** and/or **Exhibit B** to Landlord for review and approval. Landlord's approval shall be deemed given in the event that the effect of the revised **Exhibit A** and/or **Exhibit B** is to reduce the size of the Leased Premises within the original boundary thereof and/or to depict the relocation of proposed improvements or installations in locations that are no more than two hundred feet (200') from their original locations. Upon Landlord's approval (either given or deemed), the Leased Premises shall be deemed to be the portion of the Property depicted on the revised and updated **Exhibit A** or **B** as the case may be. Such revised and updated **Exhibit A** and/or **Exhibit B** will be considered automatically appended to this Lease upon Tenant providing same to Landlord, and such **Exhibit A** and/or **Exhibit B** may be further adjusted from time to time as is deemed necessary in Tenant's sole discretion. By way of confirmation, Landlord agrees to execute and deliver upon request any documents reasonably deemed necessary by Tenant in order to revise and update the description and depiction of the Leased Premises, including without limits easements, amendments to lease and memoranda of lease. Following the Commercial Operations Date, Tenant shall arrange by means reasonably acceptable to Landlord to flag or otherwise designate the boundary of the Leased Premises as is reasonably necessary to facilitate Landlord's commercial timber harvesting operations.

1.3.4 Wind Energy Project Operation. Tenant has the right to enter upon the Property at any time and from time to time to conduct all activities related to the research, repair, removal, construction, re-construction, maintenance, servicing, and replacement of all aspects of the Wind Energy Project.

1.3.5 Landlord's Uses. If applicable, upon final determination of the configuration of the Leased Premises as to any portion of the Property that is not part of the Leased Premises, Landlord may utilize such portion for any legal purposes as long as such use does not hinder or interfere with the operation of the Wind Energy Project as provided in Section 5.7 hereof and elsewhere in this Lease. Landlord shall maintain the non-Leased Premises portions of the Property (if any) in accordance with its then-current forest management plan and in accordance with all laws, regulations and permit conditions applicable to the Property and/or Leased Premises.

1.4 Exclusivity. The interests granted to the Tenant under this Lease are exclusive and Landlord will not grant to any party other than Tenant any lease, easement, interest, option and/or right in or upon the Property that is in any way related to converting wind energy to electrical energy and/or delivering or transmitting electrical energy, to another person or entity, for so long as this Lease is in effect.

1.5 Financing and Subordination.

- (a) Tenant shall have the right without Landlord's consent to from time to time assign, encumber or pledge its interest in the Property and this Lease and/or in the Project and/or Facility by mortgage, lease, deed of trust or similar instrument or instruments and by security agreement, fixture filing and financing statements or similar instrument or instruments (each a "**Leasehold Mortgage**") in favor of any person or persons providing all or a portion of the financing for the Facility and/or any part or portion thereof, or any person or persons providing a refinancing of any such financing or any trustee or servicer for such person or persons (each, a "**Financing Party**"). Without limitation to the foregoing, Landlord hereby consents to any such Leasehold Mortgage in favor of any Financing Party, and agrees that, subject at all times to Landlord's rights under this Lease, such Financing Party shall have the right to access the Property without impairment by Landlord or anyone claiming by, through or under Landlord for the purpose of Financing Party proceeding to obtain possession of the Facility and any parts of the Facility (including personal property, fixtures and any portion of such Facility, whether real or personal property, which is the subject of a Leasehold Mortgage) which represent collateral for the Financing Party's financing to the Tenant in order for Financing Party to proceed with Financing Party's rights in and to any and all such collateral, including but not limited to the right to proceed with a sale of such collateral and all rights and actions incident thereto, including assembly of collateral, storage thereof, conduct of sales and other actions permitted to a secured lender and mortgage holder under the Leasehold Mortgage and/or under law, subject to making reasonable repairs to the Property for any physical injury caused thereto by such removal to the same extent as would be required of the Tenant pursuant to its obligations under this Lease, but without any liability for diminution in value of the Property caused by the absence of the fixtures and other personal property so removed and without any necessity for replacing same. In such event, Financing Party shall be responsible to Landlord solely for the rent at the rate or rates being paid by Tenant immediately prior to the exercise of Financing Party's rights hereunder and will continue to do so during such time period as Financing Party exercises its right of access. Landlord hereby waives any contractual, statutory or other "landlord's lien" on any and all of the personal property and/or improvements constituting the Facility and/or any other personalty, fixtures or other property or improvements installed or present upon the Leased Premises or the Property or in its vicinity under the auspices of this Lease, including any rights and remedies under 10 MRSA §§3451-3452. Landlord shall promptly execute and deliver any instruments or agreements required by any Financing Party in order to confirm the foregoing rights and remedies of such Party, all in such form as shall be approved by Landlord, including but not limited to a mortgagee consent letter substantially similar to the one attached hereto as Exhibit C.
- (b) In the event of a foreclosure or seizure of Tenant's rights or property or the exercise of any other right under any security agreement granted by Tenant to a Financing Party, Landlord agrees to permit each Financing Party to exercise any and all rights of Tenant hereunder, provided that it honors all of Tenant's obligations hereunder. Landlord further agrees that for so long as any Leasehold Mortgage shall remain unsatisfied of record or written notice of satisfaction is given by the Financing Party to the Landlord: (i) There shall be no cancellation, surrender or modification of this Lease by Landlord and Tenant without advance notice to the Financing Party; (ii) Landlord shall at the time of any such notice to Tenant, provide each Financing Party written notice and sixty (60) days cure

opportunity for any Payment Default by Tenant and written notice and ninety (90) days cure opportunity for any Non-payment Default by Tenant hereunder ; (iii) Landlord agrees to accept performance by or at the instigation of any Financing Party; (iv) no termination of this Lease by action of Landlord shall be effective unless the Financing Party(ies) shall have received notice from Landlord of its intention to terminate this Lease and such right to terminate shall be nullified and of no force in the event that within any applicable cure period specified in the Lease, the default giving rise to the right to terminate has been cured and/or as to non-monetary default, Financing Party shall have complied or shall commence the work of complying with the defaulted obligation of this Lease, and shall pursue such cure with reasonable diligence. Landlord further agrees that at the reasonable request of the Lessee or Financing Party, Landlord will execute and deliver within ten (10) days of request an estoppels certificate in a form reasonably satisfactory to the Landlord confirming the status of this Lease and such further documents as are reasonably requested by the Financing Party, Landlord shall be timely provided with current addresses for all financing parties and their assignees.

- (c) Any mortgage or other security interest that is superior to or prior to this Lease (a "Landlord Mortgage") shall recognize the validity of this Lease, by a non-disturbance agreement satisfactory to Landlord, Tenant and Tenant's lenders (the "**Non-disturbance Agreement**"). In the event the Property is as of the Effective Date of this Lease encumbered by a Landlord Mortgage, Landlord shall immediately obtain and furnish to Tenant without charge a Non-disturbance Agreement for all Landlord Mortgages. Any non-disturbance agreement shall include the following: (i) it shall be in a form that is recordable; (ii) in the event of foreclosure, sale or other action taken under the Landlord Mortgage by the holder or any other party or successor, this Lease and the rights of Tenant shall not be interrupted or disturbed, and shall instead continue in full force and effect, subject to the terms and provisions of this Lease; (iii) any and all improvements present pursuant to this Lease and any insurance proceeds or other proceeds (including without limit eminent domain proceeds) paid shall at all times remain the property of Tenant (or its assigns) and shall not be subject to any such Landlord Mortgage; and (iv) all rights of Tenant to construct any improvements shall be governed by the applicable provisions of this Lease and not any Landlord Mortgage. Upon the failure of Landlord to provide such Non-disturbance Agreement within ten (10) days from the Effective Date hereof, and shall fail to remedy such breach within sixty (60) days after being given notice of such breach, Tenant may, at its option, terminate this Lease without further liability in addition to any other remedies Tenant may have at law, in equity or otherwise under this Lease, and any amount paid by Tenant to Landlord shall be immediately refunded by Landlord to Tenant along with all legal fees paid or incurred by Tenant in connection with this Lease. Landlord further agrees that before Landlord shall have the right to subject and subordinate this Lease to the lien of any mortgages hereafter placed upon Landlord's interest in the Premises and upon the lands and buildings of which the Premises are a part, Landlord shall first secure for Tenant's benefit a written Non-disturbance Agreement (in form as required by this Lease and as approved by Tenant) and Tenant will then execute and deliver an instrument subjecting and subordinating this Lease to the lien of any such mortgage.

- 1.6 Right to Restrict Access.** Tenant shall have the right in its sole discretion to post the Leased Premises, post signs, and to restrict access to the Leased Premises, including the installation

of fences and gates in the vicinity of any WTG and/or other improvements (other than roads). If Tenant has not done so, at Landlord's written request Tenant will post appropriate warning signs on the Leased Premises around the Facility to restrict public access.

- 1.7 **Deed Restriction for Buffers.** When required by any applicable law, regulation, or any other pertinent regulatory authority, Tenant shall have the right to preserve portions of the Leased Premises used or required to be used as stormwater, conservation, sound, vibration and light and/or overhang buffers or setbacks or other regulatory buffers or setbacks for the life of the Project. Landlord agrees to cooperate in such efforts and to execute and deliver such documents as are reasonably required to accomplish same, all at Tenant's cost.

2. Lease Term

- 2.1 **Term.** This term of this Lease is comprised of a Development Term and Operation Term, as defined below. This Lease has commenced as of the Effective Date.
- 2.2 **Development Term.** The Development Term has commenced as of the Effective Date with an initial period of **Four (4) years, ending on the fourth anniversary of the Effective Date, unless this Term is extended as set forth below.**
- 2.2.1 **Extension.** Tenant has the right to extend the Development Term for up to Six (6) consecutive additional terms of one (1) year each. Tenant must give Landlord written notice of intent to extend the Development Term prior to expiration of then-current Development Term, provided however that Tenant shall have a 20 day grace period following expiration.
- 2.2.2 **Expiration.** The Development Term will expire at the earlier of (1) the commencement of the Operation Term, as defined in Section 2.3, and (2) the expiration or termination of the Development Term and extensions.
- 2.3 **Operation Term.** The Operation Term shall be **Forty (40) years**, commencing automatically at the date the Wind Energy Project first delivers electrical energy on a commercial basis to purchasers and all of the WTGs that are a part of the Project have been commissioned and accepted by Tenant in accordance with commissioning procedures applicable to the Project (such date, the "**Commercial Operation Date**").

3. Lease Payments

- 3.1 **Development Term Fee.** Prior to the Commercial Operation Date, Tenant will pay Landlord:
- (a) a Development Term Fee of _____ for the initial four-year Development Term. The first payment is due within 30 days of the signing of this Lease and subsequent payments are due yearly at the anniversary of the Effective Date.
 - (b) a Development Term Fee of _____ for any Extension of the Development Term. Payment is due on anniversary of the Effective Date, as applicable.
 - (c) A signing bonus _____ payable upon execution of this Amended, Assigned, and Restated Lease.
 - (d) _____ for each MET Tower installed on the Property, payable at the time of the payment of the applicable Development Term Fee, or at the time of payment of the

applicable Operation Term Fee for any one or more additional MET Towers installed during the Operation Term.

The Development Term Fee will cease automatically at the Commercial Operation Date or if this Lease terminates under Section 9.

3.2 Operation Term Fee. Tenant will notify Landlord in writing promptly upon commencement of the Operation Term. Upon the commencement of Operation Term, Tenant will pay Landlord:

- (a) _____ on the Leased Premises, such amount to be paid within thirty (30) days after the date of the installation of the turbines and commencement of testing or within 30 days after the installation of any additional WTG's installed after the commencement of the Operation Term.
- (b) for years one (1) through twelve (12) of the Operation Term, an Operation Term Fee royalty payment equal _____ of any and all WTGs installed and operating as part of the Wind Energy Project. Gross Operating Proceeds shall mean the actual gross operating revenues (including without limitation operating revenues deriving from the sale of electric power, renewable energy credits, forward capacity, and carbon offsets) of any and all WTGs actually installed and operating on the Leased Premises. The gross operating revenues shall not include (i) state or federal tax credit subsidies, such as the Section 45 Federal Production Tax Credit for wind, and/or (ii) any interest earned or accrued on any of Tenant's capital or revenue accounts. The Landlord's royalty payment fee percentage shall be equal to the nameplate capacity of all WTGs installed and operating on the Leased Premises divided by the total nameplate capacity of all installed and operating WTGs that are part of the Wind Energy Project. For the sake of example only, if five 2.5-MW turbines (12.5 MW total) are installed and operating on the Leased Premises and the total Project installed and operating nameplate capacity is 20 MW, the Landlord's royalty payment fee percentage of WTGs is 62.5%, and the Landlord would receive an annual Operation Term Fee royalty payment (during years 1-12 of the Operation Term) _____ of the amount equal to the product of gross operating revenues for the whole Project and _____ calculated as more specifically set forth above.
- (c) for years thirteen (13) through forty (40) of the Operation Term, an Operation Term Fee royalty payment equal to _____ of any and all WTGs actually installed and operating on the Leased Premises.
- (d) Following the Commercial Operation Date, payments to Landlord made in accordance with paragraph (b) and (c) of this Section 3.2 shall not be less than the greater of: a) _____ installed and operating on the Leased Premises; or b) _____
- (e) _____ of aboveground transmission line corridor that is built on the Premises or Leased Premises. This payment is not applicable for underground collector lines located within the project roads.
- (f) Payments to Landlord made in accordance with paragraphs (b) and (c) of this Section 3.2 shall be made in arrears within 30 days of the end of each six month period ending June 30th and December 31st, each such payment being the payment due for that period only. Payments shall be accompanied by documentation sufficient to demonstrate the basis upon which the payment is calculated.

A WTG is considered to be installed on the Leased Premises for the purposes of determining if a WTG is actually installed and operating under this Section 3.2 of the Lease when the Wind Turbine Generator tower and foundation are located on the Property. The payments under (b), (c), and (d) however shall not be due until the WTG is installed and operational and the Operation Term has commenced. Wind turbine generators with foundations off the Leased Premises are not considered to be installed on the Leased Premises, even if blades from such wind turbine generators overhang the Property.

4. Tenant's Covenants/Duties

- 4.1 Applicable Laws.** Tenant will at all times comply with federal, state, and local laws, statutes, ordinances, rules, regulations, judgments, and all other valid orders of any governmental authority with respect to Company's activities. Tenant will be responsible to obtain all licenses and permits at Tenant's own cost as required to conduct activities associated with developing and operating the Wind Energy Project. Tenant reserves the right to contest or appeal any law, statute, ordinance, rule, regulation, judgment, or order brought against the Tenant or Landlord regarding the Property or Wind Energy Project, but unless a stay or other provisional relief is in place, shall comply during the pendency of such appeal.
- 4.2 Insurance.** Tenant will maintain liability insurance covering the Wind Energy Project and Tenant's activities conducted on the Property during the Development and Operation Terms and during the restoration period described in Section 4.6, and the Tenant will maintain adequate property insurance for damage or destruction to the Facility. The amount of insurance coverage must be at least \$1,000,000 per occurrence with an annual aggregate limit of not less than \$2,000,000.00, or such greater amounts as may become usual and customary during the Term of this Lease. Insurance coverage may be provided as part of a blanket policy that covers other wind facilities and Company activities. Landlord will be included as an additional insured under Company's insurance policy and Company shall provide Landlord with a certificate evidencing such insurance annually on the anniversary of the Effective Date, provided however, that so long as the required coverage is in place, the failure to furnish such a certificate timely in the absence of a request from Landlord shall not constitute a default hereunder. The insurance policy may not be canceled by the insurance company or Tenant without thirty (30) days advanced written notice to Landlord. All insurance policies must be issued by an insurance company authorized to conduct business in the State of Maine and having a rating of not less than "A-" by A.M. Best.
- 4.3 Liens.** Tenant will keep the Property free and clear of all liens and claims of liens for labor, materials, services, supplies, and equipment performed on the Property and associated with the Wind Energy Project. Tenant may contest any such lien but must post bond or use other available means to remove lien created during the contested proceeding. Tenant is otherwise required to remove any such liens within ninety (90) days of actual notice of its creation.
- 4.4 Hazardous Materials.** Tenant will not store, use, dispose of, release or cause or permit to be stored, used, disposed of, or released on or under the Property during the Term, or during the restoration period described in Section 4.6, any "toxic substance", "hazardous material", or "solid waste" as defined by federal, state, or municipal law, except as may be used or useful

in the construction, operation, maintenance, and decommissioning of the Wind Energy Project and any such materials or substances present on the Property due to the activities of Tenant shall be maintained, released, used and stored in compliance with applicable laws. Further, without limiting the foregoing Tenant will not use herbicides or pesticides or similar chemicals on the Property without the prior written consent of Landlord.

4.5 Taxes. Tenant will pay all personal property and real property taxes and assessments attributable solely to the Wind Energy Project installed on the Property. Tenant may submit a request to the appropriate tax authority to itemize taxes on the Wind Energy Project and Tenant may choose to pay this tax directly to the taxing authority or reimburse Landlord for all increases in real property taxes attributable solely to the Wind Energy Project installation. Except as specifically provided herein as to Tenant's responsibility for any portion of real or personal property taxes, Landlord is responsible for taxes on the underlying Property itself and those taxes attributable to all other facilities or improvements and personal property of all kinds installed or maintained by Landlord or others on or related to the Property.

4.5.1 Use Value Assessment. If the Leased Premises and/or the Property or any portion thereof are withdrawn from or become disqualified for use value assessment due to Tenant's use of the Leased Premises, then Tenant will reimburse Landlord for any conversion penalties or assessments that are imposed for tax years during the term of this Lease, including any land use change tax or penalty incurred when the Leased Premises are withdrawn or become disqualified, and any other expenses incurred as a result of the withdrawal, solely due to Tenant's use of the Leased Premises. Tenant shall reimburse Landlord within 30 days of receiving any such reimbursement request from Landlord, except that each and every land use change tax or penalty, assessed at time of withdrawal or change of use due to actions of the Tenant on the Property by a municipal or county tax authority shall be paid to the appropriate municipal or county tax assessor directly by the Tenant on or before the tax payment due date upon presentation of the tax bill for the same to the Tenant by the Landlord or funds to pay the same provided to the Landlord by the Tenant before the payment due date. This Subsection 4.5.1 shall apply only provided that the Property and/or the Leased Premises were subject to current use assessment at the time of the Effective Date of this Lease.

4.5.2 Tenant may in its sole discretion make from time to time application or commence appropriate proceedings with any taxing authority to create a separate tax parcel(s) for the Leased Premises and/or for abatement, reduction or other alteration in tax liability, and Landlord agrees to join with Tenant in any such application or process (at Tenant's expense). Landlord shall in all events make timely payments of all taxes due related to the Property. If any tax lien or claim shall be recorded or effective against the Property or any portion thereof due to the failure of Landlord to pay any taxes when due, Tenant may thereafter make all payments due hereunder to the taxing authority, and any payments so made may be set off by Tenant from the amount rent next due from Tenant.

4.6 Restoration. Within 6 months of the termination of this Lease by any party and for any cause or otherwise, Tenant will return the Property or Leased Premises (as applicable) to, as reasonably practicable, the same condition as it was in before the Effective Date, including, but not limited to removing from the Leased Premises all fixtures associated with the Wind

Energy Project, including towers, footings, concrete pads, anchors, buildings, cables, and other equipment, provided that Tenant shall not be required to remove foundations, pipes, conduit, wire, structures and other fixtures located more than three feet below ground. Tenant is hereby granted a license at no cost or fee to enter the Property for such purposes. The Landlord agrees and acknowledges that all of the WTGs, towers, transmission and related facilities, buildings, equipment, fixtures and other property of the Tenant shall at all times remain the personal property of the Tenant, and the Tenant shall always have the right to remove the same, whether or not said items are considered fixtures and attachments to real property under applicable law. Prior to any installation of the Facility, Tenant shall provide a bond to assure removal of said fixtures and to restore the Leased Premises. Said bond shall be in a form and written by an insurance company or bonding company approved by Landlord, such approval not to be unreasonably withheld.

- 4.7 **Inspection of Records.** Not more than twice a year Landlord shall have the right by appointment at Tenant's office during normal business hours, personally or by representative, to inspect the utilities statements received by the Tenant and any other books and records of the Tenant for the purpose of verifying the payments due under this Agreement. Any inspection shall be at the cost of Owner unless the inspection results in discovery of an underpayment error of five percent (5%) or greater of the amount paid to Landlord. Landlord agrees to keep confidential all information inspected or obtained by Landlord or his or her representative and, if requested by Tenant, shall sign a confidentiality agreement. Tenant shall provide Landlord annually with professionally prepared profit / loss statements and balance sheet data and LLC tax return and/or federal K-1 forms as of the end of Tenant's fiscal year. Tenant shall not be in default under this Lease for failure to provide this information unless and until Landlord requests the information and Tenant fails timely to provide it following Landlord's request.
- 4.8 **Landlord's Rights.** Nothing herein provided shall hinder or obstruct Landlord's use of the Property for timber harvesting, farming, hunting, conservation or any other purposes that do not impede or obstruct the Tenant in any manner in carrying out the purposes and intent of this Agreement. Landlord hereby reserves an easement over the Premises and Leased Premises for purposes of (i) removal of Landlord's harvested timber, including from the Premises and Leased Premises, and (ii) access, provided however that under no circumstances shall the exercise of Landlord's reserved rights interfere with the operation of the Wind Energy Facility.
- 4.9 **Review of Plans.** The Tenant shall provide Landlord its plans of construction indicating the location of the wind turbines, roads and power lines before final construction or location thereof not less than sixty (60) days prior to any construction. Tenant shall work with Landlord to accommodate alternate locations suggested by Landlord, and shall adjust its plans accordingly if the alternate location is expected to result in the same or greater electricity generation from the project, and the cost of the alternative location is equal to or less than the original proposed location. Tenant shall also provide Landlord with a final set of as-built drawings no later than commencement of the Operation Term.

- 4.10 Crop Damage.** In the event of crop damage suffered by Landlord during the Term as provided in this Agreement, Tenant shall pay fair compensation for such losses or damages. Fair compensation for timber shall consider the current price for grades of logs as well as mature and young growth. Tenant shall have no obligation for the loss of income of whatever nature that might otherwise have been received by the Landlord subsequent to the Effective Date of this Lease.
- 4.11 Removal of Timber.** In the event that timber is required to be removed from the Leased Premises to allow for the operation of the Wind Energy Project or construction of any improvements or installations contemplated by this Lease on the Property, Tenant agrees to compensate Landlord at the then market value of any stumpage taking into account the current price for grades of logs as well as mature and young growth removed or at Tenant's election to move all marketable timber to a reasonably convenient landing accessible by truck for Landlord's removal, in which case no payment to Landlord will be required. Company will provide Owner with not less than sixty (60) days prior written notice of its plan to remove any timber, such plan to be subject to the approval of Owner, not to be unreasonably withheld.
- 5. Landlord's Covenants.** In addition to and not by way of limitation of the other agreements and covenants of Landlord contained in this Lease, Landlord covenants and agrees as follows:
- 5.1 Title.** Landlord is the sole owner of the Property, held in fee simple absolute title. Landlord and each person signing this Lease on behalf of Landlord are authorized to do so and all persons having an ownership interest in the Property (including spouses) are signing this Lease. When signed by Landlord, this Lease constitutes a valid and binding agreement enforceable against Landlord, according to its terms.
- 5.2 Quiet Enjoyment.** Tenant has the right to quiet use and enjoyment of the Property in accordance with this Lease. Landlord or a person acting by, through or under Landlord may not interfere in any way with the rights of Tenant.
- 5.3 Hazardous Materials.** Landlord has not stored, used, disposed of, released on or under the Property prior to the Effective Date, any "toxic substance", "hazardous material", or "solid waste" (or similar terms) as defined by federal, state, or municipal law, except as may be allowed by law. After the Effective date, Landlord will not store, use, dispose of, or release any matter listed above, except as allowed by law.
- 5.4 Liens.** Landlord acknowledges that there are no other liens, encumbrances, leases, mortgages, deeds, or other exceptions (collectively, "**Liens**") to Landlord's title to the Property, other than easements of record that do not affect the Tenant's proposed use of the Property. Landlord shall cooperate with Tenant to obtain Non-disturbance Agreements (as defined above) from each party that holds a Lien that may interfere with Tenant's rights under this Lease. If Landlord is unable to obtain a Non-disturbance Agreement from a Lien holder in accordance with this Lease, then Tenant may, in addition to its other rights and remedies, elect to make payments on that Lien if Landlord is in default. Tenant may offset those payments from amounts due to Landlord under this Lease.

- 5.5 Cooperation.** Landlord agrees to cooperate in and sign all permit and financing applications and other documents and proceedings and processes related to the development and operation of the Wind Energy Project, without delay. Landlord agrees to join with Tenant in all grants for rights of ways, easements, zoning variances, and approvals necessary for development of the Wind Energy Project. All reasonable costs incurred by Landlord in such efforts and cooperation described in this Section 5.5, including without limitation reasonable attorney fees, will be promptly reimbursed by Tenant upon written substantiation and invoice by Landlord.
- 5.6 Property Taxes.** Except as otherwise set forth in this Lease, Landlord agrees to pay the real property taxes and assessments on the Property. If Landlord fails to pay taxes, Tenant may choose to pay them, and deduct the amount from payment required under this Lease. If local tax assessor refuses to levy individual tax assessments to the real property and Wind Energy Project, Tenant agrees to reimburse Landlord for portion of taxes attributable to Wind Energy Project, or may, as set forth elsewhere in this Lease, elect to pay same directly to the taxing authority(ies).
- 5.7 Landlord's Use and Improvements.** Landlord may not, and may not grant a third party the right to, construct any structure within seven hundred fifty (750) feet of a Turbine or use the Property in such a way that would materially impede the ability of the Wind Energy Project to function. Materially impede would mean any detrimental change in efficiency and/or energy production calculations of Tenant's Turbines using Windpro or Windfarmer (using WAsP) modeling programs or other similar wind modeling software using onsite wind data and historical production and efficiency figures. .
- 5.8 Lateral Support.** Tenant shall have the right to lateral support for any Project improvements, installations and property to whatever extent is necessary for the safe construction and maintenance of the facilities. Landlord shall not excavate or conduct any activities on any portions of any property not a part of the Leased Premises in any way so as to undermine or otherwise adversely affect their stability.
- 5.9 Blade Overhang.** Landlord acknowledges and accepts that Wind Turbine Generator blades installed on abutting property participating in the Wind Energy Project may overhang the Property. Landlord is not entitled to any further compensation for such overhang and the amounts payable under Section 3.2 and elsewhere in this Lease are full compensation for such overhang and any and all other incidents, burdens and impacts of the Project, including sound, vibration, light and light flicker.
- 6. Indemnification.** Each party (the "**Indemnifying Party**") will defend, hold harmless, and indemnify the other party and the other party's officers, directors, representatives, mortgagees, and agents (the "**Indemnified Party**") against any losses, damages, claims, liabilities, and expenses, including reasonable attorney fees, for physical damage to property or personal injury to any person, and arising out of (1) any activity conducted by Indemnifying Party on the Property or related to the Wind Energy Project off the Property, (2) any negligent or intentional act or omission committed by the Indemnifying Party, (3) any breach of this Lease by the Indemnifying Party (including reasonable

attorney's fees incurred in the successful enforcement of any breach by the Indemnified Party). This indemnification will not apply to any loss, liability, claim, damage, or expense caused by the negligent or intentional act or omission of the Indemnified Party. Tenant shall further indemnify Landlord for any expense, including attorney fees, or obligation it may incur, or to which it may become subject, associated with any administrative or judicial proceeding relating to the Wind Energy Project, as well as for any expense relating to compliance with an order, rule, or settlement agreement resulting from such an administrative or judicial proceeding. This indemnification will not apply to any loss, liability, claim, damage, or expense caused by the negligent or intentional act or omission of the Indemnified Party. This indemnification will survive the term of this Lease.

7. Assignment; Encumbrance of Lease.

7.1 Tenant. With the prior written consent of Landlord, which shall not be unreasonably withheld or delayed, Tenant may transfer, sell or assign any or all of its rights and privileges under this Lease and/or sublet or license all or any portion of the Leased Premises, such sublease or license to always be subject to the provisions of this Lease. Tenant's obligation and liability under this Lease will continue until its assignee/purchaser has assumed in writing the assigned obligations of Tenant under this Lease. Notwithstanding the foregoing, Landlord's consent shall not be required for Tenant to assign this Lease to any entity that is owned by, affiliated with, or in common ownership with Tenant hereunder, or to any successor by merger to Tenant.

7.2 Landlord's Assignability. Landlord has the right to sell all or any portion of the Property and upon such sale to assign its rights under this Lease to the purchaser of the Property provided, however, that any such sale shall in any event be under and subject to the Lease and all of Tenant's rights hereunder; Landlord's assignment rights under this subsection are contingent on the purchaser assuming in writing all of the obligations of Landlord under this Lease. Until the Commercial Operation Date, Landlord shall not be permitted to divide the Property by any means constituting a "division" pursuant to the subdivision laws of the State of Maine and/or any other body or authority that governs subdivision, including the municipality where the Property is located, or any other applicable statute, law, ordinance, by-law or rule, without the prior written consent of Tenant in each instance.

7.3 Successors. This Lease will obligate all heirs, personal representatives, successors, and assigns of the parties.

8. Condemnation; Casualty. If the Property or portion thereof is subject to any condemnation or purchased by federal, state, or local government through the power of eminent domain, the Tenant may terminate this Lease upon the government's vesting of title or taking possession. To the extent the condemning authority recognizes a claim of Tenant, Landlord shall make no claim to any award in any condemnation proceeding to compensate for the cost of removing or relocating the Wind Energy Project, the loss of Property use, and other lost value attributed to the taking other than to the extent that the loss of Rent is a factor in determining the value of the taking from the Landlord. In the event of damage by fire or any other casualty event or "act of God" event that substantially destroys or disrupts the Project and that cannot be repaired using available insurance proceeds after any applicable deductible, then Tenant may at any time following such event elect to terminate this Lease upon sixty (60) days written notice to Landlord. Any termination provided by Tenant hereunder or any other section of this Lease shall cause this Lease to expire with the same force and effect as

though the Lease terminated at the end of the term, and all payments and obligations hereunder shall cease as of the date of termination set forth in such termination notice or subsequently provided by Tenant.

9. Termination. This Lease will terminate when any of the following events occur:

- 9.1 At any time during the Development Term, Tenant elects in its sole discretion to terminate, which termination shall be effective sixty (60) days after written notice to Landlord. Landlord is entitled to pro rata share of payments due through, and at the date of termination.
- 9.2 Upon expiration of the Operation Term.
- 9.3 A party defaults on this Lease, and the non-defaulting party is permitted to and elects to terminate this Lease as provided in Section 10.

10. Default.

10.1 Event of Default. If an event of default occurs, the non-defaulting party may terminate this Lease. An event of default shall be:

- 10.1.1 Subject to the other terms and provisions hereof as to any additional notice and cure period(s) for a Financing Party, any material breach of any non-payment provisions of this Lease that remain uncured after 30 days written notice from the non-breaching party, provided that if such breach cannot with due diligence be cured within said thirty (30) day period, there shall be no event of default unless and until the breaching party has not cured same within a period of time which, under all prevailing circumstances, shall be reasonable.
- 10.1.2 Subject to the other terms and provisions hereof as to any additional notice and cure period(s) for a Financing Party, nonpayment by either party as required by this Lease, which remains uncured after 30 days written notice from the non-breaching party. The defaulting party may challenge the amount owed if disputed in good faith, and initiate dispute resolution, as defined in Section 16, provided such action commences within the above 30-day period.

11. Force Majeure. The parties are not liable or responsible for any delay in carrying out the terms of this Lease caused by any act of God, fire, sabotage, shortage of labor or materials, inclement weather, war, restrictive government laws or regulations, or for any other reason outside the control of the parties (such events may be referred to as a "Force Majeure Event"); provided, however that a Force Majeure Event shall not excuse Tenant from its obligation to pay rent (including, without limitation, Minimum Annual Payment).

12. Miscellaneous.

- 12.1 **Governing Law.** This Lease is governed and interpreted in accordance with the laws of the STATE OF MAINE.

- 12.2 Severability.** If any term of this Lease is for any reason invalid or unenforceable, the rest of this Lease remains in full effect.
- 12.3 Payment.** Notwithstanding anything to the contrary contained in this Agreement, Landlord and Tenant hereby agree that in the event a Financing Party shall so direct in connection with the exercise of its rights under a Leasehold Mortgage or related collateral assignment, Landlord and Tenant shall observe the payment instructions of such Financing Party, and/or shall accept the payment and/or performance of the Financing Party (or its appointed receiver or designee) as the performance of Tenant hereunder, provided that any such instructions do not impede payment of rent to Landlord and that Financing Party continues to honor the terms of the Lease.
- 12.4 Headings.** The headings in this Lease are for convenience only and should not be construed to affect the construction or interpretation of this Lease.
- 12.5 Waiver/Alteration.** Any term of this lease may be waived, amended, or added as mutually agreed upon only by a writing executed by the parties. The failure of either party to insist upon strict performance of any of the terms or conditions of this Lease or to exercise any of its rights or remedies under this Lease shall not be considered to waive such rights thereafter.
- 12.6 Entire Agreement.** This Lease constitutes the entire agreement between the parties pertaining to its subject matter, and the parties confirm that there are no verbal or oral agreements, promises or understandings that are not contained herein. Notwithstanding the fact that this Lease has been prepared by one of the Parties, all of the parties confirm that they and their respective counsel have reviewed, negotiated and adopted this Lease as the agreement and understanding of the parties. Any presumption that ambiguities are to be resolved against the primary drafting party shall not apply to this Lease. This Lease may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts together shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and/or PDF or other similar facsimile reproduction methods and signatures appearing on faxed or PDF or other similar facsimile reproduced instruments shall be treated as original signatures. It is agreed that this Lease may be effective despite counterpart signatures and/or lack of execution on the same physical document.
- 13. Record of Lease.** Landlord and Tenant agree that this Lease will not be recorded in the public records. The parties will execute a Memorandum of Lease setting forth a description of the Property and other terms of this Lease, but excluding all terms relating to payments to Landlord, in a form substantially in the form as set forth in **Exhibit C**. The Memorandum of Lease will be recorded in the Registry of Deeds for the Property's location. Any subsequent amendments of this Lease, including all easements subsequently entered into related to this Lease, may be reflected by filing with the County an appropriate Memorandum of Amendment to Lease, at Tenant's option. The cost of recording all documents shall be borne by the Tenant.
- 14. Confidentiality.** The Landlord agrees and acknowledges that the terms of this Lease are confidential. The Landlord will not disclose the terms of this Lease or the existence of this lease to any third party

without Tenant's prior written consent, except to those persons in the employ of Landlord, including, without limitation, Landlord's accountants, financial advisors, investors, lenders, attorneys, consultants, and other business professionals of a similar nature who are employed for such purposes and who, by virtue of a fiduciary relationship with Landlord are bound to keep the terms of this Lease confidential, and with the understanding that such persons shall be expressly informed by Landlord of the confidential nature of the terms of this Lease and shall be directed to (or where necessary, such persons shall agree to) treat such information in accordance with this Agreement. Anything herein to the contrary notwithstanding, under no circumstances shall Landlord disclose the terms of this Lease or any portion thereof to any other landlord, or any customer or competitor (or their agents) of the Tenant. Landlord agrees to the granting of injunctive relief to Tenant should Landlord breach its confidentiality obligations hereunder. The terms of this provision shall not apply to any information that is publicly available, through documents on file with the various permitting agencies, the land records, or otherwise.

- 15. No Assurance as to Development.** Landlord explicitly agrees and acknowledges: (i) that the business of developing electric generation facilities is subject to many significant risks, including but not limited to the need to obtain land use approvals and environmental permits, the need to obtain financing and the need to obtain power sales contracts with credit-worthy purchasers; (ii) that the Tenant may not be successful in its efforts to develop, finance and construct a Facility on the Property; and (iii) that, in the event the Tenant does not obtain approvals, permits, financing and contracts acceptable to it in its sole discretion, the Tenant has reserved the right to terminate this Lease pursuant to the terms herein and Tenant shall have no further liability to the Landlord of any kind, other than those obligations that survive the termination of this Lease. The Landlord hereby agrees and acknowledges that the Tenant makes no representations, warranties, commitments or guarantees of any kind as to the likelihood of the Tenant successfully developing, financing and/or constructing a Facility on the Property and the Landlord receiving compensation hereunder.
- 16. Arbitration.** Any dispute arising out of this Lease will be submitted to mediation where the parties mutually agree upon the third party mediator. If a party fails to respond to a written request for submission to mediation within 10 days after service or fails to participate in any scheduled mediation conference, that party shall be deemed to have waived its right to mediate the issues in dispute. If the mediation does not result in settlement of the dispute within 30 days after the initial mediation conference or if a party has waived its right to mediate any issues in dispute, then any unresolved dispute arising out of or relating to this Lease or breach thereof shall be finally settled by arbitration by an arbitrator in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award or decision rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitrator shall have the power to grant equitable remedies in addition to imposing monetary damages. Arbitration shall be held in Portland, Maine or such other location as the parties agree. The arbitration shall include (i) a provision that the prevailing party in such arbitration shall recover his or her costs of arbitration and reasonable attorneys' fees from the other party and (ii) the amount of such costs and fees. All arbitration under this Paragraph shall be final, binding, and conclusive. Despite the foregoing, if any party believes it necessary to seek injunctive relief or a provisional remedy (such as forcible entry and detainer or an attachment or trustee process), such party may file a civil action in any court having jurisdiction for such injunctive relief or provisional remedy. The arbitration procedures specified above, however, will apply to the determination of the merits of any monetary claim or defense, and the court proceeding will extend no further than to provide a kind of relief or remedy not readily available under the arbitration procedures.

17. **Notice.** All notices required by this Lease shall be made in writing and delivered either personally or by certified mail, return receipt requested, or by reputable commercial courier whose regular business is delivery service, to the parties respective addresses set forth above (or any other address that the party to be notified may have designated to the sender by like notice to sender). Notice shall be deemed effective upon mailing or delivering the same to the postal service or courier as described above.

(Signature Page to Follow)

LANDLORD
HELEN INDUSTRIES

By: 
DAVID ISAACSON

Its: Treasurer

Date: 11/19/14

Address:
c/o David Isaacson
150 Appleton Street, Boston MA 02116

TENANT
CANTON MOUNTAIN WIND, LLC

By: Jay M. Cashman, Manager


Date: 12/4/2014

Address:
549 South Street
Quincy, MA 02169

Exhibit A
Property Description

Certain lots or parcels of land situated in the Town of Carthage, Franklin County and State of Maine, more particularly described in deeds recorded in the Oxford County (East) Registry of Deeds at Book 1767, Page 317 and Book 2207, Page 220 and as generally depicted below as the same may be additionally described by further corrective or confirmatory deeds given and/or received by Landlord from time to time to confirm the boundaries of the Property

**Exhibit B
LEASED PREMISES (Above 1250')**

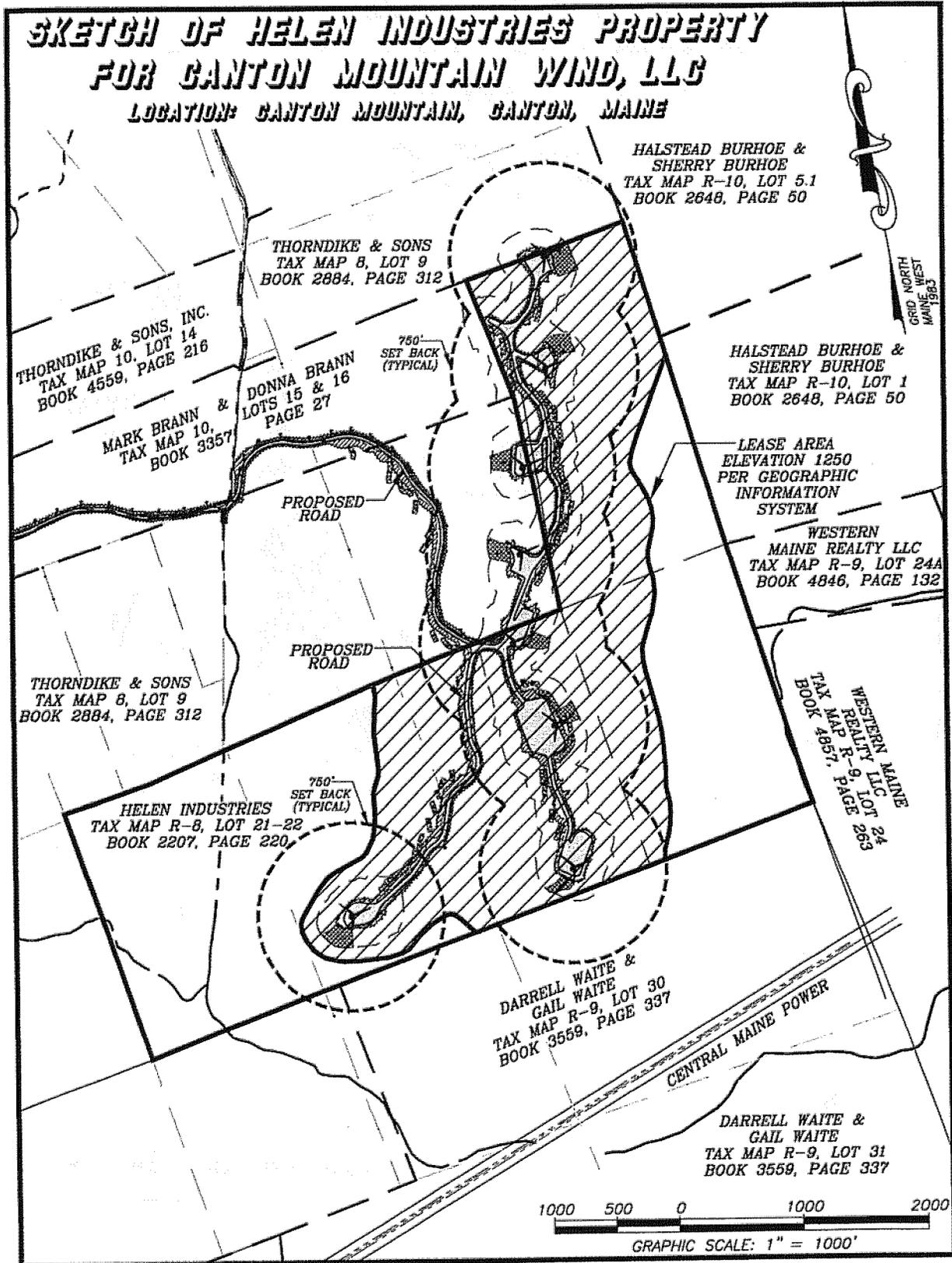


Exhibit C
Memorandum of Lease

This Memorandum of lease is made this ____ of _____, 2014, by and between **HELEN INDUSTRIES**, a Maine Corporation c/o David Isaacson, 150 Appleton St, #4D, Boston MA 02116 (hereinafter, the "Landlord"), the owner of that certain parcel or parcels of land situated in Canton, Oxford County, Maine, and being more particularly described below as the Property, and **CANTON MOUNTAIN WIND, LLC**, a Massachusetts limited liability company of 549 South Street, Quincy, MA 02169 (hereinafter the "Tenant"), as successor/assignee of **PATRIOT RENEWABLES, LLC**.

Background

- A. Landlord and Patriot Renewables, LLC were parties to that certain Wind Energy Land Lease dated October 15, 2009 described in a Notice of Lease of the same date and recorded in the Oxford County (East) Registry of Deeds in Book 4591, Page 146 (the "Original Lease"), and concurrently herewith, Patriot Renewables, LLC has assigned all of its rights and its interest in the Original Lease to Tenant herein.
- B. Landlord and Tenant have, as of this date, entered into an Amended and Restated Wind Energy Land Lease with an Effective Date of October 15, 2009 that completely amends, restates and supersedes the Original Lease in its entirety.
- C. Landlord and Tenant are also parties to that certain Easement executed by Landlord herein on May 11, 2012 and recorded in said Registry in Book 4848, Page 168 (the "Easement"). Landlord herein is hereby acknowledged as the Grantor of the Easement and Tenant herein is hereby acknowledged as the Grantee of the Easement which remains in full force and effect and the rights and interests granted under the Easement are not modified, revoked or superseded hereby in any respect.
- D. Landlord and Tenant agree to record this Memorandum of Lease in the Oxford County (East) Registry of Deeds. ("**Memorandum of Lease**").

1. Premises Leased pursuant to the Lease:

Property Description.

Landlord owns property in the:

County of Oxford,

Town of Canton, Maine

being generally depicted on the Town of Oxford Tax Map R-8 as Lots 21-22 and described in deeds recorded in the Oxford County (East) Registry of Deeds at Book 1767, Page 317 and Book 2207, Page 220 and as generally depicted on Exhibit A (herein, the "Property"), as the same may be additionally described by further corrective or confirmatory deeds given and/or received by Landlord from time to time to confirm the boundaries of the Property.

The Leased Premises, as shown on **Exhibit B**, are those portions of the Property that are at an elevation above one thousand two hundred and fifty feet (1250').

2. **Term.** Development Term of FOUR (4) years commencing on the Effective Date of the Lease, with an option to extend for up to SIX (6) additional years; and a successive Operation Term of **FORTY (40) years**, unless earlier terminated.

3. **Assignment and Exclusive.** Tenant can assign or pledge the Lease or sublet the Property that is the subject of the Lease in whole or in part, without consent of Landlord. During the term of this Lease, Landlord may at any time sell the entirety of the Property, which sale shall be subject to and under the terms of the Lease and the rights and privileges of the Tenant hereunder; Landlord shall not be permitted to sell any portion of the Property, nor divide the Property by any other means constituting a "division" pursuant to the subdivision laws of the State of Maine and/or any other body or authority that governs subdivision, including the municipality where the Property is located, or any other applicable statute, law, ordinance, by-law or rule, without the prior written consent of Tenant in each instance.

The interests granted to the Tenant under this Lease are exclusive and Landlord will not grant to any party other than Tenant any lease, easement, interest, option and/or right in or upon the Property that is in any way related to converting wind energy to electrical energy and/or delivering or transmitting electrical energy, to another person or entity, for so long as this Lease is in effect.

4. **Addresses.** The parties' addresses as set forth in the Lease are set out above.

THIS MEMORANDUM OF LEASE is intended to amend, restate and replace the Notice of Lease and is prepared for recording and for the purpose of making a public record of said Lease, and it is intended that the parties shall be subject to all of the provisions of the Lease and that nothing herein shall be construed or deemed to alter or change any of the terms or provisions of the Lease.

Dated: 11/19/14

LANDLORD

HELEN INDUSTRIES



By: DAVID ISAACSON

Its: Treasurer

STATE OF ~~MAINE~~^{MASSACHUSETTS}
COUNTY OF SUFFOLK

NOVEMBER 19TH, 2014

Personally appeared the above-named DAVID ISAACSON in his/her capacity as Treasurer of Helen Industries and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said corporation.

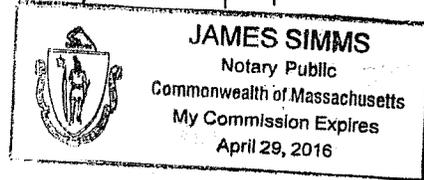
Before me,

JAMES SIMMS

Notary Public

Print: JAMES SIMMS

My commission expires: 04/29/16



**Exhibit B to Amended Memorandum of Lease
Leased Premises Description**

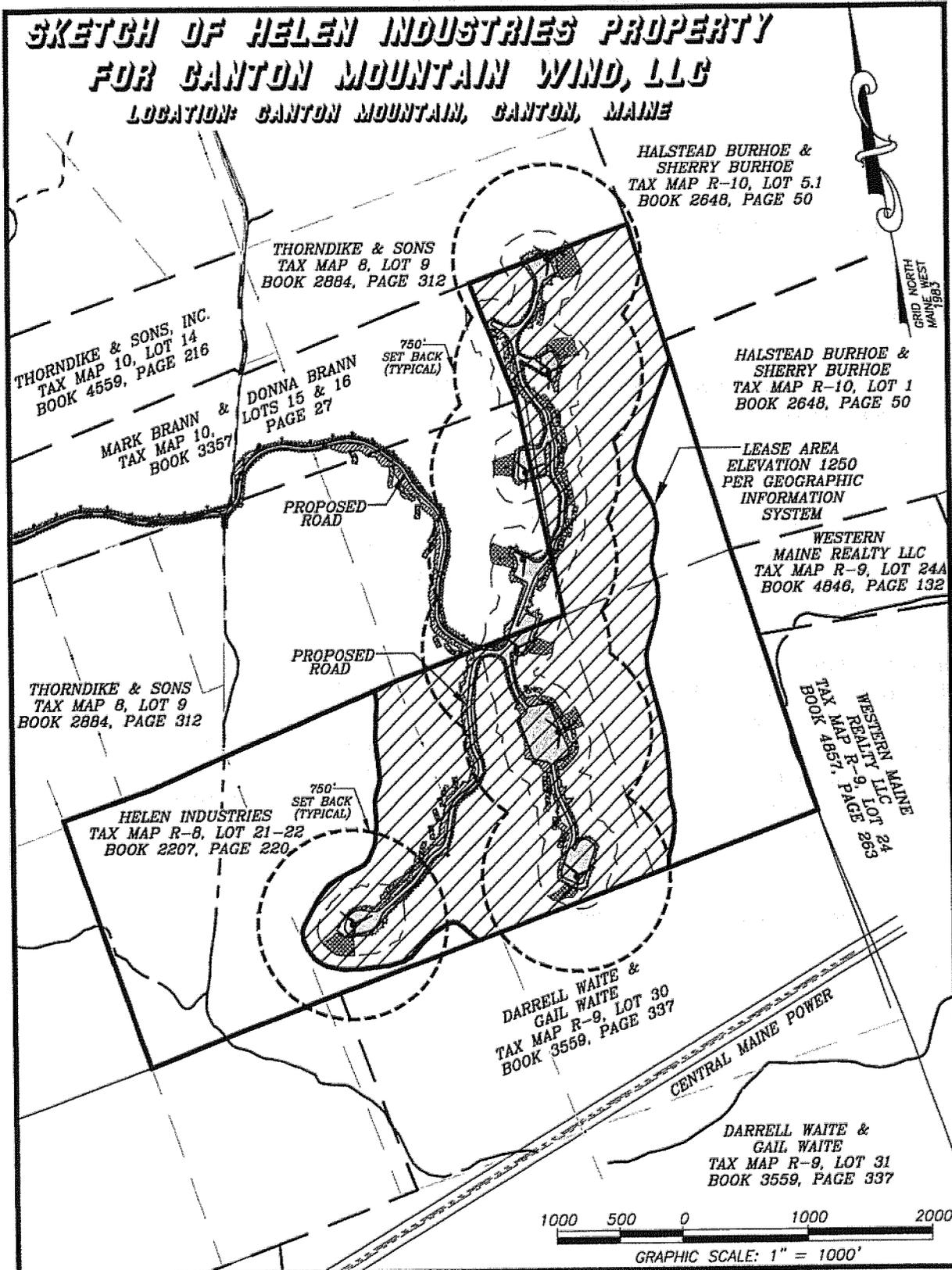


Exhibit C

Mortgagee Notice Letter

[LENDER]

_____, 201__

SENT BY BOTH CERTIFIED MAIL
AND REGULAR MAIL

[LANDOWNER]

Re: Wind Energy Land Lease dated _____ between Canton Mountain Wind, LLC and
LANDOWNER, as amended by First Amendment dated _____ (the "Lease")

Dear _____:

LENDER understands that you are the Landlord under the Lease. Please be advised that LENDER has been granted a "Leasehold Mortgage" with respect to the "Leased Premises" (as both terms are defined in the Lease) and, as such, is a "Financing Party" and a "Lender" (also as both terms are defined in the Lease).

Please sign a copy of this letter below where indicated and return it to LENDER at the address specified below in order to acknowledge and agree (a) that Landlord recognizes LENDER as a Financing Party, as a Lender and as the holder of a "Leasehold Mortgage," (b) that LENDER has the benefit of, and is entitled to enforce, all rights and remedies of a Financing Party and/or a Lender as specified in the Lease, and (c) that Landlord has waived any statutory or other "landlord's lien" on any and all personalty, fixtures or other property or improvements installed or constructed upon the Leased Premises by Tenant under the Lease.

A copy of all default notices sent to Tenant under the Lease (and any other correspondence to LENDER regarding the Lease) should be sent to LENDER at the following address:

LENDER

Thank you very much for your cooperation in this matter.

Very truly yours,

LENDER

By: _____

Name: _____

Title: _____

The undersigned acknowledges and agrees with the contents of the foregoing letter; executed as a sealed instrument on _____, 201_

LANDOWNER

