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Attorney for Guam Power Authority

BEFORE THE GUAM PUBLIC UTILITIES COMMISSION

IN THE MATTER OF:

GPA DOCKET NO. 25-16

GUAM POWER AUTHORITY'S
PHASE IV RENEWABLE ENERGY
ACQUISITION AWARD

PETITION OF THE GUAM POWER
AUTHORITY TO APPROVE PHASE IV
RENEWABLE ENERGY ACQUISITION
AWARD TO PRU TAMUNING LLC, PRU
MALOJLOJ LLC, PRU PULANTAT LLC,
AND PRU BARRIGADA LLC FOR UP
TO 18.4 MW OF RENEWABLE ENERGY
CAPACITY

The Guam Power Authority (GPA) hereby files its Petition asking the Public Utilities Commission of Guam (PUC) to review and approve GPA's Phase IV Renewable Acquisition award to PRU Tamuning LLC, PRU Malojloj LLC, PRU Pulantat LLC, and PRU Barrigada LLC. Attached in support of this petition and incorporated as if fully set forth herein is Consolidated Commission on Utilities Resolution No. FY2025-22 (Aug. 4, 2025). *See Ex. 1.*

I. BACKGROUND

A. Phase IV procurement.

GPA announced Multi-Step Bid No. GPA-012-23 for 300 to 500 million kWh of renewable energy in December 2022 in its Phase IV procurement for utility scale renewables over twenty-five years with an option for five additional years. The bids were opened in December 2023. GPA

received proposals for over 330 MW of renewable solar PV capacity to generate a minimum of 612 million kWh annually for twenty-five years. Exhibit A to CCU Resolution No. FY2025-22 contains a summary of all bidders' Phase IV projects. The four PRU projects were submitted by the Pacific Energy Corporation and Landscape Management Systems, Inc. (PEC & LMS) Consortium, which chose the four-project structure to take advantage of investment tax credits (ITC) available to projects with a capacity below MW each. For instance, projects under 5 MWAC in or serving low-to-middle income communities can apply for a 10-20 percent bonus ITC, and are also eligible for ITC on their interconnection costs.

B. The importance of timing.

The procurement process to contract Phase IV renewables has so far taken nearly three years. To date, one contract has been approved and signed. *See* GPA Dkt No. 24-25, Submission of Phase IV Renewable Energy Purchase Agreement and Interconnection Agreement with KES Yona Solar LLC (Feb. 26, 2025). The proponents and GPA have invested substantial time and other resources to complete the process of agreeing to a sustained Renewable Power Purchase Agreement (REPA) for twenty-five years.

The construction environment on the island has historically affected project construction costs and is anticipated to continue driving these costs significantly higher. The renewable energy projects must compete with large, ongoing military buildup projects that are expected to persist into the next decade. Additionally, inflation has been substantial, and the lead time for material supplies has increased significantly. Proponents of renewable energy projects who wish to take advantage of ITC also face revised tight deadlines after the passage of the One Big Beautiful Bill Act, P.L. 119-21 (July 4, 2025). Now solar projects must be placed in service by December 31, 2027, in order to remain eligible for the investment tax credits, with a safe harbor for solar projects that "begin construction" on or before July 4, 2026. In the past, "begin construction" has meant

1 paying at least 5 percent of the total costs of the project or completing physical work of a
2 significant nature, *see* IRS Notice 2013-29; IRS Notice 2018-59; IRS Notice 2022-61, although
3 new guidance is forthcoming.
4

5 GPA ultimately seeks approval to award a potential total of 330 MW of renewable energy
6 capacity contracts subject to the completion of the System Impact Study (*see* Part F., below) and
7 finalization of the vendors' draft REPAs and Interconnection Agreements. Because agreed prices
8 are time sensitive, GPA is pursuing a partial award of the Phase IV bids at this time. The projects
9 in this petition are significant and could be impacted by inflationary and other costs, as well as
10 ITC deadlines, which highlights the importance of awarding them as expeditiously as possible.
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12 **C. Renewable energy and energy shifting capacities.**

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14 Overall, the Phase IV awards could result in providing about 173 MW in Energy Storage
15 System (ESS) load-shifting capacity. This will help meet the expected significant load growth by
16 the end of the decade. The estimated military growth, which could reach 100 MW by 2033,
17 coupled with potential increases in data centers and the use of electric vehicles, will cause
18 significant increases in demand in the coming years.
19

20
21 GPA originally solicited for energy to be 100 percent shifted through an ESS to
22 non-daylight hours. In the ensuing period, however, ESS costs increased to a such an extent that
23 GPA had to adjust its requirement to 50 percent shifting through an ESS with a bid price cap of
24 \$0.179/kWh.
25

26
27 Several large and small projects were submitted by various bidders. Their prices all fell
28 within the bid price cap of \$0.179/kWh, which includes about \$0.07/kWh for energy-shifting
29 batteries, which provide additional value to GPA compared with existing renewable energy
30 contracts. Battery Energy Storage Systems (BESS) are similar to conventional generators that can
31 be operated at peak demand periods. Therefore, the prices received are reasonable in comparison
32

to existing contracts. The REPAs will allow a maximum of one percent annual price escalation over the 25-year contract period.

GPA evaluated the bidders' priced proposals against GPA's variable operating costs, which are primarily made up of fuel costs. Bidders provided \$/MWh proposals for the energy, including BESS and interconnection costs. In December 2023, GPA obtained the priced bids and deemed each of the PRU projects to be qualified, responsive bidders with four separate proposals totaling 18.4 MW of solar PV capacity and 13.8 MW/60 MWh of BESS, as shown in the table below:

Bidder	PV Capacity	BESS Capacity
PRU Tamuning LLC (PEC & LMS Site 1)	4.6 MWAC	3.45 MW / 15 MWh
PRU Malojloj LLC (PEC & LMS Site 2)	4.6 MWAC	3.45 MW / 15 MWh
PRU Pulantat LLC (PEC & LMS Site 3)	4.6 MWAC	3.45 MW / 15 MWh
PRU Barrigada LLC (PEC & LMS Site 4)	4.6 MWAC	3.45 MW / 15 MWh
Aggregate Capacities	18.4 MWAC	13.8 MW / 60 MWh

D. Anticipated effects on LEAC.

GPA has determined that, in addition to the KES Yona Solar LLC (Kepco) contract previously approved, the proposals submitted by the PEC & LMS Consortium would provide substantial savings to GPA over the term of the contracts based on current and projected LEAC rates. Exhibit B to CCU Resolution No. FY2025-22 contains a summary of the energy priced proposals submitted by PEC & LMS for all four sites. GPA issued a notice of intent to award to all bidders, subject to the System Impact Study results, without a change in price, and subject to CCU and PUC approval.

E. Benefits of Phase IV awards.

Renewable energy is sustainable energy and good for the island. Public Law 29-62 sets renewable goals under the Renewable Portfolio Standards (RPS), which mandates 50 percent renewables by 2035 and 100 percent by 2045. GPA had adopted a goal of 50 percent renewables

1 by 2030. The award of 192 MW is projected to increase GPA's ratio of renewable energy to sales
2 by up to 39 percent by 2028. Exhibit D to CCU Resolution No. FY2025-22 illustrates the projected
3 RPS outlook.
4

5 If the Phase IV contracts are not awarded, ratepayers are unlikely to see costs savings and,
6 on the contrary, may see higher energy bills and increased pricing for renewable energy. GPA
7 needs to invest in renewables to hedge against global events that could drive oil prices higher,
8 potentially reaching \$200 per barrel. The current geopolitical threats from countries such as China
9 and North Korea highlight the potential for significant volatility in future oil prices. GPA's current
10 importation of fuel oil totals about 3 million barrels per year. The new 198 MW Ukudu power
11 plant will reduce fuel imports by about 879,000 barrels annually. The award of all Phase IV
12 renewable projects would decrease imports by an additional 800,000 barrels. Guam has an
13 opportunity to reduce its importation of oil to about 1.4 million barrels annually by 2028,
14 substantially reducing negative rate impacts on our community.
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19 **F. System impact study.**

20 The System Impact Study is an iterative and complicated process that determines the
21 required infrastructure for a seamless integration of the Phase IV projects to interconnect and
22 operate on GPA's electric grid system. The System Impact Study will not change the bidders'
23 priced proposals as all costs associated with the required infrastructure, as determined by the study,
24 will be the responsibility of the bidder. The bid documents allow the bidders to withdraw any
25 proposal without penalty if the bidder cannot comply with the System Impact Study within the
26 bidders' priced proposals.
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30 The four PEC& LMS Consortium projects have completed the System Impact Study. Each
31 of the negotiated REPAs includes an Interconnection Agreement for each site.
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1 **G. Other Phase IV projects.**

2 GPA intends to bring the remaining projects to the CCU and the PUC for approval once
3 these proponents have met the System Impact Study requirements without a change in price. GPA
4 expects to award at least one of the other proponents within the next month. With the award of the
5 Phase IV bids, GPA would achieve a 50 percent renewables portfolio by 2029, ahead of its targeted
6 2030 goal and well ahead of the mandated 2035 date.
7
8

9 **II. REQUEST FOR APPROVAL**

10 The PUC contract review protocol requires PUC authorization for all contracts in excess
11 of \$1.5 million. The value of the contracts in this case is estimated to be \$1.5 million per year for
12 each project for a total of \$158 million for the four projects over a 25-year period.
13
14

15 In support of this petition, GPA has attached CCU Resolution No. FY2025-22, which
16 authorizes the General Manager to petition the PUC for the approval to award the Phase IV
17 Renewable Acquisition Bid totaling 18.4 MW to PEC & LMS Consortium as PRU Tamuning
18 LLC, PRU Malojloj LLC, PRU Pulantat LLC, and PRU Barrigada LLC. *See* Ex. 1. Also attached
19 are the draft contracts negotiated between GPA and PEC & LMS for the four project sites and
20 under submission to the Office of the Attorney General (OAG) for procurement review under
21 5 GCA § 5150. *See* Exs. 2 (PRU Tamuning LLC – Site 1), 3 (PRU Malojloj LLC – Site 2), 4 (PRU
22 Pulantat LLC – Site 3), & 5 (PRU Barrigada LLC- Site 4). The contracts were modeled on and
23 are, in all important respects, substantially similar to the contract approved by the OAG and the
24 PUC between GPA and KES Yona Solar LLC (Kepco).
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Respectfully submitted this 7th day of August, 2025.

M. Wolożuk

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Petition of the Guam Power Authority to Approve Phase IV Renewable Energy Acquisition Award to PRU Tamuning LLC, PRU Malojloj LLC, PRU Pulantat LLC, and PRU Barrigada LLC for up to 18.4 MW of Renewable Energy Capacity
 GPA Docket No. 24-25



RESOLUTION NO. 2025-22

**RELATIVE TO APPROVAL OF THE PHASE IV RENEWABLE ENERGY
ACQUISITION AWARD TO PRU BARRIGADA, LLC, PRU MALOJLOJ, LLC,
PRU PULANTAT, LLC, AND PRU TAMUNING, LLC FOR UP TO 18.4 MW OF
RENEWABLE ENERGY CAPACITY**

WHEREAS, GPA announced GPA Multi-Step Bid No: GPA-012-23 for 300,000,000 kWh to 530,000,000 kWh of renewable energy in December 2022 as its Phase IV procurement for utility scale renewables over 25 years with an option for 5 additional years; and

WHEREAS, the bids were opened in December 2023 and GPA received over 330 MW of renewable solar PV capacity to generate a minimum of 612,000,000 kWh annually for 25 years. The summary is attached in **Exhibit A**; and

WHEREAS, the construction environment on the island has historically affected project construction costs and is anticipated to continue driving these costs significantly higher. Projects have to compete with large, ongoing military buildup projects, which are expected to persist into the next decade. Additionally, inflation has been substantial, and the lead time for material supplies has increased significantly; and

WHEREAS, the Phase IV awards could result in providing about 173 MW in ESS load-shifting capacity. This will help GPA meet the expected significant load growth by the end of the decade. The estimated military growth, which could reach 100 MW by 2033, coupled with potential increases in data centers and the use of electric vehicles, will cause significant increases in demand in the coming years; and

WHEREAS, GPA originally solicited for energy to be 100% shifted through an Energy Storage System (ESS) to non-daylight hours. Unfortunately, ESS costs have increased to a large extent which resulted in GPA having to adjust its requirement to 50% shifting through an ESS with a bid price cap of \$0.179/kWh; and

WHEREAS, several large and small projects were submitted by various bidders. Their prices were all within the bid price cap of \$0.179/kWh which includes about \$0.07/kWh for energy-shifting batteries which provide additional value to GPA compared with its existing contracts. Battery Energy Storage Systems (BESS) can be dispatched to provide power at peak demand periods and else when at night. Therefore, the pricing as received are reasonable in comparison to existing contracts; and

WHEREAS, the Renewable Energy Purchase Agreements allow a maximum of 1% annual price escalation over the 25-year contract period; and

WHEREAS, GPA evaluated the bidders' priced proposals against GPA's variable operating costs primarily made up of fuel costs. Bidders provided \$/MWh priced proposals for the energy, including BESS and interconnection costs; and

WHEREAS, the procurement process to contract Phase IV renewables, has taken over two years before the first contract, KEPCO-EWP-Samsung C&T Consortium (KES), was approved and signed on February 28, 2025. The process required substantial time and investment by both the bidder and GPA to complete a contract for a sustained Renewable Power Purchase Agreement (REPA) for 25 years; and

WHEREAS, in December 2023, GPA obtained the price bid and determined Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium, to also be a qualified and responsive bidder with proposals of four (4) separate generating facilities, totaling 18.4 MW of solar PV capacity and 13.8 MW/ 60 MWh of BESS as shown in the table below; and

	PV Capacity	BESS Capacity
PRU TAMUNING, LLC (PEC & LMS SITE 1)	4.6 MWAC	3.45 MW / 15 MWh
PRU MALOJLOJ, LLC (PEC & LMS SITE 2)	4.6 MWAC	3.45 MW / 15 MWh
PRU PULANTAT, LLC (PEC & LMS SITE 3)	4.6 MWAC	3.45 MW / 15 MWh
PRU BARRIGADA, LLC (PEC & LMS SITE 4)	4.6 MWAC	3.45 MW / 15 MWh
Aggregate Capacities	18.4 MWAC	13.8 MW / 60 MWh

WHEREAS, Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium has named individual Pacific Renewable Unlimited (PRU) companies for each contracted generating site: PRU Tamuning, LLC for Site1, PRU Malojloj, LLC for Site 2, PRU Pulantat, LLC for Site 3, and PRU Barrigada, LLC for Site 4; and

52 **WHEREAS**, GPA has determined that, in addition to the KEPCO-EWP-Samsung C&T
53 Consortium proposal, Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS)
54 Consortium would also provide savings to GPA over the term of the contract based on current and
55 projected LEAC rates. **Exhibit B** provides a summary of the energy priced proposals submitted by
56 Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium, all four
57 (4) sites (Tamuning, Malojloj, Pulantat, Barrigada); and

58 **WHEREAS**, GPA issued an intent to award all bidders, subject to the System Impact Study
59 results, without a change in price, and attaining CCU and PUC approval; and

60 **WHEREAS**, not awarding these contracts will likely not result in cost savings to ratepayers
61 and may instead result in higher energy bills and increased pricing for renewable energy. GPA needs
62 to invest in renewables to hedge against global events that could drive oil prices higher, potentially
63 reaching \$200 per barrel. The current geopolitical threats from countries such as China and North
64 Korea highlight the potential for significant volatility in future oil prices; and

65 **WHEREAS**, the current import of fuel oil totals about 3M barrels per year. The new Ukudu
66 198 MW power plant will reduce imports by about 900,000 barrels yearly. The award of all Phase
67 IV renewable projects would decrease imports by an additional 800,000 barrels. Guam has an
68 opportunity to reduce its import of oil to about 1.3M barrels in 2028 substantially reducing negative
69 rate impacts on our community; and

70 **WHEREAS**, renewable energy is sustainable energy and good for the island; and

71 **WHEREAS**, Public Law 29-62 sets renewable goals under the Renewable Portfolio
72 Standards (RPS) which mandated 50% renewables by 2035 and 100% by 2045. GPA has adopted a
73 goal of 50% renewables by 2030; and

74 **WHEREAS**, the award of 18.4 MW is projected to increase GPA's ratio of renewable energy
75 to sales up to 34% by 2028. **Exhibit C** is a projected RPS outlook; and

76 **WHEREAS**, the System Impact Study is an iterative and complicated process that determines
77 the required infrastructure for a seamless integration of the Phase IV projects to interconnect and
78 operate on the GPA electric grid system; and

79 **WHEREAS**, the System Impact Study will not change the bidders' priced proposals as all
80 costs associated with the required infrastructure, as determined by the study, will be the responsibility
81 of the bidder; and

WHEREAS, the bid documents allow the bidders to withdraw any proposal without penalty if the bidder cannot comply with the System Impact Study within the bidders' priced proposals; and

WHEREAS, GPA is proceeding to award a potential total of 330MW of renewable energy capacity contracts subject to CCU and PUC approvals, and the completion of the System Impact Study and finalization of the bidders' draft REPAs and Interconnection Agreements; and

WHEREAS, prices agreed upon are time sensitive which is why a partial award of the overall Phase IV bids continues to be pursued at this time; and

WHEREAS, it is GPA's intent to bring all the other bids to CCU and PUC for their approvals once these bidders have met System Impact Study requirements without a change in price. GPA is hopeful the other bidders could be awarded within 2025; and

WHEREAS, the award of all Phase IV bids would have GPA achieve a 50% renewables portfolio by 2029 ahead of its targeted 2030 goal and well ahead of the mandated 2035 date.

NOW, THEREFORE, BE IT RESOLVED, by the CONSOLIDATED COMMISSION ON UTILITIES, as FOLLOWS:

1. The CCU authorizes GPA to petition the PUC for approval to award Phase IV Renewable Acquisition Bid of 4 proposals, totaling 18.4 MW, to Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium under the companies PRU Tamuning, LLC, PRU Malojloj, LLC, PRU Pulantat, LLC, and PRU Barrigada, LLC, as required under the PUC Procurement Protocol.

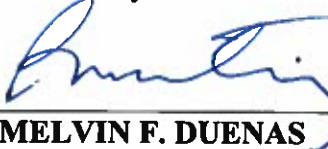
RESOLVED, that the Chairman certifies and the Board Secretary attests to the adoption of this Resolution.

DULY AND REGULARLY ADOPTED AND APPROVED THIS 4TH DAY OF AUGUST 2025.

Certified by:


FRANCIS E. SANTOS
Chairperson

Attested by:


MELVIN F. DUENAS
Secretary

//

I, Melvin F. Duenas, Secretary for the Consolidated Commission on Utilities (CCU), as evidenced by my signature above do certify as follows:

The foregoing is a full, true, and accurate copy of the resolution duly adopted at a regular meeting of the members of Guam Consolidated Commission on Utilities, duly and legally held at a place properly noticed and advertised at which meeting a quorum was present and the members who were present voted as follows:

Ayes: 4

Nays: 0

Absent: 1

Abstain: 0



EXHIBIT A

Phase IV Projects - Summary

Bidder	Size MWac	ESS Size MWdc	Village	Site
Mojave Marianas LLC	60	30 MW, 120 MWh	Inarajan	Near existing Dandan Solar
PEC and LMS	4.6	3.45 MW, 15 MWh	Tamuning (Harmon)	Near Harmon Sub (Lot 101185-4)
PEC and LMS	4.6	3.45 MW, 15 MWh	Malojloj	Lot B-3REM-14-R2
PEC and LMS	4.6	3.45 MW, 15 MWh	Pulantat	Near Leo Palace (LOT 177-1-4 and LOT 177-1-R6)
PEC and LMS	4.6	3.45 MW, 15 MWh	Barrigada	Near Radio Barrigada Sub (LOT 2442-5, LOT 2442-6, and LOT 2442-7)
Core Tech Solar Energy, LLC	60	30 MW, 120 MWh	Ukudu	Near GWA Northern Water Treatment
KEPCO, EWP, and Samsung C&T Consortium	132	60 MW, 260 MWh	Yona	Cross-Island Road- Ylig River/ Paulana River area
Power Solutions and SK Ecoplant	26.4	15 MW, 88.064 MWh	Dededo	Guam International Country Club Golf Course
Power Solutions and SK Ecoplant	26.4	15 MW, 88.064 MWh	Dededo	Guam International Country Club Golf Course
Power Solutions and SK Ecoplant	4.6	2.75 MW, 16.512 MWh	Dededo	Guam International Country Club Golf Course
Power Solutions and SK Ecoplant	4.6	2.75 MW, 16.512 MWh	Yigo	LOT 7079-1-R2 and LOT 7079-1-1R/W

EXHIBIT B

Summary of Bid Proposals from Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium

Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium – Site 1. Harmon		
Contract Year	Annual Price (\$/MWH)	Guaranteed Net Annual Generation (MWH/YR)
1	179.00	8,342.209
2	180.79	8,307.453
3	182.59	8,273.169
4	184.41	8,239.056
5	186.25	8,204.919
6	188.11	8,170.901
7	189.99	8,136.908
8	191.88	8,103.473
9	193.79	8,070.231
10	195.72	8,036.760
11	197.67	8,003.510
12	199.64	7,970.226
13	201.63	7,937.250
14	203.64	7,904.459
15	205.67	7,871.740
16	207.72	7,839.322
17	209.79	7,806.822
18	211.88	7,773.457
19	213.99	7,739.287
20	216.12	7,705.372
21	218.28	7,671.978
22	220.46	7,638.734
23	222.66	7,605.533
24	224.88	7,572.846
25	227.12	7,540.031

Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium – Site 2. Malojloj		
Contract Year	Annual Price (\$/MWH)	Guaranteed Net Annual Generation (MWH/YR)
1	179.00	8,411.417
2	180.79	8,376.588
3	182.59	8,342.555
4	184.41	8,308.698
5	186.25	8,274.637
6	188.11	8,240.780
7	189.99	8,206.941
8	191.88	8,173.574
9	193.79	8,140.279
10	195.72	8,106.660
11	197.67	8,073.190
12	199.64	8,039.678
13	201.63	8,006.477
14	203.64	7,973.441
15	205.67	7,940.471
16	207.72	7,907.823
17	209.79	7,875.077
18	211.88	7,841.427
19	213.99	7,806.968
20	216.12	7,772.759
21	218.28	7,739.079
22	220.46	7,705.545
23	222.66	7,672.054
24	224.88	7,639.083
25	227.12	7,605.997

Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium – Site 3. Pulantat		
Contract Year	Annual Price (\$/MWH)	Guaranteed Net Annual Generation (MWH/YR)
1	179.00	7,658.519
2	180.79	7,623.432
3	182.59	7,590.738
4	184.41	7,558.544
5	186.25	7,526.535
6	188.11	7,494.886
7	189.99	7,463.396
8	191.88	7,432.432
9	193.79	7,401.720
10	195.72	7,370.750
11	197.67	7,339.955
12	199.64	7,309.158
13	201.63	7,278.674
14	203.64	7,248.346
15	205.67	7,218.088
16	207.72	7,188.092
17	209.79	7,158.015
18	211.88	7,127.111
19	213.99	7,095.424
20	216.12	7,063.970
21	218.28	7,032.992
22	220.46	7,002.137
23	222.66	6,971.312
24	224.88	6,941.031
25	227.12	6,910.703

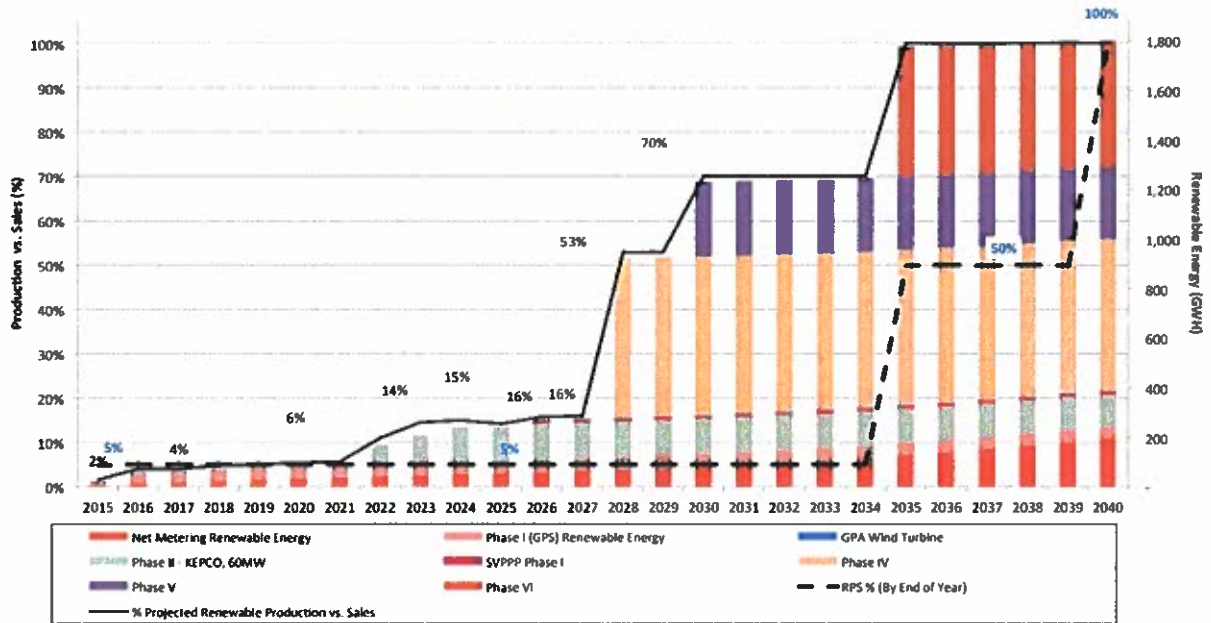
Pacific Energy Corp & Landscape Management Systems, Inc. (PEC & LMS) Consortium – Site 4. Barrigada		
Contract Year	Annual Price (\$/MWH)	Guaranteed Net Annual Generation (MWH/YR)
1	179.00	8,420.020
2	180.79	8,384.885
3	182.59	8,350.523
4	184.41	8,316.353
5	186.25	8,282.023
6	188.11	8,247.860
7	189.99	8,213.768
8	191.88	8,180.152
9	193.79	8,146.678
10	195.72	8,112.876
11	197.67	8,079.267
12	199.64	8,045.649
13	201.63	8,012.351
14	203.64	7,979.266
15	205.67	7,946.264
16	207.72	7,913.570
17	209.79	7,880.779
18	211.88	7,847.094
19	213.99	7,812.583
20	216.12	7,778.317
21	218.28	7,744.572
22	220.46	7,710.987
23	222.66	7,677.430
24	224.88	7,644.383
25	227.12	7,611.253

EXHIBIT C

Renewable Portfolio Standards Outlook

Renewable Portfolio Standards (RPS) Tracking

Projection through 2040



**RENEWABLE ENERGY
PURCHASE AGREEMENT**

**BETWEEN
GUAM POWER AUTHORITY
AND
PRU TAMUNING, LLC**

DRAFT

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**RENEWABLE ENERGY PURCHASE AGREEMENT
BETWEEN
GUAM POWER AUTHORITY
AND
PRU TAMUNING, LLC**

THIS RENEWABLE ENERGY PURCHASE AGREEMENT (the "Agreement"), effective as of last date set forth on the signature page hereto (the "Effective Date"), is entered into by and between Guam Power Authority, ("GPA" or "Buyer") and PRU TAMUNING, LLC, ("Seller"). The purpose of this Agreement is to establish the terms and conditions under which Seller shall sell and GPA shall purchase Renewable Energy and associated Renewable Energy Credits ("RECs") and Environmental Attributes, as defined herein. In this Agreement, Seller and GPA may be individually referred to as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, Seller desires to sell to GPA at the Delivery Point all of the Renewable Energy and associated RECs and Environmental Attributes from the Facility and GPA desires to buy the same from the Seller at the Delivery Point.

Therefore, for good and valuable consideration, including, without limitation, the covenants and agreements of the Parties contained in this Agreement, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

ARTICLE ONE: DEFINITIONS

The following definitions apply to this Agreement:

1.1 "Actual Renewable Energy" means the actual energy output of the Facility (expressed in MWhs), measured at the Delivery Point, over any Production Measurement Period. Actual Renewable Energy shall be measured by the Seller Metering Equipment and adjusted as applicable in accordance with Section 7.4.

1.2 "Affiliate" means, with respect to any party, any other party (other than an individual) that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with, such party. For this purpose, "control" means the direct or indirect ownership of fifty percent (50%) or more of the outstanding capital stock or other equity interests having ordinary voting power.

1.3 "Agreement" has the meaning set forth in the initial paragraph above.

1.4 "Appraisal Price" means the average of three (3) appraisals of the market value of the Facility at the end of the Delivery Period, delivered by three (3) independent appraisers qualified by experience and expertise to determine the arms' length market value of the Facility and assuming that energy and Environmental Attributes produced by the Facility will be sold at fair market value prices over the remaining economic useful life of the Facility. If the Parties do not agree on the independent appraisers, then they shall be determined by arbitration in accordance with Section 12.9.

1.5 "Approval" or "Approvals" means all permits, licenses, consents, authorizations, approvals, no objection certificates, visas, registrations, grants, acknowledgements or agreements required under the laws to be obtained from any Governmental Authority for the Project, including but not limited to the electricity license, main permit from Guam Land Use Commission;

1.6 "Bankrupt" means with respect to any entity, such entity (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, including but not limited to, under Chapter 11 or Chapter 9 of the United States Bankruptcy Code and Title III of Puerto Rico Oversight, Management and Economic Stability Act, or has any such valid petition filed or commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.

1.7 “Bid Security” or “Bid Bond” means \$150,000.00, which is the amount of the security provided by Seller in connection with its initial bid to GPA for the Project prior to entering into the PPA.

1.8 “Business Day” means any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business. The relevant Party, in each instance unless otherwise specified, shall be the Party by whom the Notice or payment or delivery is to be received.

1.9 “Buyer” has the meaning set forth in the initial paragraph above.

1.10 “Buyout Payment” means, with respect to Seller’s election not to re-build the Facility pursuant to Section 12.2, an amount equal to: Minimum Production x the number of Contract Years (or portion thereof) remaining in the Delivery Period x the Incremental Price,

1.11 “Change Event” has the meaning set forth in Section 4.16(c).

1.12 “Claiming Party” has the meaning set forth in Section 4.11.

1.13 “Claims” means all claims or actions, threatened or filed and, whether groundless, false, fraudulent or otherwise, that directly or indirectly relate to the subject matter of an indemnity, and the resulting losses, damages, expenses, attorneys' fees and court costs, whether incurred by settlement or otherwise.

1.14 “COD Extension” has the meaning set forth in Section 4.2(a).

1.15 “COD Extension Payment” has the meaning set forth in Section 4.2(a).

1.16 “Commercially Reasonable” or “Commercially Reasonable Efforts” means, with respect to any purchase, sale, decision, or other action made, attempted or taken by a Party, such efforts as a reasonably prudent business would undertake for the protection of its own interest under the conditions affecting such purchase, sale, decision or other action, consistent with Good Utility Practices, including, without limitation, electric system reliability and stability or other regulatory mandates relating to renewable energy portfolio requirements, the cost of such action (including whether such cost is reasonable), the amount of notice of the need to take a particular action, the duration and type of purchase or sale or other action, and the commercial environment in which such purchase, sale, decision or other action occurs. “Commercially Reasonable” or “Commercially Reasonable Efforts” shall be reviewed and determined based upon the facts and circumstances known, or which could have been known with the exercise of reasonable efforts, at the time that a sale, purchase, or other action is taken and shall not be based upon a retroactive review of what would have been optimal at such time.

1.17 “Commercial Operation” has the meaning set forth in Section 4.1.

1.18 “Commercial Operation Date” or “COD” means the date that Commercial Operation of the Project has been achieved in accordance with Section 4.1.

1.19 “Confidential Information” means all information, whether written or oral, that is disclosed or otherwise available in connection with this Agreement or the performance by either Party of any of its duties hereunder, except any information which: (i) at the time of disclosure or thereafter is generally available to the public (other than as a result of a disclosure by any Party in violation of this Agreement); (ii) was available to any Party on a non-confidential basis from a source other than the Party hereto providing the Confidential Information, provided that such source is not bound by a confidentiality agreement that protected the Confidential Information and the Party receiving such Confidential Information is aware of such confidentiality agreement; or (iii) has been independently acquired or developed by any Party without violating any of its obligations under this Agreement.

1.20 “Contract Price” means the price in U.S. Dollars (unless otherwise provided for) rounded to the nearest \$0.01, to be paid by GPA to Seller for the purchase of the Renewable Energy, as described in Appendix A.

1.21 “Contract Year” means the annual period, beginning on the Commercial Operation Date, and each annual period thereafter commencing on each anniversary of the Commercial Operation Date.

1.22 “Conventional Energy Resource” is an energy resource that is non-renewable in nature, such as natural gas, coal, oil, and uranium, or electricity that is produced with energy resources that are not Renewable Energy Resources.

1.23 “Credit Rating” means, with respect to any entity, the rating then assigned to such entity’s unsecured, senior long-term debt obligations (not supported by third party credit enhancements), or if such entity does not have a rating for its unsecured senior long-term debt obligations, then the rating then assigned to such entity as an issuer rating by S&P, Moody’s or any other rating agency agreed by the Parties.

1.24 “Daily Delay Liquidated Damages” has the meaning set forth in Section 4.2(b).

1.25 “Defaulting Party” has the meaning set forth in Section 6.1.

1.26 “Deficiency Amount” has the meaning set forth in Section 4.8

1.27 “Delivery Period” means the period of delivery under this Agreement, commencing on the Commercial Operation Date and continuing for a term of twenty five (25) Contract Years or up to thirty (30) Contract Years if contract extensions are applied.

1.28 “Delivery Point” means the point at which the Renewable Energy will be delivered and received, as specified in Section 2.1 herein, or such other delivery point as may be agreed to by the Parties.

1.29 “Development Security” means the security required to be posted by Seller during construction of the Facility prior to Commercial Operation Date. Pursuant to Section 9.1. The Development Security shall be 50% of the total projected payment for the first Contract Year based on the Seller’s first Contract Year Contract Price and the Guaranteed Output for the first Contract Year. The amount of the Development Security is set out in Section 2.1.

1.30 “Early Termination Date” has the meaning set forth in Section 6.2.

1.31 “Effective Date” means the date first set forth above.

1.32 “Eligible Renewable Energy Resources” are applications of the following defined technologies that displace Conventional Energy Resources that could otherwise be used to provide electricity to GPA’s customers: biogas electricity generator, biomass electricity generator, fuel cells that use only renewable fuels, geothermal generator, hybrid wind and solar electric generator, landfill gas generator, solar electricity resources, wind generator and such other generally accepted Renewable Energy Resources.

1.33 “Emergency” means any abnormal interconnection or system condition (including, without limitation, equipment or distribution limitations and constraints caused by thermal limits, stability, voltage, or loop flows) that Buyer determines in accordance with Good Utility Practices: (a) requires automatic or immediate manual operation to prevent or limit loss of Buyer’s system or generation supply; (b) could adversely affect the reliability of the Buyer system or generation supply; (c) could adversely affect the reliability of any interconnected electric system; or (d) could otherwise pose a threat to public safety.

1.34 “Energy Storage System” shall mean the energy storage system described in Appendix C that is integrated with the Project as part of the Facility.

1.35 “Environmental Attributes” means environmental characteristics that are attributable to Renewable Energy or the Project, including credits; credits towards achieving local, national or international renewable portfolio standards; green tags; Renewable Energy Credits; greenhouse gas or emissions reductions, credits, offsets, allowances or benefits; actual SO₂, NO_x, CO₂, CO, Carbon, VOC, PM₁₀, mercury, and other emissions avoided; and any and all other green energy or other environmental benefits associated with the generation of Renewable Energy (regardless of how any present or future law or regulation attributes or allocates such characteristics). Such Environmental Attributes shall be expressed in kWh or, as applicable in the case of emissions credits, in tonne equivalent or other allowance measurement. Environmental Attributes do not include Tax Benefits, or any energy, capacity, reliability, or other power attributes used by Seller to provide electricity services.

1.36 “EPC Contractor” means the contractor(s) under the engineering, procurement and construction contract for the Project.

1.37 “Event of Default” has the meaning set forth in Section 6.1.

1.38 “Excused Hours” means the hours in the applicable Production Measurement Period in which (i) Seller or Buyer has declared Force Majeure, (ii) GPA has initiated a Dispatch Down, or (iii) Seller’s delivery to GPA of Renewable Energy is adversely affected as a result of failure by GPA to perform its obligations under this Agreement or the Interconnection Agreement, provided, however, if the Project is not able to generate Renewable Energy during any hour of a Production Measurement Period due solely to Seller’s failure to establish and maintain the “Voltage and Frequency Ride-Through Settings” set forth in Appendix C (“Voltage and Frequency Ride-Through Settings”), such hours shall not constitute Excused Hours.

1.39 “Facility” means all of the following: the Project, as defined in Section 2.1 of this Agreement, the purpose of which is to produce Renewable Energy including Seller’s Interconnection Facilities and Energy Storage System and all equipment and other tangible assets, land rights and contract rights owned by Seller and reasonably necessary for the construction, operation, and maintenance of the Project.

1.40 “Facility Capacity” has the meaning set forth in Section 2.1.

1.41 “Facility Test” has the meaning set forth in Section 4.1 (e).

1.42 “Facility Debt” means the obligations of Seller or its Affiliates to any direct or indirect Facility lender pursuant to the Financing Documents, including without limitation, principal of, premium and interest on indebtedness, reimbursement obligations regarding letters of credit, obligations under financing leases, fees, expenses or penalties, amounts due upon acceleration, prepayment or restructuring, swap or interest rate hedging obligations and breakage costs and any claims or interest due with respect to any of the foregoing. Facility Debt does not include trade debt or obligations incurred in the ordinary course of business.

1.43 “FERC” means the Federal Energy Regulatory Commission or any successor government agency.

1.44 “Financing Arrangement Deadline” has the meaning set forth in Section 4.3.

1.45 “Financing Arrangement Provision Date” has the meaning set forth in Section 4.3.

1.46 “Financing Documents” means the loan and credit agreements, notes, bonds, indentures, security agreements, lease financing agreements, mortgages, deeds of trust, interest rate exchanges, swap agreements and other documents relating to the development, bridge, construction and/or permanent debt financing or a tax equity investment for the Facility (including any portfolio debt financing of which the Facility is included), including any credit enhancement, credit support, working capital financing, or refinancing documents, and any and all amendments, modifications, or supplements to the foregoing that may be entered into from time to time at the discretion of Seller and/or its Affiliates in connection with development, construction, ownership, leasing, operation or maintenance of the Facility.

1.47 “Forced Outage” means the shutdown or unavailability of the Facility, or a portion thereof other than as a Planned Outage, for reasons including, but not limited to, unanticipated equipment breakdown, human error, or Emergency conditions. A Forced Outage shall not include any Outage that may be deferred consistent with Good Utility Practices and without causing safety risk damage to equipment or additional costs.

1.48 “Forced Outage Notice” has the meaning set forth in Section 4.12(b).

1.49 “Force Majeure” means an event or circumstance which prevents one Party from performing its obligations under this Transaction, which event or circumstance was not anticipated as of the date the Transaction was agreed to, which is not within the reasonable control of, or the result of the negligence of, the Claiming Party, and which, by the exercise of due diligence, the Claiming Party is unable to overcome or avoid or cause to be avoided. So long as the requirements of the preceding sentence are met, a “Force Majeure” event may include, but shall not be limited to flood, drought, military ordinances or archaeological discoveries at the Project site, change in applicable law or interpretation or application thereof, failure or delay by any Governmental Authority in issuing any required permit, an earthquake, storm, fire, tidal wave, wind, explosion, lightning, epidemic, war, terrorism, riot, opposition or interference from neighboring residents or communities or any similar cataclysmic occurrence. Notwithstanding the foregoing, Force Majeure shall not be based on (i) the loss of Buyer's markets; (ii) Buyer's inability economically to use or resell the Renewable Energy purchased hereunder; (iii) the loss or failure of Seller's supply, including materials or equipment, unless such loss or failure is caused by a Force Majeure event; (iv) the delay in or inability of Seller to obtain financing or economic hardship of any kind unless such delay or inability is caused by a Force Majeure Event; or (v) Seller's ability to sell the Renewable Energy at a price greater than the Contract Price or Buyer's ability to purchase the Renewable Energy at a price less than the Contract Price; or (vi) strike or other labor dispute (other than strikes at a national, Guam or regional level). Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a distribution provider unless such curtailment is due to "force majeure" or "uncontrollable force" or a similar term as defined under the distribution provider's tariff.

1.50 “Force Majeure Extension” has the meaning set forth in Section 4.2(c).

1.51 “Good Utility Practices” means any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result consistent with good business practices, economy, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to be generally accepted and consistently adhered to acceptable practices, methods, or acts.

1.52 “Governmental Authority” means any federal, territorial or local government body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

1.53 “Governmental Charges” has the meaning set forth in Section 10.2.

1.54 “GPA” has the meaning set forth in the initial paragraph above.

1.55 “GPA Delay” means any delay by GPA in performing an obligation under this Agreement or under the Interconnection Agreement which results in a delay to Seller achieving COD.

1.56 “Guaranteed Output” is equal to the Minimum Production as set forth in the third column of the table in Appendix A.

1.57 “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is less than the Contract Price then the Incremental Price shall be deemed to be zero.

1.58 “Independent Engineer” shall mean one of the engineering firms set forth in Appendix D hereto, and any other independent engineer or engineering firm, nationally recognized in the United States and having knowledge and expertise in the United States generation industry (including specifically the design and construction of utility scale solar photovoltaic power projects), and which is mutually agreed to by the Parties.

1.59 “Interconnection Agreement” means the agreement for interconnection service relating to the Facility between GPA and Seller, executed and delivered as of the Effective Date in the form attached hereto as

Appendix J.

1.60 “Interest Rate” means, for any date, the lesser of (a) the per annum rate of interest equal to the prime lending rate as may from time to time be published in The Wall Street Journal under “Money Rates” on such day (or if not published on such day on the most recent preceding day on which published), plus two percent (2%) and (b) the maximum rate permitted by applicable law.

1.61 “ITC” means the federal income tax credit available under Sections 38(b)(1), 46 and 48(a) of the Internal Revenue Code, and any federal grants, credits or other incentives issues or arising in addition to or in lieu thereof.

1.62 “kWh” means kilowatt hour.

1.63 “LEAC Rate” means the “Fuel Recovery Charge” (expressed in US\$/MWh) as set forth in GPA’s most recent approved tariff in effect as of any date of determination of the LEAC Rate under this Agreement.

1.64 “Letter(s) of Credit” means one or more irrevocable standby letters of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a Credit Rating of at least A- from S&P or A3 from Moody’s, in substantially the form set forth in Appendix F hereto; provided, however that such form may be modified by the issuing bank as long as such modifications are acceptable to the beneficiary in its reasonable discretion. Costs of a Letter of Credit shall be borne by the applicant for such Letter of Credit.

1.65 “Make-up Renewable Energy” for Contract years where Seller has not met the Minimum Production but has produced 90% or more of the Minimum Production, means the difference between the Minimum Production and the Actual Production. This number shall be at most 10% of the Minimum Production. For Contract years where Seller has produced less than 90% of the Minimum Production, Make-up Renewable Energy means 10% of the Minimum Production.

1.66 “Merger Event” means, with respect to a Party, that such Party consolidates or amalgamates with, or merges into or with, or transfers substantially all of its assets to another entity and (i) the resulting entity fails to assume all of the obligations of such Party hereunder or (ii) the benefits of any credit support provided pursuant to this Agreement fail to extend to the performance by such resulting, surviving or transferee entity of its obligations hereunder and such benefits are not replaced with equivalent credit support or (iii) the resulting entity’s Credit Rating upon the occurrence of the Merger Event is lower than that of such Party immediately prior to such action and is not supplemented by credit support such that the resulting entity’s credit is equal to or better than the predecessor entity.

1.67 “Minimum Production” has the meaning set forth in Section 4.8.

1.68 “Month” means a calendar Month. The term “Monthly” shall have a meaning correlative to a Month.

1.69 “Moody’s” means Moody’s Investor Services, Inc. or its successor.

1.70 “MW” or “MWh” means megawatt or megawatt hour, in each case rounded to the nearest whole MW or MWh.

1.71 “NAR” means the North American Renewables Registry.

1.72 “NAR Operating Procedures” means any and all guidelines, procedures, requirements and obligations established by the NAR, including the terms of use, operating procedures, and fee schedules, as such may be amended from time to time.

1.73 “Non-Defaulting Party” has the meaning set forth in Section 6.

1.74 “Notice” has the meaning set forth in Section 12.7.

1.75 “Notice to Proceed” means the written notice provided by Seller to the EPC Contractor to begin full (and not limited) procurement and construction activity at the Project site.

1.76 “Outage” means the period during which the Facility or a portion thereof is out of service.

1.77 “Outside Commercial Operation Date” has the meaning set forth in Section 4.2(b).

- 1.78 “Party” and “Parties” has the meaning set forth in the initial paragraph above.
- 1.79 “Planned Outage” means any Outage that is not a Forced Outage, and refers to the shutdown or unavailability of the Facility or a portion thereof for inspection or maintenance in accordance with an advance schedule.
- 1.80 “Production Measurement Period” has the meaning set forth in Section 4.8.
- 1.81 “Project” has the meaning set forth in Section 2.1.
- 1.82 “QRE” means the Qualified Reporting Entity as such term is defined in the NAR Operating Procedures.
- 1.83 “Quantity” means the actual quantity of Renewable Energy sold by Seller and purchased by and delivered to GPA pursuant to this Agreement. The Quantity shall be measured based on the metered data from the Seller Metering Equipment at the Delivery Point.
- 1.84 “Renewable Energy” means energy derived from a Renewable Energy Resource.
- 1.85 “Renewable Energy Credit” (“REC”) means the unit created to track kWh derived from an Eligible Renewable Energy Resources or kWh equivalent of Conventional Energy Resources displaced by Renewable Energy Resources.
- 1.86 “Renewable Energy Resource” means an energy resource that is replaced rapidly by a natural, ongoing process and that is not nuclear or fossil fuel.
- 1.87 “Replacement Price” means the price at which GPA, acting in a commercially reasonable manner, purchases electricity in place of Renewable Energy.
- 1.88 “S&P” means the Standard & Poor's Rating Group (a division of McGraw-Hill, Inc.) or its successor.
- 1.89 “SCADA” means “supervisory control and data acquisition” and shall refer to that category of software application program that can be used to gather data from the Facility remotely in real time in order to monitor Facility equipment and conditions.
- 1.90 “Schedule,” “Scheduled” or “Scheduling” means the actions of Seller, Buyer and/or their designated representatives, of notifying, requesting and confirming to each other the quantity and type of Renewable Energy to be delivered on any given day or days during the Delivery Period at a specified Delivery Point.
- 1.91 “Scheduled Commercial Operation Date” has the meaning set forth in Section 4.2(a).
- 1.92 “Seller” has the meaning set forth in the initial paragraph above.
- 1.93 “Seller Failure” has the meaning set forth in Section 5.1.
- 1.94 “Seller Failure Damages” has the meaning set forth in Section 5.1.
- 1.95 “Seller’s Interconnection Facilities” means Seller’s equipment as specified in the Interconnection Agreement.
- 1.96 “Seller Metering Equipment” means all metering equipment and data processing equipment used to measure the Quantity delivered to the Delivery Point.
- 1.97 “Shortfall Damages” has the meaning set forth in Section 4.8.
- 1.98 “Study” means the Renewable IFB System Impact Study, which consists of the Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025).
- 1.99 “Tax Benefits” means any and all tax benefits arising from the ownership and operation of the Facility, including without limitation Renewable Energy related tax credits or other benefits, including those established under Section 45 and Section 48 of the Internal Revenue Code, as amended, or any similar or successor provision of the Internal Revenue Code, or any other applicable tax law, regulation, or code.

1.100 “Term” has the meaning set forth in Section 12.1.

1.101 “Termination Damages” has the meaning set forth in Section 4.4.

1.102 “Test Energy” means non-firm Renewable Energy generated by the Facility prior to the Commercial Operation Date, subject to immediate interruption, fluctuations or reduction/increase with no prior Notice, due to unit performance.

1.103 “Transaction” means the transaction relating to the purchase or sale of Renewable Energy and Environmental Attributes as contemplated in this Agreement.

1.104 “Unit Contingent” means that the Renewable Energy is intended to be supplied from the Facility as it is produced.

1.105 “Weather Hours” means the total hours in any Production Measurement Period, as applicable, in which the Facility is derated as a result of cumulative weather conditions which are outside historical average conditions for any applicable Month during the Production Measurement Period in which the deration occurs, calculated in accordance with Appendix K.

ARTICLE TWO: COMMERCIAL TERMS

2.1 Commercial Terms.

The following commercial terms apply to the Transaction that is the subject of this Agreement, each as more fully described herein:

Buyer: GPA	Seller: PRU TAMUNING, LLC
Project: PRU TAMUNING Project	
Delivery Point: Seller's meter located on the Project site at the interconnection with the transmission/distribution line extending from the Project site to the connection point designated by GPA	
Guaranteed Output (MWhs): As set forth in the third column of <u>Appendix A</u> (also known as Minimum Production)	Estimated Annual Production (Minimum Production (MWhs)): As set forth in the third column of <u>Appendix A</u>
	Facility Capacity (MWac): 4.6 MWac
Delivery Period: 25 Contract Years with Option of a Five-Year Extension	Contract Price (\$/MWh): See <u>Appendix A</u>
Renewable Energy Type: Unit Contingent (solar and ESS) and associated RECs	Development Security: \$ 746,628
Day(s) of week: Monday through Sunday, including Holidays	Hours: Hour Ending 0100 – Hour Ending 2400, Monday through Sunday Chamorro Standard Time (CHST), Guam time
Commercial Operation Date: July 28, 2028	
Test Energy: Seller agrees to sell and Buyer agrees to purchase all Test Energy from the Facility. Test Energy Period shall be up to 6 months from the commencement date identified in Seller's advance notice. The price of such Test Energy for the first month shall be the higher of the Year 1 Contract Price set out in <u>Appendix A</u> and current LEAC Rate and then shall be the Year 1 Contract Price set out in <u>Appendix A</u> for the second month up to sixth month. Test Energy shall be delivered in accordance with the Scheduling provisions contained herein. Both Parties agree that Seller will use Commercially Reasonable Efforts to pre-schedule the Test Energy, but Buyer shall nonetheless be obligated to accept all Test Energy up to 4.6 MW per hour of Test Energy. Seller shall provide to Buyer all RECs and other Environmental Attributes associated with the Test Energy produced by the Facility in accordance with <u>Section 4.16</u> .	

ARTICLE THREE: REPRESENTATIONS AND WARRANTIES

3.1 Mutual Representations and Warranties.

On the Effective Date of this Agreement, each Party represents and warrants to the other Party that:

- (a) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation;
- (b) It has all regulatory authorizations necessary for it to legally perform its obligations under this Agreement (other than permits or regulatory authorizations to be obtained by Seller for the construction, operation or maintenance of the Facility, which Seller reasonably anticipates it will be able to obtain in due course);
- (c) The execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any law, rule, regulation, order or the like applicable to it, and the Agreement constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any equitable defenses.
- (d) It is not Bankrupt and there are no proceedings pending or being contemplated by it or, to its knowledge, threatened against it which would result in it being or becoming Bankrupt;
- (e) There is not pending or, to its knowledge, threatened against it or any of its Affiliates any legal proceedings that could materially adversely affect its ability to perform its obligations under this Agreement;
- (f) No Event of Default or potential Event of Default with respect to it has occurred and is continuing and no such event or circumstance would occur as a result of its entering into or performing its obligations under this Agreement; and
- (g) It is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of the other Party in so doing, and is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions and risks of this Agreement;

3.2 Seller Representations and Warranties.

Seller affirmatively represents and warrants to GPA that:

- (a) On the Effective Date of this Agreement, or in due course as required in accordance with the Scheduled Commercial Operation Date, Seller has (or reasonably expects to have in due course), good defensible title, or valid and effective leasehold rights in the case of leased property, to the Facility, free and clear of all liens, charges, claims, pledges, security interests, equities and encumbrances of any nature whatsoever other than the lien of current taxes not delinquent, liens, charges, claims, pledges, security, interests, equities and encumbrances relating to Facility Debt as provided for herein, or that are permitted by the Facility Debt, or that in the aggregate do not materially detract from or interfere with the ability of Seller to deliver the Quantity of the Renewable Energy;
- (b) All acts necessary to the valid execution, delivery and performance of this Agreement by Seller have or will be taken and performed as required under Seller's ordinances, operating agreement, or other regulations including, but not limited to (i) the valid authority of the person executing this Agreement to bind Seller and (ii) the Term of this Agreement does not extend beyond any limitation applicable to Seller imposed by relevant governing documents and applicable law; and
- (c) Seller will have at the time of sale, title to and ownership of the RECs and Environmental Attributes sold hereunder.

3.3 GPA Representations and Warranties.

GPA represents and warrants that the board of directors of GPA and the Consolidated Commission on Utilities has made all certifications required by the Guam Public Utilities Commission and the Guam Legislature in order for the valid execution, delivery and performance of this Agreement by GPA.

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ARTICLE FOUR: PERFORMANCE REQUIREMENTS & APPROVALS

4.1 Commercial Operation.

Seller shall achieve Commercial Operation of the Project no later than the Scheduled Commercial Operation Date, except to the extent such date is extended pursuant to Section 4.2, in which case Commercial Operation shall occur on or prior to the Outside Commercial Operation Date. Commercial Operation shall be achieved as of the date on which Seller certifies to Buyer in writing that each of the following conditions precedent has been satisfied or waived in writing by the Parties, as applicable ("Commercial Operation"):

- (a) Seller shall have obtained all governmental and regulatory authorizations, including any applicable permits, required for the construction, ownership, operation and maintenance of the Project and for the sale of the Renewable Energy therefrom (except for any permits or authorizations typically obtained after Commercial Operation and that Seller reasonably believes will be obtained in due course);
- (b) Seller and Buyer shall have entered into the Interconnection Agreement;
- (c) Seller shall have established SCADA information and real time data feed to enable GPA to view parameters or data points that relate to Facility availability, Renewable Energy data and other actual resource data for the Facility;
- (d) Seller shall be capable of delivering the Renewable Energy from the Facility to GPA at the Delivery Point.
- (e) Seller shall perform at its cost a capacity test in accordance with the protocol outlined in Appendix I to determine the capacity of the Facility ("Facility Test"). GPA shall receive the entire Renewable Energy from the Facility during such test as contemplated in Section 2.1. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

GPA shall use all available Commercially Reasonable Efforts to assist Seller in achieving the Scheduled Commercial Operation Date. Seller shall present to GPA a certificate executed by its duly executed officer, and by an Independent Engineer as to items (d) and (e), verifying that each of the foregoing conditions has been satisfied or waived in writing by the Parties and Commercial Operation shall be deemed to have occurred upon the delivery of such certificate to GPA unless GPA objects to such certificate on the grounds that the condition has not been satisfied within ten (10) Business Days of delivery thereof and such objections are either agreed by Seller or resolved pursuant to Section 12.9 hereof. Upon any acceptance or deemed acceptance of Seller's certificate by GPA, all conditions, set forth above shall no longer be a condition precedent to Commercial Operation of the Project. If the Commercial Operation Date does not occur on or before the Outside Commercial Operation Date, as such date may be extended in accordance with Section 4.2 herein; either Party shall have the right to terminate the Agreement upon written Notice to the other Party. In the event of such termination by either Party, GPA shall be entitled to Termination Damages set forth in Section 4.4; provided, however, that in accordance with Section 4.2(c), GPA shall not be entitled to such Termination Damages if the Outside Commercial Operation Date is not achieved due to a Force Majeure event or a GPA Delay.

4.2 Extension of Commercial Operation Date.

- (a) Planned Extension. The Parties agree that the Commercial Operation Date is expected to occur on or before July 28, 2028 ("Scheduled Commercial Operation Date"). Seller may elect to extend the Commercial Operation Date beyond the Scheduled Commercial Operation Date (the "COD Extension") by paying GPA for such extension (the "COD Extension Payment"). The COD Extension Payment shall be in the amount of fifty percent (50%) of the daily Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year) per day for each day (or portion thereof) after but not including the date of the COD Extension until, but not including, the date on which the Project actually achieves Commercial Operation. Shortfall Damages for purposes of calculating COD Extension Payment shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,507.988MWh x \$25/MWh), pro-rated for each month of extension). To extend the Commercial Operation Date, Seller must, as early as reasonably possible, but in no event later than fourteen (14) days prior to the first

day of the proposed extension, provide GPA with Notice of its election to extend the Commercial Operation Date along with an estimate of the duration of the extension. The COD Extension Payment is in addition to and not to be considered part of the Development Security, and shall be paid to GPA in arrears on a monthly basis after delivery of the Notice hereunder. Seller's request to extend the Commercial Operation Date shall not be valid unless proper Notice and payment are timely received by GPA. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein, and GPA shall not have the right to terminate the Agreement or to receive Termination Damages with respect to such extension so long as Seller has provided the Notice, estimation and payment as provided in this Section 4.2(a). Seller may further extend the Commercial Operation Date beyond the original COD Extension, subject to the foregoing Notice, estimation and payment terms applicable to the original COD Extension.

Seller shall be entitled to a prompt refund, without interest, of any portion of the COD Extension Payment held by GPA which exceeds the amount required to cover the number of days by which the Commercial Operation Date was actually extended. In no event may Seller extend the Commercial Operation Date by more than six (6) months through the payment of the COD Extension Payment, except as provided in Section 4.2(b). In the event that the Project does not achieve Commercial Operation on or before the expiration of any COD Extension period as provided herein, either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Sections 4.2(b) or (c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (b) Unplanned Extension/Additional Planned Extension. In the event that (i) the Project does not achieve Commercial Operation by the Scheduled Commercial Operation Date and Seller fails to provide sufficient Notice and/or payment in order to extend the Commercial Operation Date as provided in Section 4.2(a), or (ii) the Commercial Operation Date shall not have occurred within the six (6) months extension period provided under Section 4.2(a), then Seller may still extend the Commercial Operation Date by paying GPA damages ("Daily Delay Liquidated Damages"). The Daily Delay Liquidated Damages shall be in the amount of one hundred percent (100%) of the Shortfall Damages (based on ninety percent(90%) of the Minimum Production for the first Contract Year (Shortfall Damages for purposes of calculating Daily Delay Liquidated Damages shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,507.988 MWh x \$25/MWh), pro-rated for each month of extension) per day for each day (or portion thereof) after but not including the earlier of the dates set forth in sub-clauses (i) or (ii) above, or until, but not including, the date on which the Project actually achieves Commercial Operation, and shall be payable on a monthly basis in arrears within ten (10) Business Days following receipt of an invoice from GPA for any such Daily Delay Liquidated Damages. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein and GPA shall not have the right to terminate the Agreement with respect to such extension or to receive Termination Damages so long as Seller has extended the Commercial Operation Date and pays the Daily Delay Liquidated Damages as provided in this Section 4.2(b).

In the event that the Project does not achieve Commercial Operation on or before twelve (12) months from the Scheduled Commercial Operation Date (as extended pursuant to this Agreement, the "Outside Commercial Operation Date"), then either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Section 4.2(c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (c) Force Majeure and GPA Delay Extension. The Scheduled Commercial Operation Date and the Outside Commercial Operation Date shall also be extended, without payment or other penalty being accrued to GPA, on a day-for-day basis for each day of delay caused by reason of Force Majeure (a "Force Majeure Extension") or by reason of GPA Delay. Any Force Majeure Extension or GPA Delay shall also extend the period of any planned or unplanned extensions pursuant to Sections 4.2(a) or (b) on a day-for-day basis for each day during the Force Majeure Extension or GPA Delay, and Seller shall not be required to pay any COD

Extension Payments or Daily Delay Liquidated Damages, as applicable, for any days during the Force Majeure Extension or GPA Delay. Notwithstanding any other provision in this Agreement, if, due solely to a Force Majeure event or a GPA Delay, the Project does not achieve Commercial Operation on or before the Outside Commercial Operation Date, then the Parties by mutual agreement may terminate this Agreement without penalty or further obligation to either Party, and after one hundred and eighty (180) days following the Outside Commercial Operation Date, either Party may unilaterally terminate this Agreement without penalty or further obligation to either Party. For the sake of clarity, in the event of any such termination, GPA shall not be entitled to Termination Damages.

With the exception of payments, in the case of any delays caused by GPA Delay in excess of fifteen (15) days beyond a reasonable time to cure as agreed by the Parties, and as noticed to GPA in writing, Seller shall be entitled to all remedies available under Section 6.3, as well as reimbursement for Seller's costs and expenses including but not limited to (i) the cost of network upgrades and interconnection costs incurred by Seller, (ii) costs incurred under construction, equipment and other contracts entered into in connection with the development, construction, operation and maintenance of the Facility, (iii) any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility and (iv) Seller's costs and expenses in connection with the Facility and its performance under this Agreement. Such Seller's costs and expenses shall be payable by GPA within 30 days of the receipt of an invoice from the Seller. No event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties. In the event of termination of this Agreement by Seller due to GPA Delay, GPA shall not be entitled to Termination Damages.

4.3 Financing Arrangement.

Seller shall provide GPA with a copy of the preliminary executed credit agreement within three (3) Business Days after the execution of such credit agreement (the date on which GPA receives such copy is hereinafter referred to as the "Financing Arrangement Provision Date").

In the event that Seller fails to procure the execution of a binding credit agreement, GPA may terminate the Agreement and shall be entitled to Termination Damages set forth in Section 4.4 as its sole and exclusive remedy unless extended under other provisions of this Agreement, including Section 4.11.

4.4 Termination Damages.

Prior to the Commercial Operation Date, Seller may terminate this Agreement at any time for its convenience or by reason of Force Majeure, GPA Delay and Event of Default by GPA. GPA shall be entitled to termination damages, payable solely from the Bid Security or the Development Security established in Section 9.1 (as applicable) ("Termination Damages"), in the amounts set forth in the table below, if: (a) subject to the last sentence of this Section 4.4, Seller terminates the Agreement prior to the Commercial Operation Date for any reason other than: (i) a Force Majeure event (ii) a GPA Delay, or (iii) an Event of Default by GPA; or (b) GPA terminates the Agreement as a result of Seller failing to achieve the Commercial Operation Date on or prior to the Scheduled Commercial Operation Date, as the same may have been extended pursuant to Section 4.2, and subject to Section 4.2. The Termination Damages are designed to help compensate GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements and do not constitute a penalty payment. Accordingly, Seller shall pay to GPA Termination Damages, from Bid Security or the Development Security in the following amounts, based upon when the termination occurs:

With respect to the foregoing, no event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay as agreed by the Parties. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties.

Up to Financing Arrangement Provision Date	100% of the Bid Security
Up to Six (6) months after Financing Arrangement Provision Date	50% of the Development Security
Up to Twelve (12) months after Financing Arrangement Provision Date from Six (6) months after Financing Arrangement Provision Date	75% of Development Security
Twelve (12) months after Financing Arrangement Provision Date forward:	100% of Development Security

No later than five (5) Business Days after the Financing Arrangement Provision Date, GPA shall return the Bid Security to Seller, to the extent GPA has not validly claimed the Bid Security in respect of Termination Damages on or prior to Financing Arrangement Provision Date. Notwithstanding the foregoing, in the event that Seller terminates this Agreement for any reason prior to the posting date for the Development Security as set forth in Section 9.1 herein, then Seller shall owe GPA no Termination Damages and such termination shall be without penalty to Seller.

4.5 Seller's and Buyer's Obligations.

Subject to Appendix H, Seller shall sell and deliver, or cause to be delivered, and GPA shall purchase and receive, or cause to be received, all Renewable Energy generated by the Facility including all Test Energy and Renewable Energy from the Annual Facility Test, at the Delivery Point, and GPA shall pay Seller the Contract Price for such Quantity of Renewable Energy as measured by the Seller Metering Equipment at the Delivery Point; provided that for quantities of Renewable Energy in excess of 100% of the Estimated Annual Production, as shown in the third column of Appendix A, which are not make-up quantities for delivery deficiencies in prior Production Measurement Periods pursuant to Section 4.8, the price payable by GPA shall be offered to GPA at a 15% discount of the lesser of the two following prices: 1) the Bidder's guaranteed price applicable to the then current time period or 2) the effective Levelized Energy Adjustment Clause (LEAC) fuel recovery cost incurred by GPA's ratepayers. For Seller's failure to deliver Renewable Energy as required hereunder, GPA's remedies shall be as set forth in Section 4.8. For GPA's failure to purchase and receive Renewable Energy as required hereunder, Seller's damages and remedies shall be set forth in Appendix K.

Seller shall be responsible for any costs or charges imposed on or associated with the Renewable Energy or its delivery up to the Delivery Point. GPA shall be responsible for any costs or charges imposed on or associated with Renewable Energy or its receipt at and from the Delivery Point. Title to and risk of loss of Renewable Energy from the Facility delivered to the Delivery Point shall transfer to GPA at the Delivery Point. Seller warrants that it will deliver to Buyer Renewable Energy free and clear of all liens, security interests, claims and encumbrances or any interest therein or thereto by any person arising prior to the Delivery Point. Notwithstanding the foregoing Seller's obligation to supply and sell, and GPA's obligation to accept and purchase, Renewable Energy shall be limited to such Renewable Energy that is actually deliverable from the Facility to the Delivery Point during such period.

4.6 Operation of Facility.

Seller shall operate and maintain the Facility in accordance with Good Utility Practices.

4.7 [Reserved].

4.8 Minimum Production.

The Facility is expected to produce a minimum number of MWhs of Renewable Energy in each one (1) Contract Year period as set forth in the third column of Appendix A (such annual MWh production is the "Minimum Production"). Seller during the Delivery Period shall (i) during each such Contract Year period, deliver to GPA at least ninety percent (90%) of the Minimum Production (which calculated amounts are set forth in the fourth column of Appendix A), and for any consecutive five (5) Contract Years during the Delivery Period, deliver to GPA at least one hundred percent (100%) of the aggregate Minimum Production (which calculated amounts are set forth in Appendix A) during such period (any such time period a "Production Measurement Period" and each such guaranteed amount of delivered Renewable Energy during any Production Measurement Period, the "Guaranteed Output"). Any shortfall of Renewable Energy deliveries to Buyer from the applicable Guaranteed Output during a Production Measurement Period shall be deemed a "Deficiency Amount".

GPA shall be entitled to receive damages for any Deficiency Amount (“Shortfall Damages”) which are not due to Excused Hours. GPA shall calculate such Shortfall Damages as follows:

$$\text{Shortfall Damages} = \text{Deficiency Amount} \times \text{Incremental Price.}$$

For purposes of clarity, if Actual Renewable Energy for any given Production Measurement Period is less than the Guaranteed Output for that period (even if due to Excused Hours or Weather Hours), there shall be a “Shortfall”, and Seller shall be entitled to deliver to GPA Renewable Energy in the amount of such Shortfall in subsequent Performance Measurement Periods (even if such make-up amounts are in excess of the Guaranteed Output for such subsequent year), and this Agreement may be extended as necessary for a period of up to six (6) months in order to provide Seller with the opportunity to deliver Renewable Energy to Buyer up to the amount of the Deficiency Amount that would not otherwise be eligible for sale to Buyer under this Agreement. There shall be no Shortfall Damages owing to GPA for any Performance Measurement Period unless such Actual Renewable Energy is less than the Guaranteed Output amount for that Performance Measurement Period, and such shortfall is not due to Excused Hours or Weather Hours.

In the event Shortfall Damages are due for a Production Measurement Period of five (5) rolling Contract Years, then such Shortfall Damages shall be reduced by the amount of any Shortfall Damages previously paid for any Contract Year during such five (5) year Production Measurement Period. Seller’s payment of Shortfall Damages shall be Seller’s sole liability and obligation, and GPA’s sole right and remedy, with respect to Seller’s failure to deliver the Guaranteed Output during any Production Measurement Period.

Seller shall be entitled to sell, and GPA shall purchase, quantities of Renewable Energy for which Shortfall Damages are paid hereunder (the “Make-up Renewable Energy”), during any remaining Production Measurement Period during the Delivery Period. The price for the Make-up Renewable Energy shall be the Contract Price in effect at time of the supply of such Make-up Renewable Energy. During any Contract Year, all Renewable Energy delivered by Seller to GPA in excess of the Guaranteed Output shall be credited against makeup of any outstanding Deficiency Amounts, with oldest Deficiency Amounts made up first.

To the extent any Deficiency Amount is due to Weather Hours and Excused Hours, Seller shall be excused from any liability with respect thereto.

4.9 Facility Testing.

In addition to the Facility Test referenced in Section 4.1(e), the capacity of the Facility shall be tested during each Contract Year during the Delivery Period (the “Annual Facility Test”). Seller shall notify GPA of the specific date on which it intends to conduct the Annual Facility Test at least ten (10) Business Days in advance and shall permit GPA to be present at such test. GPA shall have the right to receive copies of the results of the Annual Facility Test, which shall be conducted in accordance with the protocol set forth in Appendix I. Any dispute regarding the results of the Annual Facility Test shall be resolved as set forth in Section 12.9 of this Agreement.

GPA shall receive, in accordance with Section 4.5, the entire Renewable Energy from the Facility during any Annual Facility Test or re-test. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

4.10 Scheduling.

Seller agrees to supply at the Delivery Point all Renewable Energy produced by the Project, net of Renewable Energy self-generated and consumed at the Facility and net of any generation losses prior to the Delivery Point, up to the Facility Capacity, in accordance with the scheduling and coordination procedures set out in Appendix H. GPA agrees to take at the Delivery Point all Renewable Energy tendered by Seller in accordance with the foregoing sentence.

The Schedules and estimates provided pursuant to Appendix H shall be made by Seller in good faith and based on information available to it at such time, but in no event shall such Schedules be binding on Seller nor shall Seller be liable for any inaccuracies in such Schedules.

4.11 Force Majeure.

To the extent either Party is prevented by Force Majeure from carrying out, in whole or part, its obligations under this Transaction and such Party (the “Claiming Party”) gives Notice and details of the Force Majeure to the other Party promptly upon the occurrence of the Force Majeure event, then the Claiming Party shall be excused from

the performance of its obligations with respect to such Transaction (other than the obligation to make payments then due or becoming due hereunder). The Claiming Party shall exercise Commercially Reasonable Efforts to remedy the Force Majeure with all reasonable dispatch. The non-Claiming Party shall not be required to perform or resume performance of its corresponding obligations to the Claiming Party (other than the obligation to make payments then due or becoming due hereunder) until the Claiming Party resumes its performance. If the Force Majeure event extends for a continuous period of three hundred and sixty-five (365) days, either Party may terminate this Agreement without further obligation by either Party.

4.12 Facility Outages and Maintenance Scheduling.

- (a) Planned Outages. Seller shall provide written Notice to GPA prior to conducting any Planned Outages of the Facility. Within ninety (90) days prior to the Commercial Operation Date, as the same may be extended in accordance with the provisions of Section 4.2, and on or before the first day of each subsequent Contract Year, Seller shall provide GPA with a schedule of such proposed Planned Outages in accordance with Appendix H. The proposed Planned Outages schedule shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage.

GPA shall promptly review Seller's proposed schedule and may request modifications within thirty (30) days of GPA's receipt of such schedule. Changes to the schedule may be requested by either Party and each Party shall make Commercially Reasonable Efforts to accommodate such changes, provided further that Seller shall have no obligation to agree to GPA's proposed modifications or revisions to any Planned Outage schedule.

- (b) Forced Outages. In the event of any Forced Outage, Seller shall promptly notify GPA of the same. Seller shall as quickly as practicable notify GPA verbally and shall then, within twenty-four (24) hours thereafter, provide written Notice to GPA of the Forced Outage (the "Forced Outage Notice"). The Forced Outage Notice shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage. Seller shall return the Facility to service as soon as possible, consistent with Good Utility Practices, after the Forced Outage ceases to exist.

- (c) GPA Parts Inventory. To the extent GPA maintains an inventory of parts or components that are used or useful in the Facility and provided it can prudently do so under its own ordinary course operating practices and restrictions, GPA shall cooperate with Seller in a Commercially Reasonable manner by making such parts or components available to Seller at its request during the period of time Seller is obtaining replacement parts or components for the Facility in order to maximize output of Renewable Energy. If Seller obtains a replacement part or component from GPA, it shall at GPA's option either replace such part or component with the new part or component ordered by Seller or return the borrowed part or component to GPA at such time as Seller obtains the replacement. Seller shall bear the installation, transportation and labor charges relating to GPA's replacement parts or components, and if the parts or components are returned to GPA then Seller shall reimburse GPA for any damage to such parts or components while in Seller's possession.

4.13 Operating Status Reports.

From the date of Commercial Operation through the Term, Seller shall provide GPA with Monthly reports regarding material data pertaining to the operation of the Facility. The operations data is generally identified as performance, Outage, and risk data and shall be sent electronically to GPA using a reasonably acceptable format provided by GPA. The operations data report format may be modified by agreement of the Parties from time-to-time during the Term of this Agreement.

4.14 Resource Quality Reporting: Forecasting.

Seller shall provide to GPA at its request copies of non-proprietary resource quality data in Seller's possession that could reasonably be expected to affect, in any material manner, the operation and/or productivity of the Facility, whether produced, compiled or otherwise generated by Seller or any third party in a Commercially Reasonable manner, so that GPA can evaluate the expected performance of the Facility. Seller shall provide such data as it is produced or otherwise made available to Seller. Upon Commercial Operation of the Facility, to the extent generated or procured by Seller, Seller shall also provide to GPA Monthly and day-ahead forecasting information for the Facility. Such information shall be in a format agreed to by the Parties and include, among other things: Seller's forecasts for the performance of the Facility based on Facility specifications, weather-based forecasting, and weather-related studies. Such information, which will be used by GPA solely for evaluation, Scheduling, and other purposes related to this Agreement, shall be provided as available. In no event shall the data and/or information provided to GPA pursuant to this Section 4.14 be binding upon Seller, nor shall Seller be liable for any penalties, charges or other damages based on the inaccuracy of such data or information.

4.15 Permit Violations.

Seller shall at all times during the Term of this Agreement maintain and comply in all material respects with all applicable permits for the development, ownership and maintenance of the Facility.

4.16 Delivery of RECs and Environmental Attributes.

- (a) Use of North American Renewables Registry. At least ten (10) days prior to COD, Seller shall transfer to GPA the authority to create, own and transfer all Environmental Attributes associated with the Renewable Energy produced by the Facility, by executing and delivering the form entitled "Generator Owner's Designation of Responsible Party" published by NAR, wherein Seller shall designate GPA as the "responsible party" for all matters relating to the creation, ownership, and transfer of RECs and Environmental Attributes from the Facility. Thereafter, GPA shall be responsible for all obligations relating to creating and transferring RECs and Environmental Attributes from the Facility and Seller shall have no further obligations or liabilities with respect thereto, provided, however, that Seller shall reimburse to GPA its costs of creating and maintaining the NAR account and NAR's fees charged to transfer the RECs and Environmental Attributes, up to an aggregate maximum amount of \$5,000 per annum. In the event this Agreement is terminated or suspended for any reason, the Parties agree to each consent to the termination of such designation in accordance with NAR procedures.
- (b) GPA Registration as a QRE. GPA shall be the QRE for the Facility as required by NAR and shall comply with any and all NAR Operating Procedures relating to the registration and operation as a QRE and the reporting of generation data from the Facility to NAR. As the QRE, each month upon receipt of an invoice and associated interval metering data from Seller in accordance with Section 7.5 herein, GPA shall report such data to NAR within three (3) Business Days following receipt of such data. The Parties shall cooperate to ensure that the Seller Metering Equipment and the resulting interval metering data meet the NAR requirements for metering equipment and generation data.
- (c) Change Event. During the Term, in the event that (i) the NAR Operating Procedures are amended or changed such that it becomes impossible for the Parties to utilize NAR as the REC tracking method and/or for GPA to continue as "responsible party" for purposes of creating, owning and transferring RECs and Environmental Attributes attributable to the Facility; (ii) the fees or charges imposed by NAR on either Seller or GPA to utilize the NAR REC tracking system are materially increased such that use of the NAR REC tracking system becomes uneconomic or infeasible; or (iii) the NAR REC tracking system is eliminated (each one individually, a "Change Event"), then the Parties shall promptly negotiate in good faith to reform the terms of this Agreement in order to give effect to the original intention of the Parties to the extent reasonable under the circumstances, including utilizing an alternative method for transferring RECs to GPA, but in no case shall Seller's cost with respect thereto exceed \$5,000 per annum.

4.17 [Reserved].

4.18 Energy Shifting and Rapid Reserve Response.

Seller shall be required to use ESS for the purpose of delivering produced energy at a different period of time than its production period. GPA shall receive all of the stored renewable energy before the next solar production period. The active, or real, power shall be dispatchable at the point of interconnection, between the hours of 6:00 PM to 6:00 AM, as required by the GPA Power System Control Center operators or a SCADA control point. The available capacity may also be dispatched outside of these hours if deemed necessary by the GPA Power System Control Center operators. The delivered output to the GPA grid shall be firm, non-intermittent power with a ramp-up and ramp-down rate limited to 1% of rated power output per minute. However, this rate may be exceeded at the request of the GPA Power System Control Center operators. Seller shall also provide a dispatchable reactive capability requirement up to 0.80 lag to lead at the point of interconnection as required by the GPA Power System Control Center operators or a SCADA control point. The project shall perform at +/- 0.80 PF Dynamic Range up to and including the maximum MW output and shall not reduce reactive capability near the peak real power output. The total energy available for dispatching shall be provided to the GPA Power System Control Center through a SCADA point every second. The additional function of the ESS is to provide rapid reserve in response to under-frequency events. The total energy exported for these events shall be included in the annual minimum energy requirement.

During the Delivery Period, Seller shall allow GPA to negotiate a revision in the ESS control function or integration with a grid controller to improve the reliability and/or stability of the GPA grid.

4.19 Performance.

During the Delivery Period, Seller shall cause the Facility to comply with the performance requirements set forth in Appendix C. If the Facility fails to meet the requirements, GPA may provide written notice to Seller of the failure to meet the requirements and a request for Seller to take steps needed to meet the requirements. In response to such a notice, Seller shall, within two (2) weeks from the date of such notice, provide GPA with a written remedial action plan that provides a detailed description of Seller's course of action and plan to meet the requirements and shall take steps to implement such remedial action within six (6) months of the date of such action plan; provided, however, GPA shall not be entitled to such a remedial action plan if the failure to achieve the requirements is due to a Force Majeure event, GPA Delay or an Event of Default by GPA. Seller's sole obligation with respect to any deficiency in the requirements is to follow its remedial action plan.

ARTICLE FIVE: SELLER FAILURE

5.1 Seller Failure.

In the event Seller fails to deliver to GPA any Quantity of Renewable Energy to which GPA is entitled in accordance with the terms of this Agreement and instead sells such Quantity of Renewable Energy to which GPA is entitled to a third party in violation of this Agreement ("Seller Failure"), then Seller shall pay to GPA the "Seller Failure Damages," which shall mean the positive difference, if any, between the Replacement Price and the Contract Price for the period of such Seller failure, times such Quantity of Renewable Energy. GPA shall calculate the Seller Failure Damages and shall provide to Seller an invoice for such amount, including a written statement explaining in reasonable detail the calculation of such amount. Seller shall pay the Seller Failure Damages not later than ten (10) days following its receipt of such an invoice from GPA. If the Replacement Price is less than the Contract Price, then the Seller Failure Damages are deemed to be zero. The Seller Failure Damages represent the sole and exclusive remedy for Seller's failure as described herein, except as provided in Section 6.1(f).

ARTICLE SIX: EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default.

An “Event of Default” shall mean, with respect to a Party (a “Defaulting Party”), the occurrence of any of the following:

- (a) The failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within ten (10) Business Days after receipt of written Notice;
- (b) Any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated, if such failure is not remedied within thirty (30) Business Days after receipt of written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (c) The failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default and except for such Party’s obligations to deliver or receive the Renewable Energy, the remedies for which are provided in Article Five) if such failure is not remedied within thirty (30) Business Days after written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (d) Such Party becomes Bankrupt (or if the Bankruptcy is involuntary, the failure of such Party to achieve dismissal of the Bankruptcy within ninety (90) days);
- (e) A Merger Event occurs with respect to such Party;
- (f) If during the Term of this Agreement there have occurred three (3) or more Seller Failures as that term is used in Section 5;
- (g) With respect to Seller, a material permit violation (that is not due to a GPA Delay) occurs and such violation is not remedied within forty (40) Business Days after Notice by either GPA or the relevant permitting authority, or such longer time, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (h) With respect to Seller, failure to maintain the Development Security and failure to reinstate the same within thirty (30) Business Days after Seller’s receipt of written Notice thereof from GPA;

6.2 Declaration of an Early Termination Date.

If an Event of Default with respect to a Defaulting Party shall have occurred on or after the Commercial Operation Date and be continuing, the other Party (the “Non-Defaulting Party”) shall have the right but not the obligation to: (i) designate a day, no earlier than the day such Notice is effective and no later than twenty (20) days after such Notice is effective, as an early termination date (“Early Termination Date”) to accelerate all amounts owing between the Parties and to liquidate and terminate this Agreement between the Parties; (ii) withhold any payments due to the Defaulting Party under this Agreement as setoff against termination costs and liabilities as determined herein (and until such amounts are determined); and (iii) suspend its performance under this Agreement.

6.3 Suspension of Performance and Other Remedies.

Except as otherwise expressly provided in this Agreement, if an Event of Default or a GPA Delay shall have occurred and be continuing, the Non-Defaulting Party, upon written Notice to the Defaulting Party, shall have the right (i) to suspend performance under this Agreement; and (ii) to the extent an Event of Default or a GPA Delay shall have occurred and be continuing to exercise any remedy available at law or in equity, for such suspension and/or termination, including any specific remedies set forth in this Agreement; provided, however, that any damages shall include only the direct actual damages incurred by the Non-Defaulting Party as provided in Section 8.1, (including, but not limited to, if the Non-Defaulting Party is the Seller, any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility), and Seller's aggregate total liability hereunder shall not exceed the amounts set forth in Section 4.4 prior to the Commercial Operation Date.

ARTICLE SEVEN: PAYMENT AND NETTING

7.1 Billing Period.

Unless otherwise specifically agreed upon by the Parties, the calendar Month shall be the standard period for all payments under this Agreement. No later than the tenth (10th) day after the end of each Month, each Party will render to the other Party an invoice (in the case of Seller, such invoice being rendered in accordance with Section 7.5) for the payment obligations of the non-invoicing Party, if any, incurred hereunder during the preceding Month.

7.2 Timeliness of Payment.

Unless otherwise agreed by the Parties, all invoices under this Agreement shall be due and payable in accordance with each Party's invoice instructions on or before the later of the twentieth (20th) day of each Month, or if later the tenth (10th) day after receipt of the invoice or, if such day is not a Business Day, then on the next Business Day. Each Party will make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any amounts not paid by the due date will be deemed delinquent and will accrue interest at the Interest Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

7.3 Disputes and Adjustments of Invoices.

A Party may, in good faith, dispute the correctness of any invoice or any adjustment to an invoice, rendered under this Agreement or adjust any invoice for any arithmetic or computational error within twelve (12) Months of the date the invoice, or adjustment to an invoice, was rendered. In the event an invoice or portion thereof, or any other claim or adjustment arising hereunder, is disputed, payment of the undisputed portion of the invoice shall be required to be made when due, with Notice of the objection given to the other Party. Any invoice dispute or invoice adjustment shall be in writing and shall state the basis for the dispute or adjustment. Except as otherwise provided in this Agreement, payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment shall be made within two (2) Business Days of such resolution along with interest accrued at the Interest Rate from and including the due date to but excluding the date paid. Inadvertent overpayments shall be returned upon request or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Interest Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment. Any dispute with respect to an invoice is waived unless the other Party is notified in accordance with this Section 7.3 within twelve (12) Months after the invoice is rendered or any specific adjustment to the invoice is made. If an invoice is not rendered within twelve (12) Months after the close of the Month during which performance of a Transaction occurred, the right to payment for such performance is waived.

7.4 Metering and Other Facilities.

Seller shall be responsible, at its sole expense, for providing the Seller Metering Equipment in accordance with Good Utility Practices. In accordance with the terms of the Interconnection Agreement, the Seller may elect to have GPA provide Seller with the Seller Metering Equipment; provided, however, the cost of such meters shall be borne solely by Seller at no cost to GPA. Seller shall be solely responsible for operating, maintaining, and repairing the Seller Metering Equipment at its own expense throughout the Term of this Agreement. Seller shall inspect and test the Seller Metering Equipment upon its installation and at least once every year at Seller's expense. Seller shall give GPA reasonable advance Notice of any test, and promptly provide GPA with the results of any such test. GPA may observe the test and conduct its own tests, at GPA's expense, to verify Seller's procedures and results. GPA shall give Seller reasonable advance Notice of any such test, and may observe the tests. GPA shall provide Seller with the results of any test by GPA promptly upon receipt of the results. Access by GPA for any such testing shall be in compliance with Section 12.4.

Upon an inaccurate read of the Seller Metering Equipment or if Seller knows of any material inaccuracy or material defect in Seller Metering Equipment, Seller shall notify GPA in writing within forty-eight (48) hours of such defect. Seller shall be solely responsible for adjusting, repairing, replacing or recalibrating such metering device as near as practicable to a condition of zero (-0-) error, and for paying any expenses associated with such adjustment, repair replacement or recalibration. If a metering device fails to register or is found upon testing to be inaccurate, an adjustment will be made correcting all measurements by the inaccurate or defective metering device in the following manner:

- (a) In the event that an adjustment factor cannot be reliably calculated, the Parties shall use the measurements from GPA-owned meters if they are installed, fully operational and calibrated in accordance with Good Utility Practices. If for any reason the measurements cannot be obtained from GPA-owned meters, the Parties shall use data from Seller's computer monitoring system to determine the relevant measurements. If Seller's computer monitoring system is found to be inaccurate by more than two (2) percent, the Parties shall estimate the amount of the necessary adjustment using the site meteorological information for the period of the inaccuracy based upon deliveries of Renewable Energy delivered to GPA at the Delivery Point from the Facility during periods of similar operating conditions when the Seller Metering Equipment was registering accurately. The adjustment will be made for the period during which inaccurate measurements were made.
- (b) If the Parties cannot agree on the actual period during which the inaccurate measurements were made, the period during which the measurements are to be adjusted will be the shorter of: (1) the last one-half of the period from the last previous test of the metering device to the test that found the metering device to be defective or inaccurate; or (2) the one hundred and eighty 180-day period immediately preceding the test that found the metering device to be defective or inaccurate.
- (c) Upon determination of corrected measurements, the required payment adjustment shall be made according to the procedures set forth in Section 7.3.

7.5 Invoices.

Seller shall maintain and read the Seller Metering Equipment for measuring the Renewable Energy delivered hereunder. For review purposes, Seller shall furnish GPA with a written invoice reflecting the Contract Price; interval data from the Seller Metering Equipment used to calculate that invoice; and any other charges due, within ten (10) Business Days after Seller reads the Seller Metering Equipment. Such invoices may be furnished to GPA by facsimile transmission or by such other method as the Parties agree.

ARTICLE EIGHT: LIMITATIONS

8.1 Limitation of Remedies, Liability and Damages.

Except as set forth herein, there are no warranties by either party under this agreement, including warranties of merchantability or fitness for a particular purpose, and any and all implied warranties are disclaimed. The parties confirm that the express remedies and measures of damages provided in this agreement satisfy the essential purposes hereof. For breach of any provision for which an express remedy or measure of damages is provided herein, such express remedy or measure of damages shall be the sole and exclusive remedy and the obligor's liability shall be limited as set forth in such provision and all other remedies or damages at law or in equity are waived. If no remedy or measure of damages is expressly provided herein or in a transaction, the obligor's liability shall be limited to direct actual damages only, such direct actual damages shall be the sole and exclusive remedy and all other remedies or damages at law or in equity are waived. Unless expressly herein provided, neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages, lost profits or other business interruption damages, by statute, in tort or contract, under any indemnity provision or otherwise. It is the intent of the parties that the limitations herein imposed on remedies and the measure of damages be without regard to the cause or causes related thereto, including the negligence of any party, whether such negligence be sole, joint or concurrent, or active or passive. To the extent any damages required to be paid hereunder are liquidated, the parties acknowledge that the damages are difficult or impossible to determine, or otherwise obtaining an adequate remedy is inconvenient and the damages calculated hereunder constitute a reasonable approximation of the harm or loss.

Notwithstanding the foregoing, if GPA is the Defaulting Party, the Parties agree that the actual damages recoverable to Seller hereunder on account of an Event of Default by GPA shall include loss of Tax Benefits on a grossed up after tax basis, using the highest applicable United States marginal personal income tax rate.

Any assets transferred to GPA as required by the Interconnection Agreement shall require a one-year warranty on all construction work and extension of any manufacturer warranties from the transfer of such assets.

ARTICLE NINE: CREDIT AND COLLATERAL REQUIREMENTS

9.1 Development Security.

In order to secure Seller's obligations prior to Commercial Operation of the Facility, Seller shall post a Letter of Credit or cash in the amount of \$746,628 (the "Development Security"). The Development Security shall be held by GPA as security for Seller's obligations prior to the Commercial Operation Date under the Agreement. To the extent permitted under Section 4.4, GPA may draw on the Development Security at any time prior to the Commercial Operation Date, but only in the amounts and according to the schedule set forth in Section 4.4. Seller shall post the Development Security in accordance with the following terms and conditions:

- (a) Seller shall post the Development Security within ten (10) Business Days from the date when a binding credit agreement is executed pursuant to Section 4.3 but no later than the Financing Arrangement Deadline.
- (b) If the Development Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix E, respectively with such changes thereto as may be approved by Buyer and Seller in their reasonable discretion.
- (c) Any Development Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.3 of this Agreement.

9.2 Forfeiture of Development Security.

In the event that the Commercial Operation Date does not occur on or before the Scheduled Commercial Operation Date, as extended pursuant to the terms of this Agreement, and to the extent Seller does not remit any COD Extension Payment or Daily Delay Liquidated Damages payment when due pursuant to Section 4.2, then GPA shall be entitled to proceed against the Development Security in accordance with the terms thereof, to the extent of the amount(s) due and owing from time to time under Section 4.2. If the Development Security is exhausted up to the limits in Section 4.4 and further payments are due, then GPA shall be entitled to terminate this Agreement as its sole and exclusive remedy if Seller otherwise refuses to pay the amount due, and Seller shall have no further liability for damages hereunder. Seller acknowledges and agrees that forfeiture of all or a portion of the Development Security, as provided herein, represents reasonable compensation to GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements as a result of Seller's failure to achieve Commercial Operation by the Scheduled Commercial Operation Date. Notwithstanding the foregoing, if Seller terminates this Agreement prior to the Commercial Operation Date for the sole purpose of selling the Renewable Energy to a third party, GPA shall be entitled to both the Development Security and any other remedies available at law or in equity to the extent that GPA's actual damages exceed the value of the Development Security.

9.3 Return of Development Security.

Concurrently with the achievement of the Commercial Operation Date or the earlier termination of the Agreement pursuant to Section 4.2, GPA shall return to Seller any remaining portion of the Development Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Development Security was posted as a Letter of Credit, GPA shall return the Letter of Credit to Seller and Seller shall be entitled to immediately cancel such Letter of Credit. If the Development Security was posted in cash, GPA shall return to Seller the balance of the Development Security, together with daily interest at the Interest Rate, from and including the date that the Development Security was posted until, but not including, the date on which the Development Security is returned by GPA.

9.4 Performance Security.

In order to secure Seller's obligations after Commercial Operation of the Facility and during the Delivery Period hereunder, Seller hereby agrees to post security in one of the forms contemplated below, each of which is deemed acceptable by GPA (the "Performance Security"):

- (a) A Letter of Credit or cash in the amount of \$1,493,255; or

- (b) A Payment and Performance Bond in the amount of \$1,493,255; or
- (c) A subordinated lien on all real and personal property constituting the Project, to be effective as of the Commercial Operation Date (the “GPA Lien”) and Seller agrees to take such action as is reasonably required in order to perfect GPA’s security interest in, and lien on, such collateral and any and all proceeds resulting therefrom; provided, that concurrently with the grant of the such lien, GPA shall enter into such subordination, inter-creditor and other agreements with the senior financing parties pursuant to which GPA shall agree that their rights and remedies pursuant to their lien shall be subordinated in all respects to the senior first lien held by or the financing parties.

The Performance Security shall be held by GPA as security for Seller’s obligations after the Commercial Operation Date and during the Delivery Period, but GPA may draw on the Performance Security at any time only in full the amounts actually due and payable by Seller remaining liable to GPA pursuant to this Agreement. Seller may (i) post the Performance Security by posting a combination or one or more of the above acceptable forms of credit support in an aggregate amount of \$1,493,255, and (ii) at any time elect to substitute any form of one or more of the above acceptable forms of credit support for any existing Performance Security in which case GPA shall return the replaced Performance Security and reasonably cooperate with Seller in the exchange or cancellation of such credit support.

Seller shall post the Performance Security in accordance with the following terms and conditions:

- (a) Seller shall post the Performance Security within ten (10) business days following the Commercial Operation Date.
- (b) If the Performance Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix[F-1].
- (c) If the Performance Security is posted as a Payment and Performance Bond, it shall be in substantially the form attached hereto as Appendix [F-2].
- (d) Any Performance Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.5 of this Agreement.

9.5 Return of Performance Security.

At the end of the Term or upon the termination of this Agreement following the settlement and payment of any damages owed as a result of such termination, GPA shall return to Seller any remaining portion of the Performance Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Performance Security was posted as a Letter of Credit or a Payment and Performance Bond, then GPA shall return the Letter of Credit or Payment and Performance Bond to Seller and Seller shall be entitled to immediately cancel such Letter of Credit or Payment and Performance Bond. If the Performance Security was posted in cash, GPA shall return to Seller the balance of the Performance Security, together with daily interest at the Interest Rate, from and including the date that the Performance Security was posted until, but not including, the date on which the Performance Security is returned by GPA.

ARTICLE TEN: GOVERNMENTAL CHARGES

10.1 Cooperation.

Each Party shall use Commercially Reasonable Efforts to implement the provisions of and to administer this Agreement in accordance with the intent of the Parties to minimize all taxes, so long as neither Party is materially adversely affected by such efforts.

10.2 Governmental Charges.

Seller shall pay or cause to be paid all taxes imposed by any Government Authority ("Governmental Charges") on or with respect to the Renewable Energy, Environmental Attributes or this Agreement arising prior to the Delivery Point. GPA shall pay or cause to be paid all Governmental Charges on or with respect to the Renewable Energy, Environmental Attributes, or this Agreement at and from the Delivery Point. All other tax or income taxes on the sale of the Renewable Energy by Seller hereunder and are, therefore, the responsibility of the Seller. In the event Seller is required by law or regulation to remit or pay Governmental Charges, which are GPA's responsibility hereunder, GPA shall promptly reimburse Seller for such Governmental Charges. If GPA is required by law or regulation to remit or pay Governmental Charges which are Seller's responsibility hereunder, GPA may deduct the amount of any such Governmental Charges from the sums due to Seller under Article Seven of this Agreement. Nothing shall obligate or cause a Party to pay or be liable to pay any Governmental Charges for which it is exempt under the law.

ARTICLE ELEVEN: ASSIGNMENT

11.1 Buyer Assignment.

Buyer may not assign this Agreement or assign or delegate its rights and obligations under this Agreement, in whole or in part, without Seller's consent, not to be unreasonably withheld.

11.2 Seller Assignment.

Seller shall not sell, transfer, pledge, encumber or assign this Agreement or any of the rights, interests or obligations hereunder without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed, except that Buyer shall have the right to withhold its consent if, in Buyer's reasonable determination, such sale, transfer, pledge, encumbrance or assignment will have a materially adverse effect on the timely construction of the Project or the economic interests of Buyer. Notwithstanding the foregoing, Seller may sell, transfer, pledge, encumber, or assign this Agreement or any of its rights, interests or obligations hereunder without the consent of Buyer, but with at least thirty (30) days' advance written notice to Buyer, either: (1) in connection with any financing or other financial arrangements for the Facility, including, but not limited to, any tax equity financing or any sale-leaseback financing arrangement; (2) to any of its Affiliates in connection with a transfer of the Facility to such Affiliate; or (3) to any person or entity succeeding to all or substantially all of the assets of Seller. In connection with any sale, transfer, pledge, encumbrance or assignment in accordance with the foregoing: (A) Seller's security shall remain in place until the assignee or transferee posts replacement credit support in accordance with this Agreement; and (B) Seller and Assignee shall enter into an assignment and assumption agreement, in form and substance reasonably satisfactory to Buyer, pursuant to which the assignee or transferee assumes all of Seller's obligations hereunder and otherwise agrees to be bound by the terms of this Agreement. Any assignment of this Agreement in violation of the foregoing shall be, at the option of Buyer, void.

11.3 Liability After Assignment.

A Party's assignment or transfer of rights or obligations pursuant to this Article 11 shall relieve said Party from any liability and financial responsibility for the performance thereof arising after any such transfer or assignment.

11.4 Transfers of Ownership.

Subject to any rights of first offer or refusal under this Agreement, during the Term, Seller shall not sell, transfer, assign or otherwise dispose of its interest in the Facility to any third-party absent (1) a transfer of this Agreement to such third-party and (2) Seller entering into an assignment and assumption agreement for this Agreement, in form and substance reasonably satisfactory to Buyer, with such third-party.

11.5 Successors and Assigns.

This Agreement and all of the provisions hereof are binding upon, and inure to the benefit of, the Parties and their respective successors and permitted assigns.

11.6 Collateral Assignment by Seller.

In the event that Seller pursuant to Section 11.2(1) transfers, pledges, encumbers or collaterally assigns this Agreement to Seller's lenders, Seller shall provide written notice to Buyer of such transfer, pledge, encumbrance or assignment, including the address of Seller's lenders. In connection with any financing or refinancing of the Facility, including tax equity financing, Buyer at Seller's request shall negotiate in good faith with Seller and Seller's lenders and financing parties to agree upon reasonable direct agreements, estoppels, opinions and other customary documentation to support the financing(s) with respect to this Agreement, which shall be in form and substance reasonably agreed to by Buyer, Seller and Seller's financing parties. The direct agreement shall include (but not be limited to) provisions substantially as follows:

- (a) The Parties shall not amend or modify this Agreement in any material respect without the prior written consent of the Seller's financing parties;

- (b) Prior to exercising its right to terminate this Agreement as a result of an Event of Default by Seller, Buyer shall give notice of such Event of Default by Seller to the administrative agent of Seller's lenders of Seller's financing parties, which Buyer has been provided written notice of; and
- (c) Seller's lenders or financing parties shall have the right, but not the obligation, to cure an Event of Default on behalf of Seller in accordance with the provisions of this Agreement, provided that Seller's lenders or financing parties shall be provided an additional ninety (90) days, from the end of the cure periods provided pursuant to Section 6.1, to effect a cure of such Event of Default.

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ARTICLE TWELVE: MISCELLANEOUS

12.1 Term of Agreement.

The Term of this Agreement shall commence on the Effective Date and shall remain in effect for the duration of the Delivery Period, as set forth in Section 2.1, unless earlier terminated by either Party in accordance with this Agreement herein (the "Term"); provided, however, that such termination shall not affect or excuse the performance of either Party under any provision of this Agreement that by its terms survives any such termination.

12.2 Insurance.

- (a) At all times during the Term of this Agreement, Seller or an Affiliate shall maintain at its own expense insurance policies for the Facility and its tangible assets in such amounts and against such risks and losses as are consistent with Good Utility Practices and those policies listed below. Such insurance policies shall be maintained only with insurers rated at least A- VII by MVI Best or comparable ratings agency.
- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - ii. Commercial Auto Liability in the amount of \$1,000,000 combined single limit for bodily injury and property damage. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - iii. Excess Liability with limits of \$5,000,000. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - iv. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
 - v. Pollution Liability, when applicable, with limits for \$5,000,000. GPA is to be an additional insured. Seller or an Affiliate shall grant a waiver of Subrogation in favor of GPA.
 - vi. Builder's Risk or Installation Floater, when applicable, is to be furnished by EPC Contractor.
- (b) At all times after achieving COD, Seller or an Affiliate may discontinue or otherwise cancel each of the aforementioned policies, except the following insurance policies, which shall be maintained with the limits set forth below:
- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - ii. Excess Liability with limits of \$5,000,000.00. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.

- iii. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- iv. Property insurance that will keep the premises, property, improvements, structures, and machinery and equipment on the premises insured, at a minimum, against with an all risk property policy for full replacement value as determined from time to time. Such insurance shall be issued by any financially responsible insurer duly authorized to do business in Guam, and shall contain the standard form of waiver of subrogation. Nothing contained herein shall be construed as creating any liability or responsibility on the part of GPA for the adequacy of insurance coverage on the premises. As to any insurable risks of loss or damage to the premises not required to be insured hereunder, Seller or an Affiliate shall bear the cost of the same. Seller or an Affiliate shall be deemed to be self-insured as to the deductible or co-insurance amount applicable to such insurance coverage and shall pay any deductible or co-insurance amount applicable in the event of such loss or damage.
- v. Seller or an Affiliate is also required to carry Business Interruption in the amount of \$1,000,000.

If the Facility is lost or damaged due to a casualty, then only if and to the extent Seller or an Affiliate is not required to use available insurance proceeds to prepay the Facility Debt, Seller or an Affiliate shall re-build the Facility promptly and in a commercially reasonable manner, if and to the extent technically feasible and commercially reasonable in light of the available insurance proceeds and subject to the procurement by Seller or an Affiliate of the consent of any lender or financing party pursuant to the Financing Documents if required thereunder; provided, however, (i) if the time to re-build the Facility would result in less than five (5) years remaining in the Delivery Period then (A) Seller or an Affiliate shall have the option in lieu of re-building the Facility to pay to GPA the Buyout Payment and terminate this Agreement with no further costs or penalties provided that the Buyout Payment shall not in any case exceed the available insurance proceeds remaining following full prepayment of the Facility Debt, or (B) if Seller or an Affiliate nevertheless elects to re-build the Facility, then GPA shall reimburse Seller or an Affiliate for any deductibles payable by Seller or an Affiliate under its property insurance (not to exceed \$500,000), and (ii) regardless of when the casualty event occurs, if Seller or an Affiliate re-builds the Facility, then the Delivery Period shall be extended for the greater of one (1) year or two (2) times the length of the interruption of the sale of Renewable Energy (pro-rated based on the Minimum Production for partial interruptions) after the end of the Term, and the Contract Price shall be the price in effect, without escalation, at the end of the Term.

Within ten (10) Business Days after receipt of a request for the same from GPA, Seller or an Affiliate shall deliver to GPA a certificate of insurance for any or all policies maintained in accordance with this Section 12.2, which certificate shall include at least the following information: (i) the name of the insurance company, policy number and expiration date; and (ii) the coverage and limits on coverage, including the amount of deductibles or self-insured retentions.

Seller or an Affiliate shall furnish certificates of insurance and waiver of subrogation endorsements to GPA prior to commencement of construction of the Facility showing evidence of such coverage, including the statement to the effect that cancellation or termination of the insurance shall not be effective until at least [thirty (30)] days after receipt of written Notice to GPA. At all times Seller's or an Affiliate's insurance shall be primary and non-contributory to any other insurance that may be carried by GPA. The statement of limits of insurance coverage shall not be construed as in any way limiting the Seller's or an Affiliate's liability under this Agreement. GPA shall be an additional insured on all liability coverage and certificates of insurance shall clearly indicate such.

12.3 Indemnity.

To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party from and against any Claims arising from or out of any event, circumstance, act or incident first occurring or existing during the period when control and title to the Renewable Energy and Environmental Attributes is vested in such Party, unless a Claim is due to such Party's willful misconduct or gross negligence. To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party against any Governmental Charges for which such Party is responsible under Article Ten. Notwithstanding anything to the contrary contained in this Agreement, no individual representative of either Party shall have any personal liability to the other Party as a result of the breach of any representation, warranty, covenant or agreement contained herein.

12.4 Site Access and Inspection of Records.

Seller shall provide GPA with reasonable access to the Facility site for purposes of review and inspection during regular business hours within a reasonable time after a request for the same is made by GPA to Seller. During such reviews and inspections, GPA representatives shall be permitted to review such records relating to the Facility and reasonably related to the performance of this Agreement, including Facility maintenance and operations logs. GPA shall have access to the Facility site for the limited purposes described herein, but Seller shall at all times remain responsible and liable for the control and operation of the Facility and the Facility site. GPA representatives shall follow Seller's safety procedures when accessing the Facility site and shall conduct themselves in a manner that will not interfere with the operation of the Facility. Seller will provide GPA with information about such safety procedures to enable GPA to comply with this requirement.

12.5 Audit.

Subject to Section 7.3, each Party has the right, at its sole expense and during normal working hours, to examine copies of the records of the other Party to the extent reasonably necessary to verify the accuracy of any statement, charge or computation made pursuant to this Agreement.

12.6 Confidentiality.

The Parties will make Commercially Reasonable Efforts to safeguard Confidential Information against disclosure by employing the same means to protect such Confidential Information as that Party uses to protect its own non-public, confidential or proprietary information, and otherwise in accordance with the provisions of this Section 12.6. Specifically, no receiving Party shall itself, or permit its employees, consultants and/or agents to disclose to any person, corporation or other entity the Confidential Information without the prior written consent of the Party providing the Confidential Information, except a receiving Party may distribute the Confidential Information to its and its Affiliates' board members, officers, employees, agents, consultants, actual or potential investors, actual or potential purchasers, actual or potential Facility lenders or financing partners, and others who have a need for such Confidential Information in connection with the Transaction.

The Parties acknowledge, however, that a Party may need to disclose the Confidential Information in connection with its regulatory filings or to otherwise satisfy its governmental and regulatory requirements. In the event that a Party intends to disclose any of the Confidential Information to its regulatory authorities including, but not limited to, the Guam Public Utilities Commission, the FERC, or any employee, staff member, consultant, and/or agent of the foregoing, it shall give the other Party prompt prior written Notice of its intention so that the other Party may seek a protective order or other appropriate remedy. In addition, each Party specifically agrees not to use the other Party's name in connection with this Agreement or the Facility in any press releases, public meetings or hearings, or other public communications, including any release to any newswire service, without the express written consent of the other Party. The Parties anticipate that at some future time it may be in the best interests of one or both of them to disclose Confidential Information to the media and the Parties anticipate entering into a subsequent agreement that will govern the terms of such disclosure. The Parties expressly agree, however,

that unless and until such subsequent agreement is executed between the Parties, the terms of this Agreement shall be binding with respect to such disclosure.

In the event that any Party receiving the Confidential Information becomes legally compelled (by deposition, interrogatory, request for documents, subpoena, civil investigative demand or similar process) to disclose any of the Confidential Information, the legally compelled Party shall give the other Party providing the Confidential Information prompt prior written Notice of such requirement so that the providing Party may seek a protective order or other appropriate remedy and/or waive compliance with the terms of this Agreement. In the event that such protective order or other remedy is not obtained, the providing Party waives compliance with the terms hereof to the extent of the required disclosure.

Each Party acknowledges that the unauthorized disclosure of any Confidential Information may cause irreparable harm and significant injury that may be difficult to ascertain. Each Party therefore agrees that specific performance or injunctive relief, in addition to other legal and equitable relief, are appropriate remedies for any actual or threatened violation or breach of this Agreement, although neither Party shall be entitled to any special, consequential, indirect or punitive damages as a result of a breach of this Agreement, whether a claim is based in contract, tort or otherwise. The Parties agree that the respondent in any action for an injunction, specific performance decree or similar relief shall not allege or assert that the initiating Party has an adequate remedy at law in respect to the relief sought in the proceeding, nor shall the respondent seek the posting of a bond by the Party initiating the action. Under no circumstances will either Party's directors, management, employees, agents or consultants be individually liable for any damages resulting from the disclosure of Confidential Information in violation of the terms of this Agreement.

12.7 Notices.

All notices, requests, statements or payments ("Notices") shall be made as specified on Appendix B attached hereto and incorporated herein by reference. Notices (other than with respect to Scheduling) shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier service or facsimile. Notice by facsimile or hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a Business Day, and otherwise shall be effective at the close of business on the next Business Day. Notice by overnight United States mail or courier shall be effective on the next Business Day after it was sent. Notices relating to Facility operations and Scheduling, as required pursuant to Appendix H, may be given electronically and shall be deemed effective upon receipt; otherwise, electronic notices shall not be effective unless affirmatively acknowledged in writing (including by reply e-mail) by the receiving Party. A Party may change its addresses by providing Notice of same in accordance herewith.

12.8 Purchase Option.

- (a) Transfer During the Delivery Period. In the event that Seller desires to sell the Facility during the Delivery Period, Seller shall provide prior written Notice of the same to GPA, and agrees to engage in discussions with GPA for the purchase of the Facility by GPA during the exclusivity period described in this Section with GPA if GPA desires to purchase the Facility. Within ninety (90) days following Seller's Notice to GPA of its intent to sell the Facility, GPA may deliver to Seller an indicative purchase price at which it would be willing to purchase the Facility. If GPA does not deliver the indicative purchase price within ninety (90) days of receipt of the Notice, then Seller shall be free to transfer the Facility under any terms and conditions at any time thereafter. If GPA delivers the indicative purchase price within ninety (90) days of receipt of the Notice, then the Parties shall negotiate exclusively for a period of up to sixty (60) days after GPA delivers the indicative purchase price. If no binding agreement is entered into by the Parties during such sixty (60)-day period then Seller shall be free to transfer the Facility to any person on transactions terms, including price, that are better for Seller than GPA's indicative offer, and

neither Party shall have any further liability or obligation to the other Party in connection with such sale or as a result of the terminated negotiations. If Seller does not transfer the Facility on such basis within one (1) year following the end of the sixty (60)- day exclusive negotiation period, then the procedure in this paragraph shall apply to any subsequent sale of the Facility during the Term of this Agreement.

(b) Extension of Delivery Period and Facility Purchase at End of Delivery Period.

At least one (1) year prior to the end of the Delivery Period, GPA and Seller may agree to extend the Term of this Agreement up to five (5) years in the aggregate, in which case the Contract Price and terms shall be mutually agreeable to GPA and the Seller. At least one (1) year prior to the end of the Delivery Period, GPA may provide Notice to Seller that it elects to purchase the Facility at the end of the Delivery Period at a purchase price equal to the higher of (i) 100% of the Appraisal Price of the Facility at the end of the Delivery Period or (ii) the sum of (x) the amount necessary to repay any Facility Debt (including any swap or interest rate hedging breakage costs related thereto) in full plus (y) the amount which when applied pursuant to the governing documents for the Seller or any relevant subsidiary or upstream holding company through which the tax equity invests in the Facility is sufficient to repay any Facility Debt, including back-leverage financing and including any swap or interest rate hedging breakage costs related thereto, and for the tax equity investors to recover (to the extent not previously recovered) the higher of (1) their investment balance together with their targeted return or (2) the amount necessary to avoid a loss under US GAAP. If GPA fails to send such Notice of purchase then this Agreement shall terminate in accordance with the terms hereof. If GPA provides such a Notice of the purchase, Seller and GPA shall exercise Commercially Reasonable Efforts to consummate the purchase within thirty (30) days of the end of the Delivery Period, and at the end of such time period the purchase option shall expire. The documentation for the sale shall be mutually agreeable to the Parties. Any such sale will be on an "as is" basis, without the giving of any representations or warranties, except as to (i) each party's organization, power and authority; (ii) good standing; (iii) Seller's ownership of the Facility to be sold in such sale, and the existing liens and encumbrances thereon; (iv) the instrument(s) conveying the Facility to GPA constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller, in accordance with its terms; (v) such conveyance will not violate any contract or legal requirement applicable to Seller; and (vi) subject to applicable regulatory approvals, no consents, approvals, or filings are required to be obtained or made by Seller to convey the Facility to GPA other than those that have previously been obtained or made and are in full force and effect as of the date of the conveyance.

12.9 Alternative Dispute Resolution.

All disputes arising under this Agreement are subject to the provisions of this Section 12.9.

- (a) Mediation. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, and if the dispute or Claim cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration in accordance with Section 12.9(b) hereof; provided, however, that, during the pendency of any such mediation, (1) neither Party shall do anything to alter the status quo, and (2) either Party shall be entitled to seek interim, conservatory or provisional relief from any court or tribunal of competent

jurisdiction in order to protect its rights. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, consistent with the previous sentence, either Party may submit the matter to mediation in accordance with the Commercial Mediation Procedures of the American Arbitration Association. Within fourteen (14) days of such submission, the Parties shall attempt in good faith to mutually agree on the appointment of a mediator. If no such agreement is reached within fourteen (14) days of the submission of the dispute to mediation, then, unless otherwise agreed by the Parties, the American Arbitration Association shall appoint the mediator as promptly as possible in accordance with its Commercial Mediation Procedures or other rules it has adopted for this purpose. The Parties and the mediator shall schedule and complete the mediation within sixty (60) days from the date that the mediator is appointed. In the event that the mediation is not completed by such time, either Party shall be entitled to terminate the mediation and pursue arbitration of any outstanding dispute or Claim in accordance with subsection (b) of this Section 12.9.

(b) Arbitration. Subject to Section 12.9(a), if the parties cannot resolve any dispute or Claims for any reason, including but not limited to, the failure of either party to enter into mediation within thirty (30) calendar days after the submission of the matter to mediation, any disputes or Claims between the Parties and/or their respective representatives arising out of or relating to this Agreement, or the breach thereof, shall be submitted to binding arbitration, whether such disputes or Claims are in contract, tort or otherwise. The arbitration shall be conducted in accordance with the Federal Arbitration Act (9 U.S.C. Section 1, *et seq.*) and administered by the American Arbitration Association (the “Designated Arbitration Association”) pursuant to the then prevailing Commercial Arbitration Rules of the American Arbitration Association. The validity, construction, and interpretation of this Agreement to arbitrate and all procedural aspects of the arbitration conducted pursuant hereto shall be decided by the arbitrator(s). Submission shall be made upon the request of either Party.

(1) The arbitration will be conducted before a panel of one arbitrator if the amount in dispute is under \$1,000,000, and three (3) arbitrators if the amount in dispute is over \$1,000,000. Each arbitrator (whether there is a one or three arbitral panel), shall have at least 10 years’ experience as a lawyer or judge, and at least one arbitrator shall have at least 8 years’ experience with renewable energy agreements (“Qualified Arbitrator”). If three (3) arbitrators are required, both the claimant and the respondent shall appoint one (1) arbitrator within ten (10) calendar days after written Notice by either Party that three (3) arbitrators shall be necessary. The two (2) arbitrators so appointed shall then select the third arbitrator within twenty (20) calendar days, who shall be the chairperson of the tribunal. The chairperson shall be a person who has over eight (8) years of experience in renewable energy-related transactions, and none of the arbitrators shall have been previously employed by either Party or have any direct interest in either Party or the subject matter of the arbitration, unless such conflict is expressly acknowledged and waived in writing by both Parties.

(2) The parties will be entitled to engage in reasonable discovery, including requests for the production of relevant, non-privileged

documents, and answers to a reasonable number of interrogatories to be determined by the arbitrator or arbitral panel. Each Party will also be entitled to take up to three depositions for up to seven hours each. Additional depositions may be ordered by the arbitration panel upon a showing of either substantial need or that additional depositions will likely narrow the contested factual issues. Protection of trade secrets or other confidential or sensitive information will be achieved through the Parties' agreement to a nondisclosure agreement and/or a protective order.

- (3) It is agreed that the seat of the arbitration shall be Honolulu, Hawaii and that the arbitration proceeding shall be conducted in Honolulu, Hawaii, or another neutral location mutually agreed to by the Parties, however, the seat of the arbitration shall remain Honolulu, Hawaii.
- (4) The Qualified Arbitrator(s) may award compensatory or non-monetary or equitable relief and, in making an award, in no event shall the Qualified Arbitrator(s) exceeds their powers. The Qualified Arbitrator(s) will have no power to award damages inconsistent with this Agreement. The award of the Qualified Arbitrator(s) shall be accompanied by a reasoned opinion and shall contain the panels' essential findings and conclusions. It is further agreed that the arbitrator(s) shall have no authority to award consequential, treble, exemplary, or punitive damages of any type or kind regardless of whether such damages may be available under any law or right, with the Parties hereby affirmatively waiving their rights, if any, to recover or claim such damages. The compensation and any costs and expenses of the arbitrators shall be borne equally by the Parties. Any arbitration proceedings, decision or award rendered hereunder and the validity, effect and interpretation of this arbitration provision shall be governed by the Federal Arbitration Act. The award shall be final and binding on the Parties and judgment upon any award may be entered in any court of competent jurisdiction. The Parties agree that all information exchanged as a result of any proceeding as described herein shall be deemed Confidential Information.
- (5) Notwithstanding anything to the contrary, the Mediation and Arbitration provisions in paragraphs 12(a) and (b) may not be modified by the parties without the prior written approval of the Guam Public Utilities Commission.

- (c) Judicial Relief. Either Party may petition a court of appropriate jurisdiction, as described in Section 12.11, for non-monetary interim or provisional relief relating to any dispute or claim of breach arising out of or relating to this Agreement in order to prevent undue hardship relating to any such claimed breach pending the appointment of an arbitration panel as described in this Section 12.9.

12.10 Governing Law.

This agreement and the rights and duties of the parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of Guam, without regard to principles of conflicts of law.

12.11 Jurisdiction and Costs.

Subject to and without prejudice to the mandatory arbitration provision set out in Section 12.9

hereof, each Party hereby consents to the exclusive jurisdiction of the United States federal courts sitting in Guam for any action or proceeding to enforce the foregoing agreement to arbitrate, or ancillary to such arbitration proceedings, or to confirm or set aside any award rendered in such proceeding. Both Parties waive any right to trial by jury in any such action. described in this Section 12.11. In the event such judicial proceedings are instituted by either Party, the prevailing Party shall be entitled to award of its costs and reasonable attorneys' fees incurred in connection with such proceedings.

12.12 Financial Accounting Standards.

Under the latest interpretations of the Financial Accounting Standards Board's Interpretation No. 46(R) (FIN No. 46(R)), "Consolidation of Variable Interest Entities," GPA may be required to consolidate a seller's entity for which GPA has entered into a long-term power purchase agreement. Seller agrees to provide all reasonable commercially non-sensitive information needed and in Seller's possession in order for GPA to determine whether or not Seller or any special purpose entity which owns the Seller's Facility must be consolidated by GPA under FIN No. 46(R) upon request from GPA. If it is determined that GPA needs to consolidate Seller or such special purpose entity, Seller agrees to provide the minimum information in its possession that is needed to comply with the consolidation requirements of FIN 46(R) in a timely manner every calendar quarter during the Term upon request from GPA. If GPA is required to consolidate Seller or the special purpose entity that owns the Seller's Facility in its financial statements, Seller agrees to provide access to any needed records in its possession and personnel, as requested by GPA, so GPA's independent auditor, Ernst & Young LLP, can conduct financial statement audits in accordance with generally accepted auditing standards, as well as internal control audits in accordance with Section 404 of the Sarbanes-Oxley Act of 2002.

12.13 Forward Contract.

The Parties intend that in any relevant proceedings, each be regarded as a forward contract merchant in respect of this Agreement and that the Transaction and this Agreement be a forward contract for purposes of the United States Bankruptcy Code, 11 U.S.C. §§ 101 et seq., as amended from time to time, and the Puerto Rico Oversight, Management and Economic Stability Act, including Title III thereof.

12.14 General.

No delay of a Party in the exercise of, or the failure to exercise, any rights under this Agreement shall operate as a waiver of such rights, a waiver of any other rights under this Agreement or a release of the other Party from any of its obligations under this Agreement. Any provision declared or rendered unlawful by any applicable court of law or regulatory agency or deemed unlawful because of a statutory change will not otherwise affect the remaining lawful obligations that arise under this Agreement; and provided, further, that if such an event occurs, the Parties shall use their Commercially Reasonable Efforts to reform this Agreement in order to give effect to the original intention of the Parties. The term "including" when used in this Agreement shall be by way of example only and shall not be considered in any way to be in limitation. The headings used herein are for convenience and reference purposes only. The indemnity provisions of this Agreement shall survive the termination of this Agreement for the period of the applicable statute of limitations. The audit provisions of this Agreement shall survive the termination of this Agreement for a period of twelve (12) Months. This Agreement shall be binding on each Party's successors and permitted assigns.

12.15 Entire Agreement; Amendment.

This Agreement, together with any appendices, schedules, and any written supplements hereto constitutes the entire agreement between the Parties relating to the subject matter hereof. This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of the preparation, substitution, submission or other event of negotiation, drafting or execution hereof. Except to the extent herein provided for, no amendment or modification to this Agreement shall be enforceable unless reduced to writing and executed by both Parties.

12.16 Appendices.

The following Appendices are included in this Agreement for all purposes:

<u>Appendix A</u>	Contract Price and Minimum Production
<u>Appendix B</u>	Notice Addresses
<u>Appendix C</u>	Energy Storage System and Performance Criteria
<u>Appendix D</u>	Independent Engineers
<u>Appendix E</u>	Permits
<u>Appendix F</u>	Form of Letter of Credit
<u>Appendix G</u>	Calculation of Curtailed Amount Due to Dispatch Down
<u>Appendix H</u>	Scheduling and Coordination
<u>Appendix I</u>	Base Conditions and Facility Test Protocol
<u>Appendix J</u>	Interconnection Agreement
<u>Appendix K</u>	Calculation of Weather Hours
<u>Appendix L</u>	Calculation of Shortfall Damages

12.17 Special Provisions.

12.17.1 Prohibition Against Discrimination. It is the policy of GPA not to discriminate on the basis of age, race, sex, color, national origin, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Seller certifies and warrants it will comply with this policy. No person shall be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in GPA's contracted programs or activities, on the grounds of such person's handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Guam law; nor shall any person be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in performance of contracts with GPA or in the employment practices of GPA's contractors. Accordingly, all persons entering into contracts with GPA shall, upon request, be required to show proof of such nondiscrimination and to post notices of non-discrimination in conspicuous places that are available to all employees and applicants.

12.17.2 Prohibition Against Contingent Fees. Seller hereby represents that Seller has not been retained or retained any persons to solicit or secure a contract from GPA upon an agreement or understanding for a contingent commission, percentage, or brokerage fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business. Breach of the provisions of this section is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Government Authority.

12.17.3 Statement Concerning Ethical Standards. In accordance with 2 GAR, Div. 4 § 11103(b), Seller represents that it has not knowingly influenced and promises that it will not knowingly influence a government employee to breach any of the ethical standards set forth in 5 GCA Chapter 5 Article 11 (Ethics in Public Contracting) of the Guam Procurement Act and in Chapter 11 of the Guam Procurement Regulations.

It shall be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefor. It shall be breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontractor or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Governmental Authority.

12.17.4 Prohibition Against Employment of Sex Offenders. Seller warrants that no person providing services on behalf of Seller or in its employment who has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 of the Guam Code Annotated, or convicted of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated regardless of the jurisdiction in which the conviction was obtained, shall provide services on behalf of Seller relative to this Agreement. If any person employed by Seller and providing services under this Agreement is convicted subsequent to the date of this Agreement, then Seller warrants that it will notify GPA of the conviction within twenty-four hours of being made aware of the conviction, and will immediately remove such convicted person from providing services under this Agreement. If Seller is found to be in violation of any of the provisions of this paragraph, then GPA shall give Notice to Seller to take corrective action. Seller shall take corrective action within twenty-four hours of Notice from GPA, and Seller shall notify GPA when action has been taken. If Seller fails to take corrective steps within twenty- four hours of Notice from GPA, then GPA in its sole discretion may suspend this Agreement temporarily upon prior written Notice to Seller until the individual in question is removed from service to GPA.

12.17.5 Wage Determination. Seller has read and understands the provisions of 5 GCA § 5801 and § 5802 governing wage and benefits determination. Seller acknowledges the obligation to pay its employees on Guam who are delivering services to Guam in accordance with the U.S. DOL Wages and Benefits Determination as stated in 5 GCA §§ 5801 and 5802. A copy of the most recent U.S. DOL Wages and Benefits Determination for the Guam Region is attached hereto and incorporated by reference to this Contract. Seller shall apply the Wage and Benefits Determination for Guam promulgated by the U.S. Department of Labor on a date most recent to the renewal date of the Contract in accordance with 5 GCA §§ 5801 and 5802.

12.18 Waiver of Immunity.

To the extent that GPA may in any jurisdiction claim for itself or its assets or revenues immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to GPA or its assets or revenues such immunity (whether or not claimed), GPA agrees not to claim and irrevocably waives such immunity to the full extent permitted by the laws of such jurisdiction.

12.19 Contract Documents.

- (a) Documents Included. The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

1. This Renewable Energy Purchase Agreement (REPA), Interconnection Agreement (IA) and Amendments to the REPA and IA
 2. Amendments to Multi-Step Bid No.: GPA-012-23
 3. Multi-Step Bid No.: GPA-012-23
 4. Seller's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23
- (b) Discrepancies. In the case of discrepancies or conflicts between the above-referenced contract documents, the REPA and IA shall take precedence over GPA-012-23, and Seller's proposal submitted in response to the Multi-Step Bid. If Seller believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Seller shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.
- (c) Presumption of Familiarity. It will be conclusively presumed that Seller has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Seller is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Seller will not relieve Seller from responsibility.

IN WITNESS THEREOF, the Parties hereto made and executed this Agreement, signed by their duly authorized officers or individuals, as of the dates listed below.

GUAM POWER AUTHORITY
GPA or Buyer

PRU TAMUNING, LLC
Seller

By: _____

By: _____

Name: John M. Benavente, P.E.

Name:

Title: General Manager

Title: President

Date: July __, 2025

Date: July __, 2025

[Signature Page to Renewable Energy Purchase Agreement]

APPENDICES

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APPENDIX A

CONTRACT PRICE, MINIMUM PRODUCTION AND GUARANTEED OUTPUT

Contract Year	Annual Contract Price (\$/MWh)	Estimated Annual Production (MWh) (= Minimum Production or Guaranteed Output)	90% of Minimum Production (MWh)
1	179.00	8,342.209	7,507.988
2	180.79	8,307.453	7,476.707
3	182.59	8,273.169	7,445.852
4	184.41	8,239.056	7,415.150
5	186.25	8,204.919	7,384.427
6	188.11	8,170.901	7,353.810
7	189.99	8,136.908	7,323.217
8	191.88	8,103.473	7,293.125
9	193.79	8,070.231	7,263.208
10	195.72	8,036.760	7,233.084
11	197.67	8,003.510	7,203.159
12	199.64	7,970.226	7,173.204
13	201.63	7,937.250	7,143.525
14	203.64	7,904.459	7,114.013
15	205.67	7,871.740	7,084.566
16	207.72	7,839.322	7,839.322
17	209.79	7,806.822	7,026.140
18	211.88	7,773.457	6,996.111
19	213.99	7,739.287	6,965.358
20	216.12	7,705.372	6,934.834
21	218.28	7,671.978	6,904.780
22	220.46	7,638.734	6,874.860
23	222.66	7,605.533	6,844.979
24	224.88	7,572.846	6,815.562
25	227.12	7,540.031	6,786.028

APPENDIX B

NOTICE ADDRESSES

[GPA and Seller shall complete the Notice Addresses prior to COD]

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APPENDIX C

ENERGY STORAGE SYSTEM AND PERFORMANCE CRITERIA

As part of the Facility, Seller shall install the Energy Storage System for the purpose of meeting GPA's requirements set forth in Section 4 and this Appendix C.

1.1 The Energy Storage System shall be comprised of:

3.45 MW/15 MWh Energy Storage System which will have the capability to control the Facility's ramp-rate under 1% of the Facility Capacity (i.e. 46 kW) per minute. The control period for the ramp-rate will be no more than 1 second and the Energy Storage System's performance will be verified as set out in this Appendix C below. The Energy Storage System may be dedicated to meet GPA's requirements for energy shifting and rapid reserve as described in Section 4.18.

1.2 Voltage and Frequency Ride-through

The Facility shall meet the voltage and frequency ride-through requirements shown in Table 1 below. Voltage and frequency measurements in the table are to be taken at the Delivery Point.

Table 1 – Voltage and Frequency Ride-through Settings

	Settings at Point of Interconnection (34.5 kV) (V is magnitude in per unit) (F is frequency in Hz) (T is time in seconds)	
	Setpoint	Trip Time
Under-voltage	$V < 0.88$	$T > 2.00$
Normal voltage	$0.88 < V < 1.10$	no trip allowed
Over-voltage	$1.10 < V < 1.20$	$T > 2.00$
Over-voltage	$1.20 < V$	$T > 0.16$
Under-frequency	$F < 57.0$	$T > 0.16$
Normal frequency	$57.0 < F < 63.0$	no trip allowed
Over-frequency	$63.0 < F$	$T > 0.16$

1.3 General Performance

1.3.1 Seller's output shall not produce undesirable effects on the GPA grid, such as issues with outages, frequency or voltage. GPA shall notify Seller of such undesirable effects and shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point until Seller has corrected the issue. GPA will not be required to pay for any curtailments during this period.

1.3.2 Evaluation of Performance Verification

During the Delivery Period, Seller shall submit a performance verification report of the Seller's output and Energy Storage System for GPA's review on a monthly basis. Seller shall also provide annual data storage in the Facility database and GPA SCADA.

1.4 Ramp-Rate Control Performance

- 1.4.1 Energy Storage System will control the ramping rate under 1% of the Facility Capacity (i.e. 46 kW) per minute and the control period for the ramping rate will be no more than 1 second. Detailed ramping control algorithm will be finalized through discussions between GPA and Seller after the final design of the Energy Storage System is put in place but no later than one (1) month before the commissioning test of the Facility will start. Notwithstanding the foregoing, Seller will be required to adhere to the ramp-rate control requirement specified in this Appendix C at all times, unless requested otherwise by PSCC, including the period when the Energy Storage System is used for energy-shifting purposes as described in Section 4.18.

1.4.2 Evaluation of Performance Verification

- (a) During the Delivery Period, on an annual basis, Seller shall carry out the evaluation process for the performance verification of the Energy Storage System, including power test and 1% ramp-rate control test in the presence of GPA, once every year with annual data storage in the Facility database and GPA SCADA. Seller shall include the 1% ramp-rate control success rate in the monthly report submitted to GPA. The performance data shall be downloaded from the Facility database by GPA for verification of success rate calculation.

Given that the meter logs data for delivered power at a given time, t , we can represent the ramp-rate controlled power in kW as:

$$P_{ramp} = |P(t) - P(t - \Delta t)|$$

The ramp-rate shall be calculated every second in one-minute intervals, using the following equation:

$$RR = \frac{|P(t) - P(t - \Delta t)|}{\Delta t}$$

or simply:

$$RR = \frac{P_{ramp}}{\Delta t}$$

Where:

t = time

Δt = 1 minute

$P(t)$ = ramp-rate-controlled power in kW at time, t

P_{ramp} = active power considering ramp-rate per 1min window

RR = the ramp-rate, in kW per minute

Satisfaction of the following equation shall be considered a failure case of ramp rate control performance:

$$P_{ramp} > 0.01 P_{rated}$$

Conversely, the satisfaction of the following equation shall be considered a success case of ramp-rate control performance:

$$P_{ramp} \leq 0.01 P_{rated}$$

- (b) Ramp-rate control shall be based on a plus or minus ($\pm$) 1% of rated power of 4.6MW plant ("Measured Value").

- (c) At least 95 % of the total number of calculated ramp-rate-controlled power outputs must be successful.

Success rate of ramp-rate control output is calculated as follows:

$$SR_{annual} = \frac{N_{successes}}{N_{total}} \times 100\%$$

Where:

SR_{annual} = annual success rate (%)

$N_{successes}$ = number of successful tests in a year

N_{total} = number of tests (each second) in a year

The guaranteed success rate of 95% is considered to have been met by Seller during the energy production period if the following equation is satisfied:

$$\frac{N_{successes}}{N_{total}} \times 100\% \geq 95\%$$

or simply:

$$SR \geq 95\%$$

- (d) If the success rate exceeds the guaranteed 95%, GPA will not provide any credits or deductions against future penalties for under-performance. In other words, achieving a success rate higher than 95% will not offset or reduce penalties for failing to meet the 95% success rate in future periods.

- (e) The 1% ramp-rate guaranteed success rate shall be 95% for Contract Years 1 through 25.

1.4.3 Ramp-Rate Control Liquidated Damages

GPA will not pay for the portion of the energy that falls short of the guaranteed success rate. Specifically, liquidated damages will be applied if the guaranteed success rate for ramp control (95%) is not achieved for the energy delivery period.

The liquidated damages amount is calculated using the formula:

$$AP = (95\% - SR_{annual}) \times E \times C$$

Where:

AP = annual penalty, in USD (\$)

SR_{annual} = Ramp Control Success Rate, in %

E = contractor's total energy delivered at the POI for the delivery period (i.e. Contract Year), in MWh

C = contract year energy price in \$/MWh

For example, if the calculated annual success rate for one contract year is 93%, then GPA will not pay for 2% (95%-93%) of the annual energy. The liquidated damages may be deducted from one of the monthly invoices or the Seller may issue a separate liquidated damages payment check to GPA. The liquidated damages calculation amount shall not exceed 2.5% of the annual energy delivered to the GPA grid.

APPENDIX D

INDEPENDENT ENGINEER

A&R Corporation, Barrigada, Guam
Acme Universal Inc., Barrigada, Guam
AECOM Technical Services, Inc., Hagatna, Guam
AIC International Inc., Hagatna, Guam
Allied Pacific Builders, Inc., Barrigada, Guam
American Builder LLC, Tumon, Guam
Amorient Contracting, Inc., Tamuning, Guam
Anen Construction, Dededo, Guam
APTIM, Tamuning, Guam
ARS Aleut Construction, Tamuning, Guam
ART Constructors LLC, Tamuning, Guam
Asanuma Corporation, Barrigada, Guam
Beacon Construction Co., Mangilao, Guam
Black Construction Corporation, Barrigada, Guam
Black and Veatch, Kansas City, Kansas
BME & Sons Inc., Barrigada, Guam
Brixco LLC, Tamuning, Guam
Brownstone Construction, Inc., Tamuning, Guam
BW24 Corporation, Tamuning, Guam
Caddell-Nan JV (CNJV), Montgomery, Alabama
CH Construction, LLC, Tamuning, Guam
Chugach Consolidated Solutions, LLC, Tamuning, Guam
CH2M HILL, Englewood, Colorado
Circle A Construction, Barrigada, Guam
Citi Development & Construction, Inc., Tamuning, Guam

Clayarch, Inc., Tamuning, Guam
CMS Corporation, Barrigada, Guam
Core Tech International Corporation, Tamuning, Guam
DMS Construction, Yigo, Guam
Detry Corporation, Tamuning, Guam
DLR Corporation, Tamuning, Guam
DN Tanks Inc., El Cajon, California
DZSP21 LLC, Hagatna, Guam
E.M.B. Electrical, Inc., Barrigada, Guam
EMC2 Mechanical, Inc., Barrigada, Guam
E3 Consulting, Denver, Colorado
Environmental Chemical Corporation (ECC), Tamuning, Guam
Fargo Pacific Inc., Hagatna, Guam
First Pacific Builders, LLC, Tamuning, Guam
Fix Builders, Barrigada, Guam
Future World Corporation, Barrigada, Guam
Geo-Engineering & Testing, Inc., Tamuning, Guam
Global Pacific Design Builders, LLC, Tamuning, Guam
GPPC, Inc., Saipan, Northern Mariana Islands
Granite Construction Company Guam, Tamuning, Guam
Green Community Development, dba Surface Solutions, Tamuning, Guam
GSI Pacific, Inc., Dededo, Guam
GTX Construction, LLC, Barrigada, Guam
Guam Advance Enterprises, Inc., Tamuning, Guam
Guam Marine Services, Inc., Yigo, Guam
Guam Pacific Mechanical and Electrical, LLC, Dededo, Guam
Hagens Inc., Tamuning, Guam
Hardwire Electrical, Dededo, Guam
Hawaiian Rock Products, Mangilao, Guam

HDCC Guam, LLC, Dededo, Guam
HDR, Omaha, Nebraska
Healy Tibbitts Builders, Inc., Hagatna, Guam
Hensel Phelps Construction Co., Tamuning, Guam
HEXEL Works, Inc. fma Rokko & Associates, Inc., Tamuning, Guam
HKS Inc., Dallas, Texas
I-Built Construction, Yigo, Guam
IAN Corporation, Barrigada, Guam
IMC Construction Group, Tamuning, Guam
Infratech International LLC, Tamuning, Guam
J&B Modern Tech, Tamuning, Guam
J&RS Equipment Company, Tamuning, Guam
Jacobs, Pasadena, California
JHC Corporation, Tamuning, Guam
JMI Edison, Tamuning, Guam
JMSI Electrical LLC, Tamuning, Guam
JRN Air Conditioning & Refrigeration, Inc., Tamuning, Guam
Kinden Corporation, Tamuning, Guam
Korando Corporation, Barrigada, Guam
LAA Construction, Barrigada, Guam
MCS Constructors Inc., Tamuning, Guam
Mega United Corp. Ltd., Tamuning, Guam
Modern International, Inc., Tamuning, Guam
Motorola, Inc., Harmon, Guam
Mott MacDonald Group, United Kingdom
MZ Corporation, Barrigada, Guam
N.C. Macario & Associates, Inc., Hagatna, Guam
Nakoa Guam, Inc., Tamuning, Guam
Nan Inc., Barrigada, Guam

NBBJ, Seattle, Washington
Obayashi Corporation, Dededo, Guam
P.E.P Construction, Barrigada, Guam
Pacific Armor Screen, Tamuning, Guam
Pacific Metal Works Corporation, Tamuning, Guam
Pacific Modair Corporation, Tamuning, Guam
Pacific Rim Constructors, Inc., Dededo, Guam
Pacific Unlimited Inc., Tamuning, Guam
Paxia Builders, Inc., Tamuning, Guam
Perkins+Will, Chicago, Illinois
PW Investment Corporation, Tamuning, Guam
QRONUS8 Corporation, Barrigada, Guam
Reaction Co., Barrigada, Guam
REG Builders General Construction, Dededo, Guam
Reliable Builders Inc., Tamuning, Guam
Relyant Global, LLC, Tamuning, Guam
SAIC, San Diego, California
SE Construction Corp, Tamuning, Guam
Serrano Construction and Development Corp., Dededo, Guam
Smithbridge Guam, Yigo, Guam
Southcall Construction, Dededo, Guam
Sumitomo Mitsui Construction Co. Ltd., Tamuning, Guam
TC Pacific Construction, LLC, Tamuning, Guam
TECHNI-CON, INC., Tamuning, Guam
Tetra Tech Inc., Pasadena, California
TG Engineers, PC, Barrigada, Guam
Triple Tech Incorporated, Barrigada, Guam
Tutugan Hill Group, Ltd., Tamuning, Guam
Uniss Enterprises, LLC, Tamuning, Guam

URS Corp., San Francisco, California

Valcon Guam, LLC, Barrigada, Guam

Vertex Guam, Barrigada, Guam

VICC International, LLC, Herndon, Virginia

VRM General Contractor, Tamuning, Guam

West Enterprises, Incorporated, Tamuning, Guam

WJ Construction Guam, LLC

DRAFT

APPENDIX E

PERMITS

[NOT USED]

DRAFT

APPENDIX F

FORM OF LETTER OF CREDIT

(Provided is sample which may be replaced by Bank / Financial Institution Form)

(Bank or Financial Institution)

_____, 202__

Irrevocable Standby Letter of Credit No. ____

Beneficiary:

Guam Power Authority

P.O. Box 2977

Guam 96932-2977

Attn:

Applicant:

Dear _____:

We hereby establish for the account of (Company Name) ("Applicant") our irrevocable standby letter of credit in your favor for an amount of USD \$[_____] ([_____] United States Dollars). Applicant has advised us that this letter of credit is issued in connection with the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between the Applicant, and Guam Power Authority (the "Beneficiary"). This letter of credit shall become effective immediately on the date hereof and shall expire on _____ [the date that is XX days after the date first set forth above] (such date, or such later date(s) as determined by Applicant in accordance with the next succeeding sentence, the "Expiration Date"). The Expiration Date can be extended on one or more occasions by written notice to us from the Applicant, provided that such written notice is received at least 10 days prior to the Expiration Date. This letter of credit is subject to the following:

1. Funds under this letter of credit shall be made available to Beneficiary against its draft drawn on us in the form of Annex 1 hereto, accompanied by (a) a certificate in the form of Annex 2 hereto, appropriately completed and signed by an authorized officer of Beneficiary, dated the date of presentation, and (b) the original of the letter of credit (the "Accompanying Documents") and presented at our office located at (Bank/Financial Institution Address) attention _____ (or at any other office which may be designated by us by written notice delivered to you). A presentation under this letter of credit may be made only on a day, and during hours, in which such office is open for business (a "Business Day"). If we receive your draft and the Accompanying Documents at such office on any Business Day, all in strict conformity with the terms and conditions of this letter of credit, we will honor the same by making payment in accordance with your payment instructions on the third succeeding Business Day after presentation.

2. This letter of credit shall terminate upon the earliest to occur of (i) our receipt of a notice in the form of Annex 3 hereto signed by an authorized officer of Beneficiary, accompanied by this letter of credit for cancellation, or (ii) our close of business at our aforesaid office on the Expiration Date, or if the Expiration Date is not a Business Day, then on the succeeding Business Day. This letter of credit shall be surrendered to us by you upon the earlier of presentation or expiration.

3. This letter of credit is issued and subject to the International Standby Practices 1998 (ISP98) International Chamber of Commerce Publication No. 590, and as to matters not addressed by ISP98, shall be governed by and construed in accordance with the laws of the State of New York and application of U.S. Federal Law.

4. This letter of credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except for Annexes 1, 2 and 3 hereto and the notices referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except as otherwise provided in this paragraph 4.

5. Communications with respect to this letter of credit shall be in writing and shall be addressed to us at the address referred to in paragraph 1 above, and shall specifically refer to this letter of credit no. _____.

Very truly yours,

Authorized signature
(Bank or Financial Institution)

under LETTER OF CREDIT No. _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

[Month, Day , Year]

On Sight

Pay to Guam Power Authority U.S. \$ _____ [not to exceed amount available to be drawn]

Wire to:

Bank's Name: Bank of Guam

Bank's Location: 111 Chalan Santo Papa St., Hagatna, Guam 96910

Bank's Mailing Address: P.O. Box BW, Hagatna, Guam 96932

Account Name: Guam Power Authority Revenue Fund Account

Acct. No.: (to be provided)

Routing No.: (to be provided)

For value received and charge to account of Letter of Credit No. _____ of (Company Name)

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Drawing under Letter of Credit No. _____

Date: _____

To:
(Bank or Financial Institution)
(Bank/Financial Institution Address)
Attn: _____

The undersigned, a duly authorized officer of the Guam Power Authority, ("Beneficiary"), hereby certifies on behalf of Beneficiary to (Bank or Financial Institution) and to (Company Name) (the "Applicant") with reference to irrevocable standby Letter of Credit No. _____ (the "Letter of Credit") issued for the account of (Company Name) ("Applicant"), that:

- 1) pursuant to the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between Applicant and Beneficiary and as of the date hereof, Beneficiary is entitled to draw under the Letter of Credit;
- 2) by presenting this certificate and the accompanying sight draft, Beneficiary is requesting that payment in the amount of \$_____, as specified on said draft, be made under the Letter of Credit by wire transfer or deposit of funds into the account specified on said draft; and
- 3) the amount specified on the sight draft accompanying this certificate does not exceed the remaining amount to which Beneficiary is entitled to draft under said Renewable Energy Purchase Agreement.

In witness whereof, Beneficiary has caused this certificate to be duly executed and delivered by its duly authorized officer as of the date and year written below.

Date: _____

GUAM POWER AUTHORITY

By: _____
Name: _____
Title: _____

Notice of surrender of Letter of Credit No. _____

Date: _____

To:
(Bank or Financial Institution)
(Bank/Financial Institution Address)
Attn: _____

Re: Letter of Credit No. _____

issued for the account of (Company Name)

Ladies and Gentlemen:

We refer to your above-mentioned irrevocable standby Letter of Credit (the "Letter of Credit"). The undersigned hereby surrenders the Letter of Credit to you for cancellation as of the date hereof. No payment is demanded of you under this Letter of Credit in connection with this surrender.

Very truly yours,

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

APPENDIX G

CALCULATION OF CURTAILED AMOUNT DUE TO GPA DISPATCH DOWN

Buyer shall pay Seller, on the date payment would otherwise be due in respect of the day in which any curtailment is initiated by GPA for reasons other than Force Majeure or Seller Event of Default (“Dispatch Down”), an amount equal to the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such Dispatch Down, pursuant to the limitations provided in Appendix H, Section 1.2, which allow GPA to curtail energy delivered from Seller 2% of the Guaranteed Output in each Contract Year. The determination of the curtailed amount associated with any Dispatch Down shall be calculated as follows:

1) Identification of weather conditions for the period of Dispatch Down

For any period the Facility was Dispatched Down, Seller shall document the Weather Data associated therewith. (“Weather Data” means solar irradiation, ambient temperatures.)

2) Curtailed amount calculation

a. Seller shall use PVSyst energy simulation software or other software as agreed by the Parties to generate hypothetical generation amounts for the Dispatch Down period (curtailed amount MWh) by utilizing the Weather Data.

b. In addition to “Annual Facility Test” (as described in Section 4.9 of this Agreement), GPA shall be entitled to check the accuracy of the equipment associated with the Weather Data once in each Contract Year as agreed with Seller. However, GPA shall be entitled to additional Facility Tests if an issue arises with the measured data.

During Excused Hours,

- a. In the event only a part of the inverters are Dispatched Down, the curtailed amount shall be calculated using the average generation amount of the inverters in normal operation.
- b. In the event all of the inverters are Dispatched Down, the curtailed amount shall be calculated using the formula below. Provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used. If mutually agreed to by GPA and Seller, the formula and ratios in Table 1 may be adjusted if needed.

$$\sum_i EN_{AC_i} = \sum PR_{monthly} * \left\{ P_{STC} * \left(\frac{G_{POA_i}}{G_{STC}} \right) \right\} * TS_i$$

EN_{AC_i} = Net AC energy measured at the PV production meter during time step i [kWh]

P_{STC} = Total DC power installed based on module quantity and rated power [kW]

G_{POA_i} = Measured plane-of-array irradiance as the average of measurements

from all tilted pyranometers, averaged for time step i [W/m^2]

- G_{STC} = Irradiance at Standard Test Condition (STC) [$1000 \text{ W}/\text{m}^2$]
 TS_i = Time step duration for the data interval i (5 minutes = 0.08333hr) [hr]
 i = 5 minute time step
 $PR_{Monthly}$ = Monthly PR based on PVsyst (from Table 1 – Base Case Performance Ratios)

Table 1 – Base Case Performance Ratios [to be completed based on Independent Engineer Report]

Month	Monthly PR [%]	Ambient Temperature[°C] (Applied in Monthly PR)	POA irradiance[kWh/m²] (Applied in Monthly PR)
January	87.5	27.8	163.7
February	86.9	27.5	167.1
March	85.4	27.7	205.6
April	84.9	28.2	207.7
May	85.3	28.8	209.1
June	86.9	29.1	192.9
July	87.2	28.9	170.3
August	87.4	28.8	151.0
September	86.3	28.8	146.1
October	87.5	28.7	141.8
November	88.0	28.9	117.1
December	88.2	28.5	125.6

APPENDIX H

SCHEDULING AND COORDINATION PROCEDURES⁶

The Parties acknowledge that as of the Effective Date GPA has not yet established protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process. As soon as practicable, in consultation with Seller (and after taking into account and accommodating Seller's reasonable comments), GPA shall establish such protocols. As soon as practicable after such protocols have been established, become effective and been provided to Seller, but not more than ninety (90) days thereafter, Seller shall use commercially reasonable efforts to cause the Project to become certified as an available resource, including negotiating and executing documents to become an available resource in Guam. Following certification and whenever applicable, Seller shall use commercially reasonable efforts to comply with all additional reasonable protocols issued by GPA relating to available resources during the Delivery Period, and GPA shall consult with Seller (and take into account and accommodate Seller's reasonable comments) in connection with the preparation of any such additional protocols. Seller shall not be required to incur additional costs to comply with such future protocols or to become an available resource under future requirements to be established by GPA. In the event that any protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process is established after the Effective Date and such protocols conflict with the procedures set forth in this Appendix H, the procedures set forth in this Appendix H shall control.

1.1 General

- (a) Notices. Seller shall submit to GPA notices and updates required under this Agreement regarding the Project's status, including, but not limited to, outage requests, Forced Outages and Forced Outage reports. If a web based system is not available, Seller shall promptly submit such information to GPA (in order of preference) telephonically, by electronic mail, or facsimile transmission to the personnel designated to receive such information. Seller shall also provide additional reporting requirements specified by the GPA Power System Control Center.
- (b) GPA Settlements. GPA shall be responsible for all settlement functions within GPA related to the Project.
- (c) Resource Data Template. Seller shall provide the data to GPA that is required for GPA's resource data template (or successor data system) for the Project consistent with this Agreement. Neither Party shall change the template for such data without the other Party's prior written consent.
- (d) Annual Delivery Schedules. No later than forty-five (45) days before (A) the first day of the first Contract Year and (B) the beginning of each calendar year for every subsequent Contract Year during the Delivery Period, Seller shall provide a non-binding forecast of each month's average-day expected Actual Renewable Energy for the following calendar year.

⁶ Appendix H and scheduling and coordination procedures TBD (including PSCC requirements for Hourly Reports, Daily Production Reports, etc.).

- (e) Monthly Delivery Schedules. Ten (10) Business Days before the beginning of each month during the Delivery Period, Seller shall provide a non-binding forecast of each day's average expected Actual Renewable Energy for the following month ("Monthly Delivery Forecast") .
- (f) Daily Delivery Schedules. By 5:30 AM Guam Prevailing Time on the Business Day immediately preceding the date of delivery, Seller shall provide GPA with a non-binding forecast of the Project's available energy (a "Day-Ahead Forecast"). A Day-Ahead Forecast provided in a day prior to any non-Business Day(s) shall include Schedules for the immediate day, each succeeding non-Business Day and the next Business Day. Each Day-Ahead Forecast shall clearly identify, for each hour, Seller's estimate of the Project's available energy. Seller may not change such Schedule past the deadlines provided in this section except in the event of a Forced Outage or Schedule change imposed by GPA, in which case Seller shall promptly provide GPA with a copy of any and all updates to such Schedule indicating changes from the then-current Schedule. These notices and changes to the Schedules shall be sent to GPA's on-duty scheduling coordinator. If Seller fails to provide GPA with a Day-Ahead Forecast as required herein, then for such unscheduled delivery period only GPA shall rely on the delivery Schedule provided in the Monthly Delivery Forecast or GPA's best estimate based on information reasonably available to GPA and Seller shall be liable for Scheduling and delivery based on such Monthly Delivery Forecast or GPA's best estimate.
- (g) Hourly Delivery Schedules. Notwithstanding anything to the contrary herein, in the event Seller makes a change to its Schedule on the actual date of delivery for any reason, including Forced Outages (other than a scheduling change imposed by GPA), that results in a change to its deliveries (whether in part or in whole), Seller shall notify GPA immediately by calling GPA's on-duty scheduling coordinator. Seller shall notify GPA of Forced Outages in accordance with this Agreement. Seller shall keep GPA reasonably informed of any developments that are reasonably expected to affect either the duration of the outage or the availability of the Project during or after the end of the outage.

1.2 Dispatch Down/Curtailment.

- (a) GPA shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point pursuant to a Notice of a Dispatch Down (as defined in Appendix G) delivered to Seller at least one (1) day prior to the curtailment date, when practical, provided that the value attributable to any Renewable Energy curtailed of more than 2% of the Guaranteed Output for any Contract Year which is not delivered during such curtailment periods, whether for transmission/distribution unavailability, operational dispatch or pre-set ramping parameters or otherwise shall be reimbursed in accordance with subsection (d) below.
- (b) Seller shall have the right in its discretion to make up any curtailed quantities, as calculated in accordance with Appendix G, of Renewable Energy as a result of a Dispatch Down ("Dispatch Down Makeup Production"), for which it is not reimbursed pursuant to this Appendix H, in the first and any subsequent

Contract Year in which at least the Minimum Production is delivered and to extend the Term to the extent necessary, but not to exceed six (6) months, to make up any curtailed quantities. The Contract Price for the Contract Year in which the make-up occurs shall apply to Dispatch Down Makeup Production. Production in excess of Guaranteed Output for any Contract Year as set forth in the third column of Appendix A will first be applied to any previous years' Deficiency Amounts, then to Dispatch Down Makeup Production, then treated under this Agreement as production in excess of Guaranteed Output.

- (c) GPA shall provide to Seller all technical information necessary to justify and support each Dispatch Down. Seller agrees to reduce the Project's Renewable Energy as set forth in such a Notice of Dispatch Down that meets the requirements set forth herein.
- (d) For each MWh of Renewable Energy from the Facility curtailed by GPA until the end of this Agreement, GPA shall pay Seller, on the date payment would otherwise be due in respect of the month in which any such curtailment occurred, an amount equal to the product of the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to GPA but for such curtailment ("Lost Revenue"); provided that no Lost Revenue shall be due and payable from GPA to Seller for curtailments of up to 2% of the Guaranteed Output and curtailments due to undesirable effects on the GPA grid caused by Seller's output.
- (e) For purposes of clarification, no curtailment by GPA, as a result of a warranted failure of or defect in the interconnection facilities transferred by Seller to GPA pursuant to the Interconnection Agreement, during the one-year warranty term thereof, shall count against the 2% curtailment threshold set forth above. During the one-year warranty term of the interconnection facilities transferred, any curtailment by GPA which results from such failure of or defect in the interconnection facilities transferred will not be eligible for reimbursement by GPA to Seller as Lost Revenue payments.

1.3 Outage Notification.

- (a) Planned Outages. Seller shall schedule Planned Outages in accordance with Good Utility Practices and with the prior written consent of GPA, which consent may not be unreasonably withheld, conditioned or delayed. Nonetheless, the Parties acknowledge that in all circumstances, Good Utility Practices shall dictate when Planned Outages should occur. Seller shall notify GPA of Seller's proposed Planned Outage schedule for the Project for the following calendar year by submitting a written Planned Outage schedule no later than October 1st of each year during the Delivery Period. The Planned Outage schedule is subject to GPA's concurrence, which concurrence may not be unreasonably withheld, conditioned or delayed. GPA shall promptly respond with its approval or with reasonable modifications to the Planned Outage schedule and Seller shall use its commercially reasonable efforts in accordance with Good Utility Practices to accommodate GPA's requested modifications. Notwithstanding the submission of the Planned Outage schedule described above, Seller shall also submit a completed form of outage notification to GPA no later than fourteen (14) days prior to each Planned

Outage and reasonably appropriate outage information or requests to GPA. Seller shall contact GPA with any requested changes to the Planned Outage schedule if Seller believes the Project must be shut down to conduct maintenance that cannot be delayed until the next scheduled Planned Outage consistent with Good Utility Practices. Seller shall not change its Planned Outage schedule without GPA's concurrence, not to be unreasonably withheld, conditioned or delayed.

- (b) Forced Outages. Within two hours of any Forced Outage Seller shall submit a completed form of outage notification to GPA in accordance with the instructions shown on the agreed form and shall submit outage information to GPA. Seller shall not substitute Renewable Energy from any other source for the output of the Project during a Forced Outage.
- (c) Coordination with GPA. GPA shall cooperate with Seller in arranging and coordinating all Project outages.

1.4 Operations Logs and Access Rights.

- (a) Operations Logs. Seller shall maintain a log of all material operations and maintenance information on a daily basis. Such log shall include, but not be limited to, information on power production, efficiency, availability, maintenance performed, outages, results of inspections, manufacturer recommended services, replacements, and control settings or adjustments of equipment and protective devices. Seller shall maintain this information for at least two (2) years and shall provide this information electronically to GPA within five days of GPA's request.
- (b) Access Rights. GPA, its authorized agents, employees and inspectors shall have the right of ingress to and egress from the Project during normal business hours upon reasonable advance notice and for any purposes reasonably connected with this Agreement and in accordance with Section 12.4 and the other applicable requirements of this Agreement.

APPENDIX I

BASE CONDITIONS AND FACILITY TEST PROTOCOL

[GPA and Seller shall complete a mutually agreed process for commissioning and performance testing prior to COD and to any curtailment claims]

1. Notice of Test plan to GPA

2. Facility Test

There are two types of “Facility Test”: “Ramp-Rate Control” and “Output Capacity Test” performed for 1 (one) day each. Both tests can be performed on the same day. For example, if the Ramp-Rate Control Test is successful while conducting the Output Capacity Test, both tests are considered to have met the test requirements. Before the test, SCADA should be installed completely for data acquisition and analysis, and data such as power generation and irradiation should be collected automatically. The “Facility Test” results could be differ depending on the weather condition, so if it is determined that there is a weather condition problem, “Facility Test” should be performed another day within a week.

2.1 Ramp Rate Control

- (1) Test procedure for one day follows “1.3.2 Evaluation Performance Verification of Appendix C.”
- (2) If success rate is equal or greater than the Guaranteed Success Rate (in Appendix C), then Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If success rate is less than the Guaranteed Success Rate (in Appendix C), then contractor shall analyze and solve the cause, and test should be performed the following day.

2.2 Output Capacity

- (1) One day output capacity should be measured at Delivery Point.
- (2) If measured one day output capacity values is equal or greater than 90% of the expected average daily output capacity as set forth in the fourth column of Appendix A ([“90% of Minimum Production (MWh)”]/365), then the Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If measured one day output capacity value is less than 90% of expected average daily output capacity ([“90% of Minimum Production (MWh)”]/365), then contractor shall compare the irradiance of tested day and expected irradiance ($2268.7/365 = \text{total sum of “POA irradiance [kWh/m}^2\text{] (Applied in Monthly PR)” of Appendix G/365}$). If irradiance of tested day is less than expected irradiance, then test should be performed another day within a week.

3. Exclusion

The Facility Test shall be redone if any of the following occur during the Facility Test:

- (a) Failure of Facility to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- (b) Force Majeure events or GPA Delays; or
- (c) Disconnection from the utility grid not caused by Seller or its subcontractors.

APPENDIX J

INTERCONNECTION AGREEMENT

DRAFT

INTERCONNECTION AGREEMENT

BETWEEN

GUAM POWER AUTHORITY

AND

PRU TAMUNING, LLC

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ATTACHMENTS

Attachment 1 – Glossary of Terms

Attachment 2 – Description and Costs of the Generating Facility, Interconnection Facilities, and Metering Equipment

Attachment 3 – One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment

Attachment 4 – Milestones

Attachment 5 – Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Attachment 6 – Distribution Provider's Description of its Network Upgrades and Network Upgrade Costs

Attachment 7 - Bill of Sale

Attachment 8 – Recommendation of System Impact Study

Attachment 9 – Engineering Drawings and Details for Reference

INTERCONNECTION AGREEMENT

This Interconnection Agreement ("Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by Guam Power Authority ("GPA" or "Distribution Provider"), and PRU TAMUNING, LLC ("Interconnection Customer" or "Contractor") each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties."

Distribution Provider Information

Distribution Provider: Guam Power Authority
Attention: John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

Interconnection Customer Information

Interconnection Customer: PRU TAMUNING, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning, Guam,
96913
Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Interconnection Customer Application No: [2025-]

In consideration of the mutual covenants set forth herein, the Parties agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement governs the terms and conditions under which the Interconnection Customer's Generating Facility will interconnect with, and operate in parallel with, the Distribution System.
- 1.2 This Agreement does not constitute an agreement to purchase or deliver the Interconnection Customer's power. The purchase or delivery of power and other services that the Interconnection Customer may require will be covered under a separate agreement. The Interconnection Customer will be responsible for separately making all necessary arrangements (including scheduling) for delivery of electricity to GPA in accordance with GPA's standard procedures, as provided by GPA to Interconnection Customer no later than ninety (90) days prior to commencement of testing of the Generating Facility.
- 1.3 Responsibilities of the Parties
 - 1.3.1 The Parties shall perform all obligations of this Agreement in accordance with all Applicable Laws and Regulations, Operating Requirements, and Good Utility Practice.
 - 1.3.2 The Interconnection Customer shall construct, interconnect, operate and maintain its Generating Facility and construct or cause to be constructed the Interconnection Facilities in accordance with this Agreement, Good Utility Practice and the requirements of Section 1.3.4 below.
 - 1.3.2.1 The cost of constructing, interconnecting, operating and maintaining the Generating Facility shall be borne entirely by Interconnection Customer.
 - 1.3.2.2 The cost of developing, designing, procuring, constructing and installing the Interconnection Facilities shall be borne by Interconnection Customer.
 - 1.3.2.3 On or before the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), the Interconnection Customer shall transfer the Interconnection Facilities (other than as contemplated in this Agreement, Renewable Energy Purchase Agreement or as otherwise agreed to between the Parties) to GPA by execution and delivery of the Bill of Sale attached hereto as Attachment 7.
 - 1.3.3 GPA shall operate and maintain the Distribution System, the Interconnection Facilities and the Network Upgrades in accordance with this Agreement and Good Utility Practice.

1.3.3.1 The Parties agree that System Stability Upgrades and Network Upgrades will be required solely as a result of Interconnection Customer installing the Generating Facility and the Interconnection Facilities.

1.3.4 The Interconnection Customer agrees to construct the Interconnection Facilities in accordance with applicable specifications that meet or exceed those provided by the National Electrical Safety Code, the American National Standards Institute, IEEE Standards, Underwriter's Laboratory, and Operating Requirements in effect at the time of construction and other applicable national and local codes and standards. This is to include GPA equipment and construction technical specifications and standards. The Interconnection Customer agrees to design and install its Generating Facility so as to reasonably minimize the likelihood of a disturbance adversely affecting or impairing the system or equipment of GPA.

1.3.5 Interconnection Customer shall be responsible for the safe installation of the Interconnection Facilities. Following transfer by Interconnection Customer in accordance with Section 1.3.2.3, GPA shall be responsible for the safe operation, maintenance, repair, inspection and condition of the Interconnection Facilities and the Distribution System, including System Stability Upgrades and Network Upgrades.

1.3.6 GPA shall provide without cost to Interconnection Customer the reasonable use of labor, personnel and equipment necessary for Interconnection Customer's installation of the Small Generating Facility and the Interconnection Facilities, so long as GPA does not incur material out-of-pocket cost or constraint of resources as a result thereof.

1.4 Parallel Operation Obligations

Once the Generating Facility has been authorized to commence parallel operation, the Interconnection Customer shall abide by all rules and procedures pertaining to the parallel operation of the Generating Facility in the Guam control area, including, but not limited to: 1) the rules and procedures concerning the operation of generation set forth by the Distribution Provider for the Distribution System and 2) the Operating Requirements set forth in Appendix H of the Renewable Energy Purchase Agreement.

1.5 Metering

The Parties' responsibilities with respect to purchase, installation, operation, maintenance, testing, repair and replacement of metering and data acquisition equipment are specified in Section 7.4 of the Renewable Energy Purchase Agreement.

1.6 Reactive Power

The Interconnection Customer shall design its Generating Facility to maintain a composite power delivery at continuous rated power output at the Point of Interconnection at all power factors over the range of 0.8 leading to 0.8 lagging, unless GPA has established different requirements that apply to all similarly situated generators in the control area on a comparable basis. The Generating Facility shall be capable of continuous dynamic operation throughout the power factor design range as measured at the Point of Interconnection.

1.7 Definitions

Capitalized terms used herein shall have the meanings specified in the Glossary of Terms in Attachment 1 or the body of this Agreement.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection

2.1.1 The Interconnection Customer shall test and inspect its Generating Facility and the Interconnection Facilities prior to interconnection. Interconnection Facilities tests and inspections shall comply with GPA requirements for Site Acceptance Testing. The Interconnection Customer shall notify GPA of such activities no fewer than five Business Days (or as may be agreed to by the Parties) prior to such testing and inspection. The notification shall be made by submitting a test plan for GPA's approval prior to the first scheduled testing date. GPA shall provide feedback within ten (10) business days. The test plan shall include all relevant testing details including but not limited to the date and time of each test, and expected MW and MVAR output of the Generating Facility. Testing and inspection shall occur on a Business Day. GPA may, at its own expense, send qualified personnel to the Generating Facility site to inspect the interconnection and observe the testing. The Interconnection Customer shall provide GPA a written test report when such testing and inspection are completed.

2.1.1.1 Site Acceptance Testing (SAT) and inspection of interconnection infrastructure and equipment shall be performed by a NETA certified test group or accredited organization as part of the Interconnection Customer's test and inspection plan. SAT test reports for interconnection infrastructure and equipment shall be certified by the NETA certified group or organization.

2.1.2 GPA shall provide the Interconnection Customer written acknowledgment within five (5) Business Days, that it has received the Interconnection Customer's written test report. Such written acknowledgment shall not be deemed to be or construed

as any representation, assurance, guarantee, or warranty by GPA of the safety, durability, suitability, or reliability of the Generating Facility or any associated control, protective, and safety devices owned or controlled by the Interconnection Customer or the quality of power produced by the Generating Facility.

2.2 Authorization Required Prior to Parallel Operation

- 2.2.1 GPA has listed applicable parallel operation requirements in Appendix H of the Renewable Energy Purchase Agreement. Additionally, GPA shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. GPA shall make Reasonable Efforts to cooperate with the Interconnection Customer in meeting requirements necessary for the Interconnection Customer to commence parallel operations by the in-service date specified in Attachment 4.
- 2.2.2 The Interconnection Customer shall not operate its Generating Facility in parallel with the Distribution System without the one-time prior written authorization of GPA. GPA will provide such authorization once GPA receives notification that the Interconnection Customer has complied with all applicable parallel operation requirements set forth in Appendix H of the Renewable Energy Purchase Agreement. Such authorization shall not be unreasonably withheld, conditioned, or delayed.
- 2.2.3 GPA shall have control of the power distribution system including the interconnecting distribution line breaker at the point of interconnection.

2.3 Right of Access

- 2.3.1 Upon reasonable notice, GPA may send a qualified person to the premises of the Interconnection Customer at or immediately before the time the Generating Facility first produces energy to inspect the interconnection, and observe the commissioning of the Generating Facility (including any required testing), startup, and operation for a period of up to three (3) Business Days after initial start-up of the unit.
- 2.3.2 Following the initial inspection process described above, at reasonable hours, and upon reasonable notice, or at any time without written notice in the event of an emergency or hazardous condition, GPA shall have access to the Interconnection Customer's premises for any reasonable purpose in connection with the performance of the obligations imposed on it by this Agreement or if necessary to meet its legal obligation to provide service to its customers. Within forty-eight (48) hours after a GPA access due to an emergency or hazardous condition, GPA

shall provide a written summary of any such access and of any work performed during such access.

- 2.3.3 Each Party shall be responsible for its own costs associated with following this article.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date

This Agreement shall become effective on the Effective Date.

3.2 Term of Agreement

This Agreement shall become effective on the Effective Date and shall remain in effect for a period of twenty-five (25) years, and plus optional five (5) years according to the Renewable Energy Purchase Agreement, from the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), or such other longer period as the Interconnection Customer may request and shall be automatically renewed for each successive one-year period thereafter, unless terminated earlier in accordance with Article 3.3 of this Agreement. In no event, however, shall GPA be entitled to terminate this Agreement unless and until the Renewable Energy Purchase Agreement is terminated.

3.3 Termination

No termination shall become effective until the Parties have complied with all Applicable Laws and Regulations applicable to such termination.

- 3.3.1 The Interconnection Customer may terminate this Agreement at any time by giving GPA twenty (20) Business Days written notice.

- 3.3.2 Distribution Provider may terminate this Agreement if the Generating Facility has ceased commercial operation for three (3) consecutive years, beginning with the last date of commercial operation for the Generating Facility, after giving the Interconnection Customer twenty (20) Business Days advance written notice. The Small Generating Facility will not be deemed to have ceased commercial operation for purposes of this Article 3.3.2 if the Interconnection Customer can document that it has taken other significant steps to maintain or restore operational readiness of the Generating Facility for the purpose of returning the Generating Facility to commercial operation as soon as possible.

- 3.3.3 Either Party may terminate this Agreement after Default pursuant to Article 6 of the Renewable Energy Purchase Agreement.
- 3.3.4 Upon termination of this Agreement, the Generating Facility will be disconnected from the Distribution System. All costs required to effectuate such disconnection shall be borne by the terminating Party, unless such termination resulted from the non-terminating Party's Default of this Agreement or such non-terminating Party otherwise is responsible for these costs under this Agreement.
- 3.3.5 The termination of this Agreement shall not relieve either Party of its liabilities and obligations, owed or continuing at the time of the termination.
- 3.3.6 The provisions of this Article shall survive termination or expiration of this Agreement.

3.4 Temporary Disconnection

Temporary disconnection shall continue only for so long as reasonably necessary under Good Utility Practice in accordance with Section 1.2(d) of Appendix H of the Renewable Energy Purchase Agreement.

3.4.1 Emergency Conditions

"Emergency Condition" shall mean a condition or situation: (1) that in the judgment of the Party making the claim is imminently likely to endanger life or property; or (2) that, in the case of GPA, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Distribution System or the Interconnection Facilities; or (3) that, in the case of the Interconnection Customer, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Generating Facility, or with respect to the Interconnection Facilities until transferred to GPA pursuant to this Agreement. Under Emergency Conditions, if GPA believes that the Emergency Condition may reasonably be expected to affect the Distribution System or the Interconnection Facilities, GPA may immediately suspend interconnection service and temporarily disconnect the Generating Facility. GPA shall notify the Interconnection Customer promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Interconnection Customer's operation of the Generating Facility. The Interconnection Customer shall notify GPA promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Distribution System. To the extent information is known, the notification shall describe the Emergency Condition, the extent of the damage or deficiency, the expected effect on the operation of

both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Routine Maintenance, Construction, and Repair by GPA

GPA may interrupt interconnection service or curtail the output of the Generating Facility and temporarily disconnect the Generating Facility from the Distribution System when necessary, according to Good Utility Practice, for routine maintenance and non-emergency construction and repairs on the Distribution System. GPA shall provide the Interconnection Customer with ten (10) Business Days notice prior to such interruption. GPA shall use Reasonable Efforts to coordinate such reduction or temporary disconnection with the Interconnection Customer. The interruption or curtailment shall continue only for so long as reasonably necessary under Good Utility Practice.

3.4.3 Forced Outages for Emergency Repairs

During any forced outage, GPA may suspend interconnection service to effect immediate repairs on the Distribution System. GPA shall use Reasonable Efforts to provide the Interconnection Customer with prior notice. If prior notice is not given, GPA shall, upon request, provide the Interconnection Customer written documentation after the fact explaining the circumstances of the disconnection.

3.4.4 Adverse Operating Effects

GPA shall notify the Interconnection Customer as soon as practicable if, based on Good Utility Practice, there is a significant probability that operation of the Generating Facility will cause damage to the Distribution System. Supporting documentation used to reach the decision to disconnect shall be provided to the Interconnection Customer upon request. If, after notice, the Interconnection Customer fails to remedy the adverse operating effect within a reasonable time, GPA may disconnect the Generating Facility. GPA shall provide the Interconnection Customer with five (5) Business Days notice of such disconnection, unless the provisions of Article 3.4.1 apply.

3.4.5 Modification of the Generating Facility

The Interconnection Customer must receive written authorization from GPA before making any change to the Generating Facility that may have a material impact on the safety or reliability of the Distribution System. Such authorization shall not be unreasonably withheld. Modifications shall be done in accordance with Good Utility Practice. If the Interconnection Customer makes such modification without GPA's prior written authorization, GPA shall have the right

to temporarily disconnect the Generating Facility until the Interconnection Customer makes necessary changes in order for the Generating Facility not to have a material impact on the safety or reliability of the Distribution System.

3.4.6 Reconnection

The Parties shall cooperate with each other to restore the Generating Facility, Interconnection Facilities, and the Distribution System to their normal operating state as soon as reasonably practicable following a temporary disconnection.

3.4.7 Outages During Construction Requested by the Interconnection Customer

For all scheduled outages required to perform the work, the Interconnection Customer shall:

- A. Submit a written request to the GPA Power System Control Center, addressed to the Chief Dispatcher, two weeks (14 days) prior to the outage date. Outages will not be granted without a written request.
- B. Coordinate closely with the GPA T&D Superintendent of Overhead and or/ Underground Lines, or his designated representative.
- C. For outages affecting GPA customers, limit outages to a maximum of six (6) hours daily. GPA Customers shall not experience a scheduled interruption exceeding six (6) hours per day. Scheduled interruptions affecting the same customers on consecutive days are also not permitted.
- D. For outages affecting transmission circuits only (and not affecting GPA customers), limit outages to eight (8) hours per day (8:00 AM to 4:00 PM).
- E. Submit an outage plan on areas affecting schools to GPA for approval prior to the start of work. The following shall be incorporated in the outage plan in addition to the requirements indicated above:
 - i. Outages shall not be permitted during school hours.
 - ii. The outage plan shall be practical and incorporated in the project schedule to meet the required completion date.
 - iii. GPA will not consider any requests for time extension due to outage restrictions caused by school schedules.
- F. For outages affecting Navy circuits, submit a written request to GPA and Navy DZSP 30 days prior to the outage date. The Interconnection Customer shall directly coordinate with Navy DZSP for outages affecting navy circuits.
- G. Submit outage requests for one work location per day. Due to manpower limitations to monitor contractors and potential power quality issues, GPA will not approve outages at two separate work locations.

GPA will be responsible for de-energizing and re-energizing circuits as required by the project. GPA will also be responsible for notifying the media and public announcements regarding the planned outages.

Article 4. Cost Responsibility for Interconnection Facilities

4.1 Interconnection Facilities

The Interconnection Customer shall install and pay for the cost of the Interconnection Facilities itemized in Attachment 2 of this Agreement, and as further set forth in Section 1.3.

4.2 System Stability Upgrades

It is agreed that system operational characteristic changes or Generator Facility modifications shall be required to be installed by the Interconnection Customer as a result of the development, installation or operation of the Generating Facility or other generation installed in Guam.

Article 5. Network Upgrades

5.1 (Reserved)

5.2 (Reserved)

Article 6. Billing, Payment, Milestones, and Financial Security

6.1 Milestones

The Parties shall, prior to financial closing under the Financing Documents (as defined under the Renewable Energy Purchase Agreement) agree on milestones for which each Party is responsible and list them in Attachment 4 of this Agreement. A Party's obligations under this provision may be extended by agreement. If a Party anticipates that it will be unable to meet a milestone for any reason other than a Force Majeure Event as that term is defined in Section 1.49 of the Renewable Energy Purchase Agreement, it shall immediately notify the other Party of the reason(s) for not meeting the milestone

and (1) propose the earliest reasonable alternate date by which it can attain this and future milestones, and (2) request appropriate amendments to Attachment 4. The Party affected by the failure to meet a milestone shall not unreasonably withhold agreement to such an amendment unless (1) it will suffer significant uncompensated economic or operational harm from the delay, (2) attainment of the same milestone has previously been delayed, or (3) it has reason to believe that the delay in meeting the milestone is intentional or unwarranted notwithstanding the circumstances explained by the Party proposing the amendment.

Article 7. Not Used

Article 8. Contract Documents

8.1 Documents Included

The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

- A. This Interconnection Agreement (IA) and Renewable Energy Purchase Agreement (REPA) and Amendments to the IA and REPA
- B. Amendments to Multi-Step Bid No.: GPA-012-23
- C. Multi-Step Bid No.: GPA-012-23
- D. Contractor's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

8.2 Discrepancies

In the case of discrepancies or conflicts between the above-referenced contract documents, the IA and REPA shall take precedence over GPA-012-23, and Contractor's proposal submitted in response to the Multi-Step Bid. If Contractor believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Contractor shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.

8.3 Presumption of Familiarity

It will be conclusively presumed that Contractor has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and

every Contract Document. Contractor is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Contractor will not relieve Contractor from responsibility.

Article 9. Confidentiality

- 9.1 Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated “Confidential.” For purposes of this Agreement all design, operating specifications, and metering data provided by the Interconnection Customer shall be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such.
- 9.2 Confidential Information does not include information previously in the public domain, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be divulged in an action to enforce this Agreement. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without the prior written authorization from the Party providing that information, except to any permitted discloser of Confidential Information pursuant to the Renewable Energy Purchase Agreement, to fulfill obligations under this Agreement, or to fulfill legal or regulatory requirements.
- 9.2.1 Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.
- 9.2.2 Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages, and may seek other remedies available at law or in equity for breach of this provision.
- 9.3 Notwithstanding anything in this Article to the contrary, if during the course of an investigation by a Governmental Authority or otherwise, a Governmental Authority requests information from one of the Parties that is otherwise required to be maintained in confidence pursuant to this Agreement, the Party receiving the request, if required under Applicable Laws and Regulations, shall provide the requested information to the Governmental Authority conducting the investigation, within the time provided for in the request for information. In providing the information, the Party may request that the information be treated as confidential and non-public by the Governmental Authority and that the information be withheld from public disclosure. The Party shall notify the other

Party to this Agreement when it is notified by a Governmental Authority that a request to release Confidential Information has been received, at which time either of the Parties may respond before such information would be made public.

Article 10. Disputes

- 10.1 The Parties agree to resolve all disputes arising out of this Agreement according to the provisions of the Renewable Energy Purchase Agreement.

Article 11. Not Used

Article 12. Miscellaneous

12.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the Territory of Guam (where the Point of Interconnection is located), without regard to its conflicts of law principles. This Agreement is subject to all Applicable Laws and Regulations. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any laws, orders, or regulations of a Governmental Authority.

12.2 Amendment

The Parties may amend this Agreement by a written instrument duly executed by both Parties.

12.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties, their successors in interest and where permitted, their assigns.

12.4 Waiver

12.4.1 The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party.

12.4.2 Any waiver at any time by either Party of its rights with respect to this Agreement shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, duty of this Agreement. Termination or Default under this Agreement for any reason by the Interconnection Customer shall not constitute a waiver of the Interconnection Customer's legal rights to obtain an interconnection from GPA. Any waiver of this Agreement shall, if requested, be provided in writing.

12.5 Entire Agreement

This Agreement, including all Attachments, constitutes the entire agreement between the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants which constitute any part of the consideration for or any condition to, either Party's compliance with its obligations under this Agreement.

12.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

12.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

12.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other

Governmental Authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

12.9 Security Arrangements

Infrastructure security of electric system equipment and operations and control hardware and software is essential to ensure day-to-day reliability and operational security. Both Parties are expected to meet basic standards for system infrastructure and operational security, including physical, operational, and cyber-security practices.

12.10 Environmental Releases

Each Party shall notify the other Party, first orally and then in writing, of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the Generating Facility or the Interconnection Facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided such Party makes a good faith effort to provide the notice no later than twenty-four (24) hours after such Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

12.11 Subcontractors

Nothing in this Agreement shall prevent a Party from utilizing the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing such services and each Party shall remain primarily liable to the other Party for the performance of such subcontractor.

- 12.11.1 The creation of any subcontract relationship shall not relieve the hiring Party of any of its obligations under this Agreement. The hiring Party shall be fully responsible to the other Party for the acts or omissions of any subcontractor the hiring Party hires as if no subcontract had been made; provided, however, that in no event shall a Party be liable for the actions or inactions of the other Party or its subcontractors with respect to obligations of the first Party under this Agreement. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon,

and shall be construed as having application to, any subcontractor of such Party.

12.11.2 The obligations under this Article will not be limited in any way by any limitation of subcontractor's insurance.

Article 13. Notices

13.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to the Interconnection Customer:

Attention:	PRU TAMUNING, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290
cc:	Jennifer G. Sablan, P.E., Assistant General Manager, Operations jsablan@gpagwa.com

13.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

Interconnection Customer:

Attention:	PRU TAMUNING, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

Distribution Provider:

Attention:	Guam Power Authority
Address:	John J.E. Kim, Chief Financial Officer P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3120/3119
Email:	jjekim@gpagwa.com
Fax:	(671) 648-3290

13.3 Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other and not required by this Agreement to be given in writing may be so given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out below:

If to the Interconnection Customer:

Attention:	PRU TAMUNING, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913

Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

If to the Distribution Provider:

Attention: Guam Power Authority
John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

13.4 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications which may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Interconnection Customer: PRU TAMUNING, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913
Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Distribution Provider's Operating Representative:

Guam Power Authority
Attention: Jennifer G. Sablan, P.E., Assistant General
Manager, Operations
Address: P.O. Box 2977, Hagatna Guam 96932
Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3212
Email: jsablano@gpagwa.com
Fax: (671) 648-3290

With a copy of all notices, including notices of any defaults, sent to legal counsel of the applicable Party, as follows:

PRU TAMUNING, LLC
Attention: Michael Gatewood
Physical Address: 330 Hernan Cortez Avenue, Suite 300, Hagåtña,
Guam 96910

Phone: (671) 473-6285
Email: michael@gatewoodlegal.com

Guam Power Authority
Attention: Marianne Woloschuk, General Counsel
Address: P.O. Box 2977, Hagatna Guam 96932
Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3203
Email: mwoloschuk@gpagwa.com
Fax: (671) 648-3290

13.5 Changes to the Notice Information

Either Party may change this information by giving five Business Days written notice prior to the effective date of the change.

[Signature page follows]

Article 14. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Distribution Provider

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: _____, 2025

For the Interconnection Customer

By: _____

Name: Andrew Park

Title: President

Date: _____, 2025

Glossary of Terms

Applicable Laws and Regulations – All duly promulgated applicable federal, state, territorial and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any Governmental Authority.

Business Day – Any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business.

Default – The failure of a breaching Party to cure its breach under this Agreement pursuant to Article 6 of the Renewable Energy Purchase Agreement.

Distribution Provider – As defined in the preamble hereto.

Distribution System – The facilities owned, controlled or operated by the Distribution Provider that connect to the Interconnection Facilities and are used to provide distribution service under the Tariff.

Effective Date – The date first set forth in the preamble hereto.

Generating Facility – The Interconnection Customer's device for the production of electricity, but shall not include the Interconnection Facilities.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be generally acceptable and consistently adhered to acceptable practices, methods, or acts.

Governmental Authority – Any federal, territorial or local governmental body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

IEEE Standards – The standards of the Institute of Electrical and Electronics Engineers (IEEE), or its IEEE Standards Association (IEEE-SA), in effect as of the Effective Date.

Interconnection Customer – As defined in the preamble hereto.

Interconnection Facilities – The Interconnection Facilities include all facilities and equipment between the Generating Facility and the designated Substation, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the Generating Facility to such facilities. The Interconnection Facilities are described in more detail in Attachment 2 and Attachment 3 hereto.

Network Upgrades – Additions, modifications, and upgrades to the Distribution System required for steady state system stability at or beyond GPA’s existing substations to accommodate the interconnection, at the Point of Interconnection, of the Interconnection Customer’s facility with the Interconnection Facilities. Network Upgrades are described in more detail in Attachment 6 and do not include the Interconnection Facilities.

Operating Requirements – Any operating and technical requirements that may be applicable and are set forth in the Renewable Energy Purchase Agreement or in this Interconnection Agreement, including Attachment 5 hereto.

Party or Parties – The Distribution Provider, Interconnection Customer or any combination of the above.

Point of Interconnection – The point at the Generating Facility site where the Generating Facility connects with the Interconnection Facilities, as shown in Attachment 3.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under the Interconnection Agreement, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Renewable Energy Purchase Agreement - The Renewable Energy Purchase Agreement for the sale by Interconnection Customer and the purchase by GPA of renewable solar energy from the Generating Facility, dated as of the date hereof.

System Stability Upgrades – Additions, modifications, and upgrades to the Distribution System, System Operational Characteristics or Generating Facility required for power system recovery as a result of faults or loss of generation events, which are not considered as Network Upgrades.

Tariff – The Distribution Provider’s tariff through which open access distribution service and interconnection services are offered and as amended or supplemented from time to time, or any successor tariff.

Description of the Generating Facility, Interconnection Facilities, and Metering Equipment

Equipment, including the Generating Facility, Interconnection Facilities, and metering equipment shall be itemized and identified as being owned by the Interconnection Customer or by GPA.

Interconnection Facilities:

The Interconnection Facilities include the following:

Description of work:

- a) Primary Metering and Protection
 - 1. Interconnection Customer shall provide and install two (2) each 6-inch rigid aluminum riser conduits in accordance with GPA Standard 2261 Rev. 1 at the designated power pole.
 - 2. Interconnection Customer shall provide and install two (2) each 6-inch concrete - encased PVC conduits from riser to handhole to metering/breaker/switch per GPA Standard 2205 Rev. 1.
 - 3. Interconnection Customer shall provide and install one (1) 4x5 handhole per GPA Standard 2103 Rev. 1 and 2104 Rev 1. Exception to 2104.2 item 1; steel lifting device shall be stainless steel. The conduit penetrations shall be determined on-site with GPA Transmission & Distribution crew.
 - 4. Interconnection Customer shall provide and install a concrete pad at a minimum of 6 inches above grade to support the primary metering and switch/breaker cabinets. The pad shall extend a minimum of 1 foot beyond the cabinet footprint on all sides. Construction of pad to follow GPA's transformer pad specifications.
 - 5. Interconnection Customer shall install three (3) each 15 kV, 500 kcmil copper, 133% insulation XLPE conductors. Conductors shall be terminated at the riser and metering cabinet with 15 kV Terminator Kit as described in Attachment 9A.
 - 6. Interconnection Customer shall install Federal Pacific's Gridconnex pad-mounted metering/breaker/switch or approved equivalent. Training shall also be provided for the maintenance of the equipment. See below for required components and typical ratings:

- a. Typical Switch Ratings
 - i. 13.8 kV system voltage line-to-line (rated voltage 15 kV or 14.4 kV)
 - ii. 60 Hz
 - iii. 20 kA short circuit (sym)
 - iv. Undergrounded delta line side (2VT/2CT set up) 14400:120 VT and CT sized according to solar output (e.g., 300:5) (Revenue Grade VT/CTs required)
 - v. 95 kV BIL
- b. Component requirements
 - i. Enclosure, doors, hood, and hinges shall be stainless steel 304.
 - ii. Enclosure color shall be munsell green.
 - iii. Shall be equipped with SEL-751 protection relay and test switch with appropriate protection-grade CT's
 - iv. Shall be equipped with revenue grade metering via SEL-735 with GPS clock
 - v. Shall be SCADA control capable (DNP3 Protocol, Ethernet)
 - vi. Shall be equipped with backup control power
 - vii. Shall be equipped with lightning arrestors on the solar side (if lightning arresters not already present at MDP.)
 - viii. Shall be equipped with visible disconnect
- c. Shall be equipped with a three phase breaker
- d. Shall be equipped with 600 A dead-break bushings.
- e. Shall be equipped with a local/remote switch, breaker status indication, breaker control switch.
- f. Shall be equipped with Heater for condensation prevention.
- g. Shall be equipped with Spare fuses for VT and any other control fusing.
- h. Shall be equipped with GPS clock for Relay and metering synchronization.
- 7. Interconnection Customer shall install and terminate (24 strand) fiber from the SEL-735 and SEL-751 in the metering cabinet to an outdoor-rated Cisco switch with minimum qty. four (4) Ethernet port and minimum qty. four (4) Fiber module ports and minimum speed of 1 Gbps.
- 8. Interconnection Customer shall provide appropriate mounting hardware (e.g., DIN Rail or Rack mounts) to safely secure communications devices within the cabinet, if no mounting is provided in it.
- 9. Interconnection Customers shall upgrade feeder conductors according to the conclusion of the System impact study. (Attachment 8, If applicable)

b) Communications Infrastructure

- 1. From existing fiber manhole/handhole to Generating Facility to pad switch, Interconnection Customer shall procure and install SCADA infrastructure required to

support monitoring and control as detailed herein. Additional requirements and integration details shall be determined during design phase.

- a. Interconnection Customer shall route Corning Fiber Optic Cables via underground route (microtrench) from the pad mount switch to the building coming from the maintenance handhole. Outside plant Fiber Optic Cables shall transition inside plant Fiber Optic Cable if it will be more than 50 feet from the control building point of entrance.
- b. When installing handholes, the Interconnection Customer shall use handholes that meet the specifications and installation requirements below and as described in Attachment 9B:
 - i. Specifications
 1. Design Load: 22,500 lbs or better
 2. Test Load: 33,750 lbs or better
 3. Standard Compliance: ANSI Tier 22 or better
 4. Mouse Holes: Two (2) 4-inch diameter mouse holes on each end
 5. Traffic-rated
 - ii. Installation Requirements
 1. Fiber Optic Cable Handholes shall be installed flush with concrete sidewalk or top of natural ground
 2. Fiber Optic Cable Handholes shall have two (2) two-tone bollards, one for each shorter side, 1 inch from the edge of the handhole.
 3. Fiber Optic Cable Handhole Bollards shall have bollard labels, color, length, and terminals approved by the Distribution Provider.
 4. If handhole is to be installed on dirt, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area surrounding the handhole box and the space above the connecting ducts shall be filled with compacted, solid backfill material to ensure structural stability.
 5. If handhole is to be installed on new concrete or existing concrete, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area around the box and above the ducts shall be filled with compacted, solid backfill up to 12 inches below the top of the shutterbox cover. The remaining 12 inches to the top shall be poured with 4000 PSI concrete with rebar mesh wire. If adjoining existing concrete, the new concrete shall be joined to the existing slab using matching rebar mesh.
- c. Interconnection Customer shall have their fiber optic cable compatibility with the existing Tanguisson fiber optic cable verified by their Designer-of-Record (DOR) and Registered Communications Distributions Designer (RCDD).
- d. Interconnection Customer shall submit its fiber optic cable installation plan for

Distribution Provider's approval.

Spare Parts:

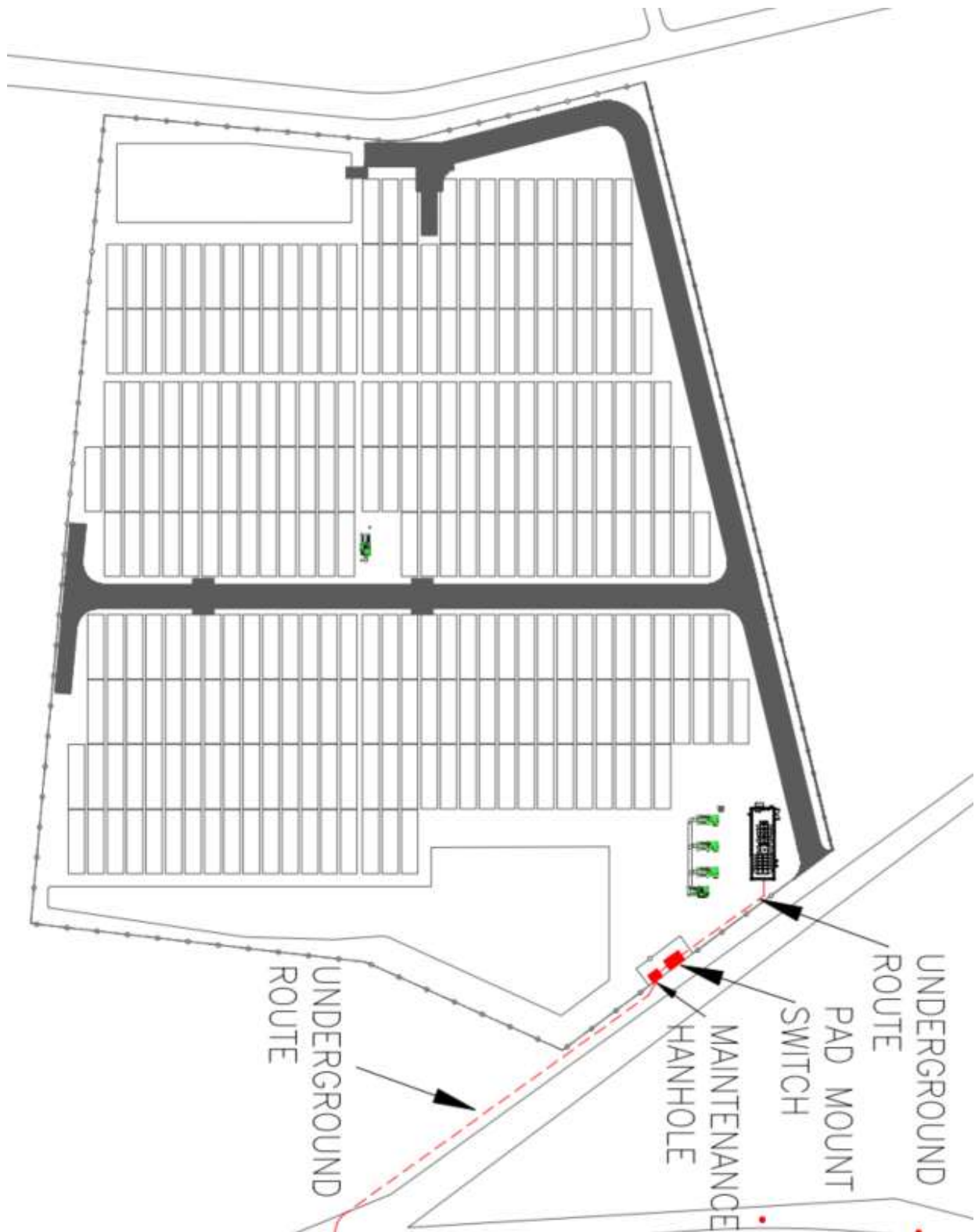
The Interconnection Customer shall provide the following spare parts with proper storage;

- a. For each equipment supplied, the manufacturer's recommended spare parts shall be provided in accordance with best utility practices.
- b. Non-standard/inventory materials: Provide replacement or replacement parts.
- c. Others: TBD

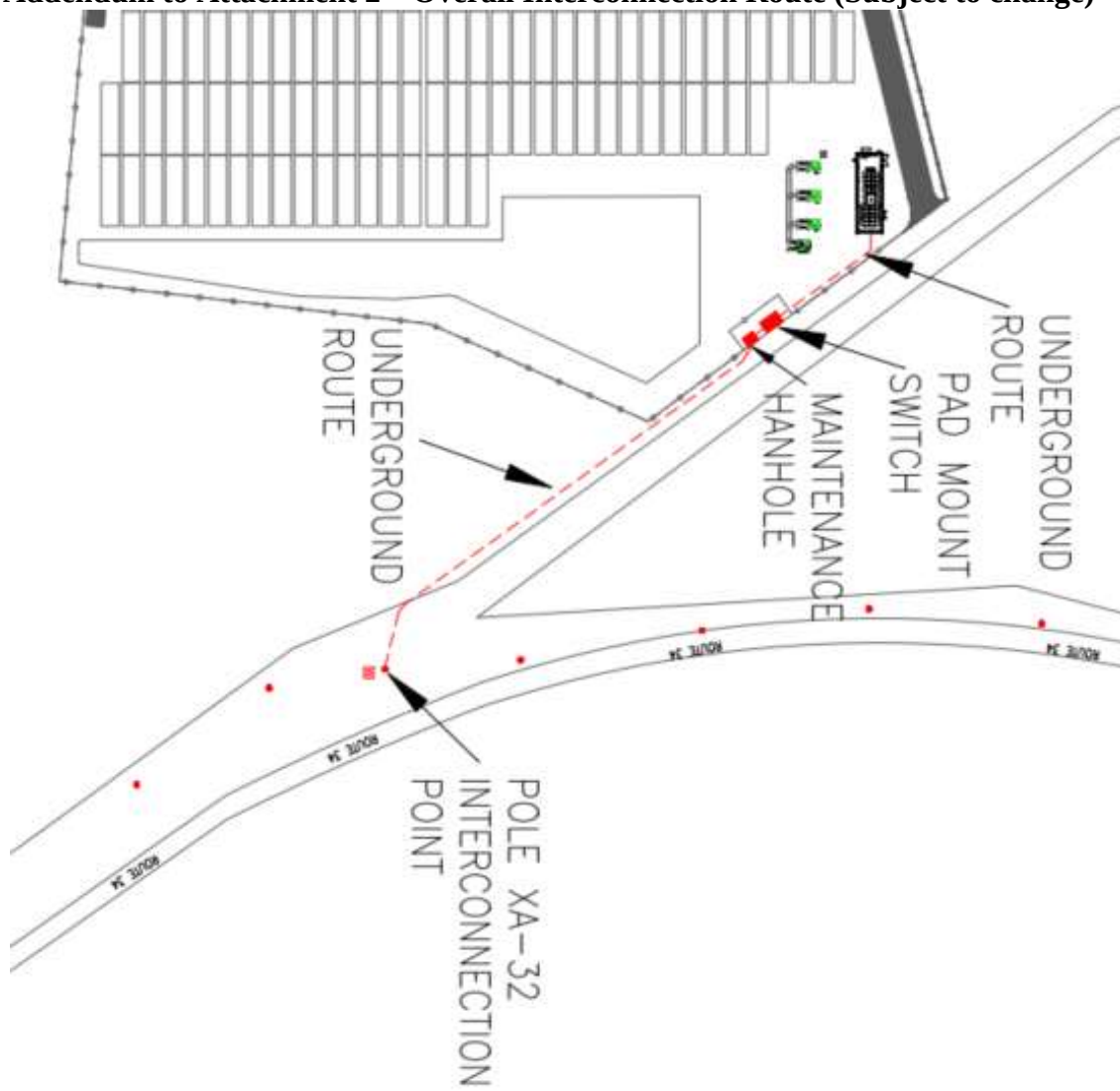
Generating Facility:

The general location of the Generating Facility and its associated Substation are noted on the Addendum to Attachment 2 Project Site Plan. The Generating Facility will be a 4.6 MW AC fixed tilt solar and 3.45 MW/15 MWh Energy Storage System (ESS) for Ramp-rate control and Energy Shifting generating facility. The Facility location is in Tamuning, Guam. Its Affiliate will receive a Conditional Use Permit to allow for the development, construction and operation of the Generating Facility. The Generating Facility will be equipped with high efficiency solar panels generating direct current that will be converted to alternating current (AC) using thirty (30) four thousand six hundred (4,600) kW inverters manufactured by SMA. Inverter will generate 690 V AC power that will be transformed by one (1) 690 V to 13.8 kV transformers located in close proximity to the inverter. These 4.6 MW solar generators are connected with Renewable Integrated ESS which is located in the ESS area. The ESS consists of one (1) 3,450kW PCS and 15MWh Batteries. The PCS will generate 630 V AC power that will be transformed by 600 V to 13.8 kV transformers located in close proximity to the PCS. The onsite underground constructed 13.8 kV collection grid will bring the 1% ramp rate controlled 4.6 MW solar generated electricity to the substation to be located on the site of the Generating Facility, where GPA will accept the metered power under the Renewable Energy Purchase Agreement.

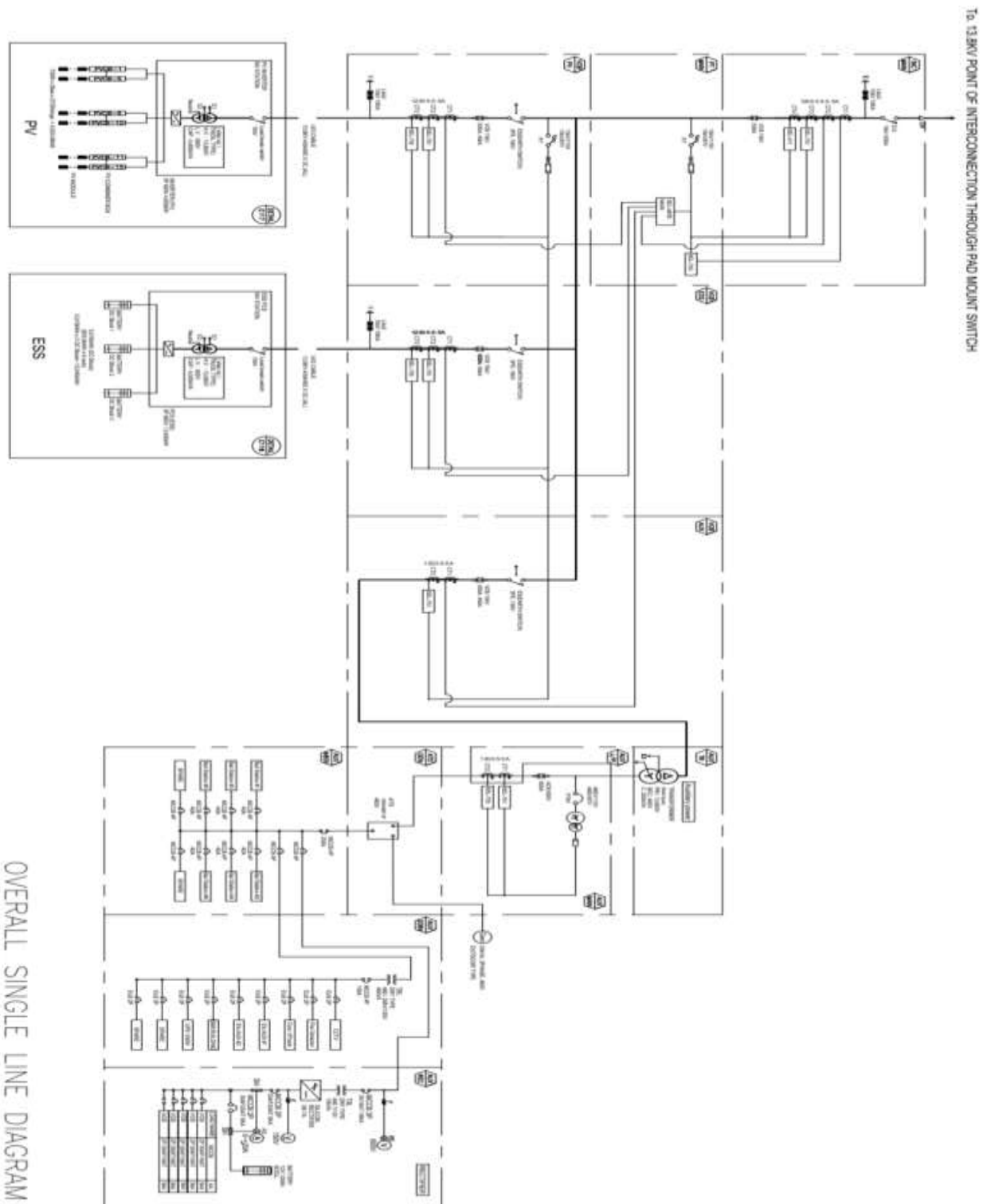
Addendum to Attachment 2 -- Project Site Plan
[Preliminary and subject to changes]



Addendum to Attachment 2 – Overall Interconnection Route (Subject to change)



One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment (Subject to change)



Milestones

In-Service Date: The Scheduled Commercial Operation Date (as defined under the Renewable Energy Purchase Agreement, which date is February 28, 2028, as may be extended pursuant to the terms of the Renewable Energy Purchase Agreement)

Critical milestones and responsibility as agreed to by the Parties:

	Milestone/Date	Responsible Party
(1)	Preliminary design for Interconnection Facilities 30% Design: 180 days after signing 60% Design: 240 days after signing Final Design: 300 days after signing	Interconnection Customer
(2)	GPA approval of design basis 30% Design: 10 business days after submission of 30% design 60% Design: 10 business days after submission of 60% design Final Design: 10 business days after submission of Final Design	GPA
(3)	Interconnection Customer to have all permits in hand for Interconnection Customer construction to start on public roads (supported by GPA engineering) - 365 days after signing	Interconnection Customer
(4)	Insurance - 365 days after signing (Construction Notice to Proceed)	Interconnection Customer
(5)	Development Security - Within ten (10) Business Days from the date when a binding credit agreement is executed but no later than the Financing Arrangement Deadline of - 365 days after signing	Interconnection Customer
(6)	Construction completion - 36 months after contract execution date	Interconnection Customer

Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Curtailment due to a ramp rate greater than 3 MW/minute

If ramp rate is greater than 3 MW/minute and this situation lasts more than ten (10) times per day or five (5) consecutive times per day, Seller shall reduce plant output to meet ramp rate of less than 3 MW/minute. If system issues remain, GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate less than 3 MW/minute.

- (a) GPA counts the ramp rate as a failure if it is greater than 3 MW/minute.
 - i. If the number of failures is greater than ten (10) times per day or five (5) consecutive times per day, GPA SCADA sends the warning command to Seller's EMS/PMS or informs Seller via email. The period from the initial failure to the point where successful operation continues for more than one minute shall be considered as one failure event.
 - ii. Seller's EMS/PMS double checks the number of failure times, and sends back to GPA SCADA to verify the exact number of failure times.
 - iii. Seller sends the restore documentation including analysis of the data, how to fix, fix plan and expected results to GPA for confirmation.
 - iv. When Seller restores operation with a ramp rate of less than 3 MW/minute for full renewable power (4.6 MW), then Seller sends the restoration result documentation to GPA.
 - v. GPA reviews the restoration result documentation and allows Seller to operate Seller's renewable plant in its full capacity (4.6MW).
- (b) If GPA's ESS or UFLS is activated twice during a single day due to Seller's failure to meet 3 MW per minute ramp rate, then GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate of less than 3 MW/minute. Parties will verify ramp performance during these events at the end of each Contract Year (as defined in the Renewable Energy Purchase Agreement) to determine if it qualifies as a Dispatch Down (as defined in the Renewable Energy Purchase Agreement) curtailment.

The Interconnection Customer is interconnecting into an established GPA power grid. The Interconnection Customer shall design, construct, and operate its facilities to ensure compatible operations with GPA and protect its facilities against any grid events. These measures shall comply with inverter ride-through and/or ramping requirements as stated in the System Impact Study.

The ramp rate threshold for curtailment shall be 3 MW/minute, unless GPA has established different requirements to maintain grid stability.

**Distribution Provider's Description of its Network Upgrades
and Network Upgrade Costs**

Interconnection Customer shall install fiber optic lines or provide for fiber optic line communications connectivity for the Generating Facility to the Substation designated by GPA.

DRAFT

Bill of Sale

THIS BILL OF SALE (this “Bill of Sale”) is made and entered into by PRU TAMUNING, LLC (“Seller”), and Guam Power Authority (“Buyer”, and together with Seller, the “Parties”), effective as of [____], 20__.

RECITALS

WHEREAS, Seller in connection with the development, construction and ownership of a solar power generating station and related assets located in the Territory of Guam (the “Project”) has designed, developed and constructed, and owns, certain distribution, switching and related assets described more fully on Exhibit “A” hereto, together with all ancillary rights and interests (including all manufacturers’ and contractors’ warranties) relating thereto and further described on Exhibit “A” hereto (the “Assets”); and

WHEREAS, Seller and Buyer entered into a Renewable Energy Purchase Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to sell and purchase renewable energy generated by the Project (the “Seller Purchase Agreement”), and Seller and Buyer entered into a Generator Interconnection Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to the installation and interconnection of the Project with Buyer’s distribution system (the “GIA”); and

WHEREAS, as contemplated by the GIA, and in connection with the operation of the Project by Seller and the purchase and sale of renewable energy pursuant to the Purchase Agreement, Seller desires to transfer and Buyer desires to receive the Assets.

NOW, THEREFORE, BE IT KNOWN THAT:

1. Conveyance and Assignment. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller does hereby **GRANT, BARGAIN, ASSIGN, TRANSFER, SET OVER, DELIVER AND CONVEY** to Buyer all of Seller’s right, title and interest in and to the Assets, **TO HAVE AND TO HOLD** the Assets by Buyer and its successors and permitted assigns, forever.

2. NO WARRANTY. **THE ASSETS ARE HEREBY CONVEYED AS IS, WHERE IS, AND SELLER HEREBY GIVES NO WARRANTY OF DESIGN, MATERIALS, WORKMANSHIP OR PERFORMANCE OF THE ASSETS, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** However, Seller covenants and agrees that the manufacturers’ and contractors’ warranties transferred hereby as part of the Assets shall extend for a period of at least one (1) year from the acceptance of the Assets by Seller.

3. Further Assurances. Seller for itself, its successors and assigns, hereby covenants and agrees that, at any time and from time to time upon the written request of Buyer, Seller will

do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such further acts, deeds, assignments, transfers, conveyances, powers of attorney and assurances as may be reasonably required in order to assign, transfer, set over, convey, assure and confirm unto and vest in Buyer, its successors and assigns, title to the assets sold, conveyed and transferred by this Bill of Sale.

4. Counterparts. This Bill of Sale may be executed in counterparts.

5. Governing Law. This Bill of Sale shall be governed by and construed in and interpreted in accordance with the laws of the Territory of Guam.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale as of the date above first written.

Seller:

By: _____

Name: _____

Title: _____

Buyer:

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENTS

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of Guam Power Authority, an autonomous instrumentality of the government of the Territory of Guam, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Exhibit “A”

Description of Assets

[Description of Interconnection Facilities; see § 4.1 of GIA]

[Description to be added, if applicable]

DRAFT

Recommendation of System Impact Study

[Refer to Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025)]

Exhibit 2 Page 115 of 121

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Exhibit 2 Page 116 of 121

APPENDIX K

CALCULATION OF WEATHER HOURS; DAMAGES FOR FAILURE TO PURCHASE RENEWABLE ENERGY

For each applicable period, Seller shall calculate (1) the expected production of the Facility using the historical Weather Data from Solargis for irradiance and ambient temperature (the “Expected Historical Production”) and (2) the expected production of the Facility using the actual Weather Data (the “Expected Actual Production”). Seller shall then obtain the quotient, rounded to the fourth decimal place (the “Production Factor”), equal to the Expected Actual Production divided by the Expected Historical Production. If the Production Factor is greater than one (1), then no Weather Hours shall be deemed to have occurred. However, if the Production Factor is less than one (1), then Weather Hours shall be deemed to have occurred. The portion of any Deficiency Amount (as defined in the Agreement) attributable to such Weather Hours shall be the difference equal to (A) the aggregate Minimum Production amount for that period minus (B) the product of (x) the Production Factor and (y) the aggregate Minimum Production amount for that period. The Deficiency Amount due to weather shall not be penalized.

If the Parties disagree with respect to any Deficiency Amount due to weather, the Parties shall promptly negotiate in good faith to resolve such dispute for a further 5 Business Days following which, if the Parties are still unable to agree, the Parties shall appoint an independent auditor at a cost shared by both Parties equally who shall be instructed to provide its determination with respect to the Deficiency Amount and such determination shall be conclusive and binding on the Parties.

For GPA’s failure to purchase and receive Renewable Energy and/or Test Energy after both parties have determined that Seller’s energy is ready for delivery to GPA’s grid, Seller’s damages shall be an amount equal to the Contract Price times the Expected Actual Production representing the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such failure by GPA. Seller’s energy shall not be delivered to the grid until both parties have mutually agreed on the completion of all requirements, including but not limited to, the equipment and facilities for the PV, BESS, protection and interconnection. Expected Actual Production shall be calculated using the Solargis and PVSyst with the assumptions set forth below; provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used.

**PVsyst V7.3.4**

VC0, Simulation date:
10/13/23 08:35
with v7.3.4

Project: Harmon_(NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

General parameters**Grid-Connected System****PV Field Orientation****Orientation**

Sheds
Tilt 5 °
Azimuth 0 °

Unlimited sheds**Sheds configuration**

Nb. of sheds 5 units
Unlimited sheds
Sizes
Sheds spacing 5.83 m
Collector width 4.93 m
Ground Cov. Ratio (GCR) 84.6 %

Models used

Transposition Perez
Diffuse Perez, Meteonorm
Circumsolar separate

Shading limit angle

Limit profile angle 25.1 °

Horizon

Free Horizon

Near Shadings

Mutual shadings of sheds

User's needs

Unlimited load (grid)

Bifacial system

Model 2D Calculation
unlimited sheds

Bifacial model geometry

Sheds spacing 5.83 m
Sheds width 4.93 m
Limit profile angle 25.1 °
GCR 84.6 %
Height above ground 0.50 m

Bifacial model definitions

Ground albedo 0.22
Bifaciality factor 80 %
Rear shading factor 8.0 %
Rear mismatch loss 4.0 %
Shed transparent fraction 0.0 %

PV Array Characteristics**PV module**

Manufacturer JA Solar
Model JAM72D42-630/LB
(Custom parameters definition)
Unit Nom. Power 630 Wp
Number of PV modules 8736 units
Nominal (STC) 5504 kWp

Inverter

Manufacturer Sungrow
Model SG4400UD-US
(Custom parameters definition)
Unit Nom. Power 4400 kWac
Number of inverters 1 unit
Total power 4400 kWac

Array #1 - PV Array

Number of PV modules 2240 units
Nominal (STC) 1411 kWp
Modules 80 Strings x 28 in series

Number of inverters 1 * MPPT 25% 0.3 unit
Total power 1100 kWac

At operating cond. (60°C)

Pmpp 1262 kWp
U mpp 1090 V
I mpp 1157 A

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.28

Array #2 - Sub-array #2

Number of PV modules 2240 units
Nominal (STC) 1411 kWp
Modules 80 Strings x 28 in series

Number of inverters 1 * MPPT 25% 0.3 unit
Total power 1100 kWac

At operating cond. (60°C)

Pmpp 1262 kWp
U mpp 1090 V
I mpp 1157 A

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.28



PVsyst V7.3.4

VC0, Simulation date:
10/13/23 08:35
with v7.3.4

Project: Harmon_(NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

PV Array Characteristics

Array #3 - Sub-array #3

Number of PV modules 2240 units
Nominal (STC) 1411 kWp
Modules 80 Strings x 28 In series

At operating cond. (60°C)

Pmpp 1262 kWp
U mpp 1090 V
I mpp 1157 A

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.28

Array #4 - Sub-array #4

Number of PV modules 2016 units
Nominal (STC) 1270 kWp
Modules 72 Strings x 28 In series

At operating cond. (60°C)

Pmpp 1135 kWp
U mpp 1090 V
I mpp 1041 A

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.15

Total PV power

Nominal (STC) 5504 kWp
Total 8736 modules
Module area 24420 m²

Total inverter power

Total power 4400 kWac
Number of inverters 1 unit
Pnom ratio 1.25
No power sharing

Array losses

Array Soiling Losses

Loss Fraction 0.5 %

Thermal Loss factor

Module temperature according to irradiance
Uc (const) 23.2 W/m²K
Uv (wind) 0.0 W/m²K/m/s

Serie Diode Loss

Voltage drop 0.7 V
Loss Fraction 0.1 % at STC

LID - Light Induced Degradation

Loss Fraction 0.6 %

Module Quality Loss

Loss Fraction -0.5 %

Module mismatch losses

Loss Fraction 0.5 % at MPP

IAM loss factor

Incidence effect (IAM): User defined profile

0°	40°	50°	60°	70°	75°	80°	85°	90°
1.000	1.000	1.000	1.000	0.970	0.939	0.865	0.712	0.000

DC wiring losses

Global wiring resistance 4.1 mΩ
Loss Fraction 1.5 % at STC

Array #1 - PV Array

Global array res. 16 mΩ
Loss Fraction 1.5 % at STC

Array #3 - Sub-array #3

Global array res. 16 mΩ
Loss Fraction 1.5 % at STC

Array #2 - Sub-array #2

Global array res. 16 mΩ
Loss Fraction 1.5 % at STC

Array #4 - Sub-array #4

Global array res. 18 mΩ
Loss Fraction 1.5 % at STC

System losses

Auxiliaries loss

Proportionnal to Power 4.0 W/kW
0.0 kW from Power thresh.

10/13/23

PVsyst Licensed to Pacific Energy Corp. (Guam)

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* The system brand, product specification and its configuration in the simulation report above is not final version and could be changed upon the final detailed design.

APPENDIX L

CALCULATION OF SHORTFALL DAMAGES

The Shortfall Damages shall be the sum of the product of Deficiency Amounts and the applicable Incremental Price for production shortfalls below 90% during Contract Year evaluation and for production shortfalls after the five year make up period for any production shortfalls between 90% and 100% of the Minimum Production.

The following sets the conditions for Incremental Price and illustrates the calculation:

The Incremental Price shall be deemed as below:

1. In the event that the Actual Renewable Energy of the Contract Year is less than the 90% of Minimum Production as set forth in the fourth column of Appendix A, “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)

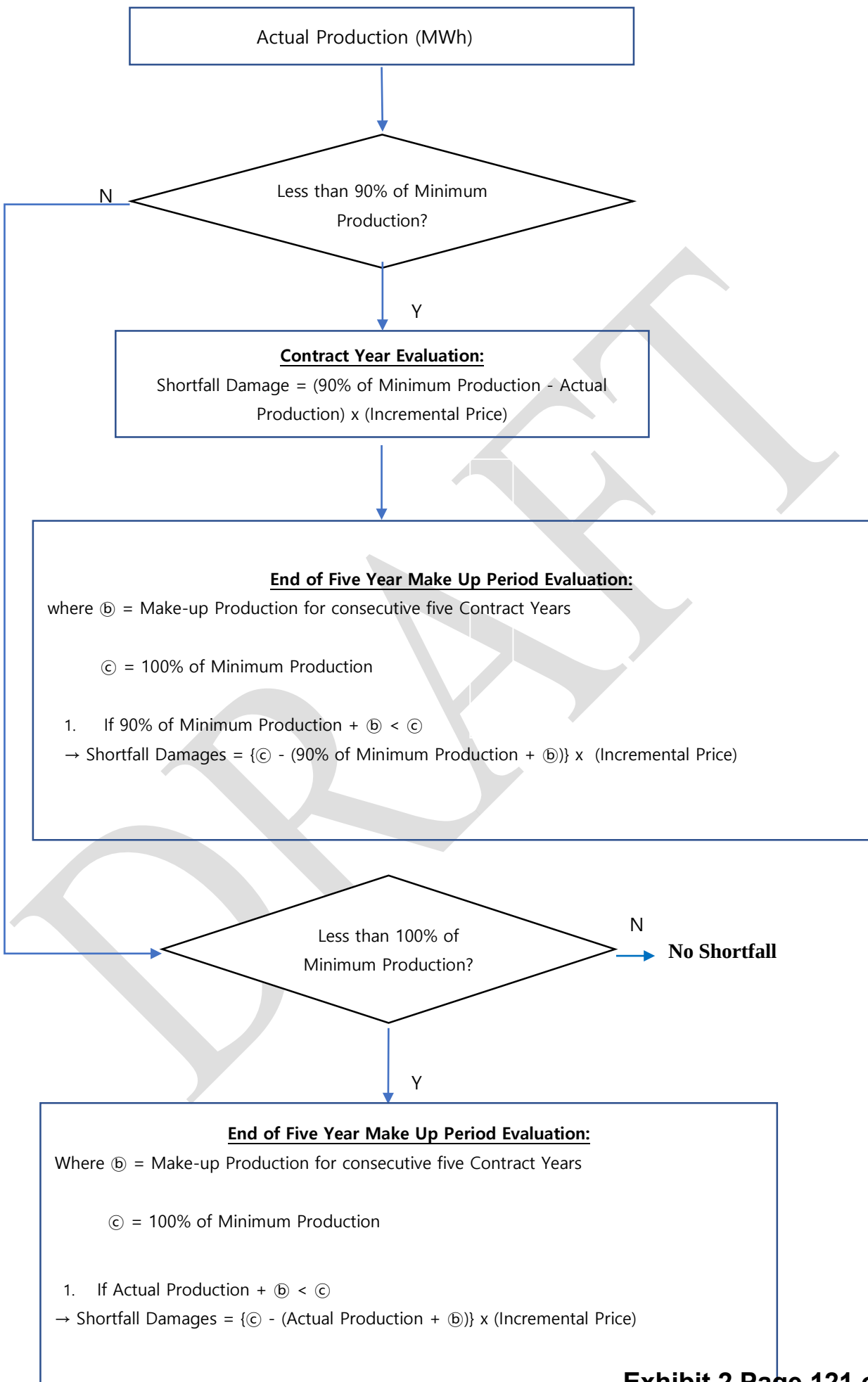
2. In the event that the Actual Renewable Energy is equal to or greater than the 90% of Minimum Production as set forth in the fourth column of Appendix A and less than Guaranteed Output as set forth in the third column of Appendix A, and the sum of Actual Renewable Energy and the Make-up Renewable Energy of consecutive five (5) Contract Years is less than the 100% of the Minimum Production as set forth in the third column of Appendix A, then “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price, then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)



**RENEWABLE ENERGY
PURCHASE AGREEMENT**

**BETWEEN
GUAM POWER AUTHORITY
AND
PRU MALOJLOJ, LLC**

DRAFT

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**RENEWABLE ENERGY PURCHASE AGREEMENT
BETWEEN
GUAM POWER AUTHORITY
AND
PRU MALOJLOJ, LLC**

THIS RENEWABLE ENERGY PURCHASE AGREEMENT (the "Agreement"), effective as of last date set forth on the signature page hereto (the "Effective Date"), is entered into by and between Guam Power Authority, ("GPA" or "Buyer") and PRU MALOJLOJ, LLC, ("Seller"). The purpose of this Agreement is to establish the terms and conditions under which Seller shall sell and GPA shall purchase Renewable Energy and associated Renewable Energy Credits ("RECs") and Environmental Attributes, as defined herein. In this Agreement, Seller and GPA may be individually referred to as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, Seller desires to sell to GPA at the Delivery Point all of the Renewable Energy and associated RECs and Environmental Attributes from the Facility and GPA desires to buy the same from the Seller at the Delivery Point.

Therefore, for good and valuable consideration, including, without limitation, the covenants and agreements of the Parties contained in this Agreement, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

ARTICLE ONE: DEFINITIONS

The following definitions apply to this Agreement:

1.1 "Actual Renewable Energy" means the actual energy output of the Facility (expressed in MWhs), measured at the Delivery Point, over any Production Measurement Period. Actual Renewable Energy shall be measured by the Seller Metering Equipment and adjusted as applicable in accordance with Section 7.4.

1.2 "Affiliate" means, with respect to any party, any other party (other than an individual) that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with, such party. For this purpose, "control" means the direct or indirect ownership of fifty percent (50%) or more of the outstanding capital stock or other equity interests having ordinary voting power.

1.3 "Agreement" has the meaning set forth in the initial paragraph above.

1.4 "Appraisal Price" means the average of three (3) appraisals of the market value of the Facility at the end of the Delivery Period, delivered by three (3) independent appraisers qualified by experience and expertise to determine the arms' length market value of the Facility and assuming that energy and Environmental Attributes produced by the Facility will be sold at fair market value prices over the remaining economic useful life of the Facility. If the Parties do not agree on the independent appraisers, then they shall be determined by arbitration in accordance with Section 12.9.

1.5 "Approval" or "Approvals" means all permits, licenses, consents, authorizations, approvals, no objection certificates, visas, registrations, grants, acknowledgements or agreements required under the laws to be obtained from any Governmental Authority for the Project, including but not limited to the electricity license, main permit from Guam Land Use Commission;

1.6 "Bankrupt" means with respect to any entity, such entity (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, including but not limited to, under Chapter 11 or Chapter 9 of the United States Bankruptcy Code and Title III of Puerto Rico Oversight, Management and Economic Stability Act, or has any such valid petition filed or commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.

1.7 “Bid Security” or “Bid Bond” means \$150,000.00, which is the amount of the security provided by Seller in connection with its initial bid to GPA for the Project prior to entering into the PPA.

1.8 “Business Day” means any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business. The relevant Party, in each instance unless otherwise specified, shall be the Party by whom the Notice or payment or delivery is to be received.

1.9 “Buyer” has the meaning set forth in the initial paragraph above.

1.10 “Buyout Payment” means, with respect to Seller’s election not to re-build the Facility pursuant to Section 12.2, an amount equal to: Minimum Production x the number of Contract Years (or portion thereof) remaining in the Delivery Period x the Incremental Price,

1.11 “Change Event” has the meaning set forth in Section 4.16(c).

1.12 “Claiming Party” has the meaning set forth in Section 4.11.

1.13 “Claims” means all claims or actions, threatened or filed and, whether groundless, false, fraudulent or otherwise, that directly or indirectly relate to the subject matter of an indemnity, and the resulting losses, damages, expenses, attorneys’ fees and court costs, whether incurred by settlement or otherwise.

1.14 “COD Extension” has the meaning set forth in Section 4.2(a).

1.15 “COD Extension Payment” has the meaning set forth in Section 4.2(a).

1.16 “Commercially Reasonable” or “Commercially Reasonable Efforts” means, with respect to any purchase, sale, decision, or other action made, attempted or taken by a Party, such efforts as a reasonably prudent business would undertake for the protection of its own interest under the conditions affecting such purchase, sale, decision or other action, consistent with Good Utility Practices, including, without limitation, electric system reliability and stability or other regulatory mandates relating to renewable energy portfolio requirements, the cost of such action (including whether such cost is reasonable), the amount of notice of the need to take a particular action, the duration and type of purchase or sale or other action, and the commercial environment in which such purchase, sale, decision or other action occurs. “Commercially Reasonable” or “Commercially Reasonable Efforts” shall be reviewed and determined based upon the facts and circumstances known, or which could have been known with the exercise of reasonable efforts, at the time that a sale, purchase, or other action is taken and shall not be based upon a retroactive review of what would have been optimal at such time.

1.17 “Commercial Operation” has the meaning set forth in Section 4.1.

1.18 “Commercial Operation Date” or “COD” means the date that Commercial Operation of the Project has been achieved in accordance with Section 4.1.

1.19 “Confidential Information” means all information, whether written or oral, that is disclosed or otherwise available in connection with this Agreement or the performance by either Party of any of its duties hereunder, except any information which: (i) at the time of disclosure or thereafter is generally available to the public (other than as a result of a disclosure by any Party in violation of this Agreement); (ii) was available to any Party on a non-confidential basis from a source other than the Party hereto providing the Confidential Information, provided that such source is not bound by a confidentiality agreement that protected the Confidential Information and the Party receiving such Confidential Information is aware of such confidentiality agreement; or (iii) has been independently acquired or developed by any Party without violating any of its obligations under this Agreement.

1.20 “Contract Price” means the price in U.S. Dollars (unless otherwise provided for) rounded to the nearest \$0.01, to be paid by GPA to Seller for the purchase of the Renewable Energy, as described in Appendix A.

1.21 “Contract Year” means the annual period, beginning on the Commercial Operation Date, and each annual period thereafter commencing on each anniversary of the Commercial Operation Date.

1.22 “Conventional Energy Resource” is an energy resource that is non-renewable in nature, such as natural gas, coal, oil, and uranium, or electricity that is produced with energy resources that are not Renewable Energy Resources.

1.23 “Credit Rating” means, with respect to any entity, the rating then assigned to such entity’s unsecured, senior long-term debt obligations (not supported by third party credit enhancements), or if such entity does not have a rating for its unsecured senior long-term debt obligations, then the rating then assigned to such entity as an issuer rating by S&P, Moody’s or any other rating agency agreed by the Parties.

1.24 “Daily Delay Liquidated Damages” has the meaning set forth in Section 4.2(b).

1.25 “Defaulting Party” has the meaning set forth in Section 6.1.

1.26 “Deficiency Amount” has the meaning set forth in Section 4.8

1.27 “Delivery Period” means the period of delivery under this Agreement, commencing on the Commercial Operation Date and continuing for a term of twenty five (25) Contract Years or up to thirty (30) Contract Years if contract extensions are applied.

1.28 “Delivery Point” means the point at which the Renewable Energy will be delivered and received, as specified in Section 2.1 herein, or such other delivery point as may be agreed to by the Parties.

1.29 “Development Security” means the security required to be posted by Seller during construction of the Facility prior to Commercial Operation Date. Pursuant to Section 9.1. The Development Security shall be 50% of the total projected payment for the first Contract Year based on the Seller’s first Contract Year Contract Price and the Guaranteed Output for the first Contract Year. The amount of the Development Security is set out in Section 2.1.

1.30 “Early Termination Date” has the meaning set forth in Section 6.2.

1.31 “Effective Date” means the date first set forth above.

1.32 “Eligible Renewable Energy Resources” are applications of the following defined technologies that displace Conventional Energy Resources that could otherwise be used to provide electricity to GPA’s customers: biogas electricity generator, biomass electricity generator, fuel cells that use only renewable fuels, geothermal generator, hybrid wind and solar electric generator, landfill gas generator, solar electricity resources, wind generator and such other generally accepted Renewable Energy Resources.

1.33 “Emergency” means any abnormal interconnection or system condition (including, without limitation, equipment or transmission/distribution limitations and constraints caused by thermal limits, stability, voltage, or loop flows) that Buyer determines in accordance with Good Utility Practices: (a) requires automatic or immediate manual operation to prevent or limit loss of Buyer’s system or generation supply; (b) could adversely affect the reliability of the Buyer system or generation supply; (c) could adversely affect the reliability of any interconnected electric system; or (d) could otherwise pose a threat to public safety.

1.34 “Energy Storage System” shall mean the energy storage system described in Appendix C that is integrated with the Project as part of the Facility.

1.35 “Environmental Attributes” means environmental characteristics that are attributable to Renewable Energy or the Project, including credits; credits towards achieving local, national or international renewable portfolio standards; green tags; Renewable Energy Credits; greenhouse gas or emissions reductions, credits, offsets, allowances or benefits; actual SO₂, NO_x, CO₂, CO, Carbon, VOC, PM₁₀, mercury, and other emissions avoided; and any and all other green energy or other environmental benefits associated with the generation of Renewable Energy (regardless of how any present or future law or regulation attributes or allocates such characteristics). Such Environmental Attributes shall be expressed in kWh or, as applicable in the case of emissions credits, in tonne equivalent or other allowance measurement. Environmental Attributes do not include Tax Benefits, or any energy, capacity, reliability, or other power attributes used by Seller to provide electricity services.

1.36 “EPC Contractor” means the contractor(s) under the engineering, procurement and construction contract for the Project.

1.37 “Event of Default” has the meaning set forth in Section 6.1.

1.38 “Excused Hours” means the hours in the applicable Production Measurement Period in which (i) Seller or Buyer has declared Force Majeure, (ii) GPA has initiated a Dispatch Down, or (iii) Seller’s delivery to GPA of Renewable Energy is adversely affected as a result of failure by GPA to perform its obligations under this Agreement or the Interconnection Agreement, provided, however, if the Project is not able to generate Renewable Energy during any hour of a Production Measurement Period due solely to Seller’s failure to establish and maintain the “Voltage and Frequency Ride-Through Settings” set forth in Appendix C (“Voltage and Frequency Ride-Through Settings”), such hours shall not constitute Excused Hours.

1.39 “Facility” means all of the following: the Project, as defined in Section 2.1 of this Agreement, the purpose of which is to produce Renewable Energy including Seller’s Interconnection Facilities and Energy Storage System and all equipment and other tangible assets, land rights and contract rights owned by Seller and reasonably necessary for the construction, operation, and maintenance of the Project.

1.40 “Facility Capacity” has the meaning set forth in Section 2.1.

1.41 “Facility Test” has the meaning set forth in Section 4.1 (e).

1.42 “Facility Debt” means the obligations of Seller or its Affiliates to any direct or indirect Facility lender pursuant to the Financing Documents, including without limitation, principal of, premium and interest on indebtedness, reimbursement obligations regarding letters of credit, obligations under financing leases, fees, expenses or penalties, amounts due upon acceleration, prepayment or restructuring, swap or interest rate hedging obligations and breakage costs and any claims or interest due with respect to any of the foregoing. Facility Debt does not include trade debt or obligations incurred in the ordinary course of business.

1.43 “FERC” means the Federal Energy Regulatory Commission or any successor government agency.

1.44 “Financing Arrangement Deadline” has the meaning set forth in Section 4.3.

1.45 “Financing Arrangement Provision Date” has the meaning set forth in Section 4.3.

1.46 “Financing Documents” means the loan and credit agreements, notes, bonds, indentures, security agreements, lease financing agreements, mortgages, deeds of trust, interest rate exchanges, swap agreements and other documents relating to the development, bridge, construction and/or permanent debt financing or a tax equity investment for the Facility (including any portfolio debt financing of which the Facility is included), including any credit enhancement, credit support, working capital financing, or refinancing documents, and any and all amendments, modifications, or supplements to the foregoing that may be entered into from time to time at the discretion of Seller and/or its Affiliates in connection with development, construction, ownership, leasing, operation or maintenance of the Facility.

1.47 “Forced Outage” means the shutdown or unavailability of the Facility, or a portion thereof other than as a Planned Outage, for reasons including, but not limited to, unanticipated equipment breakdown, human error, or Emergency conditions. A Forced Outage shall not include any Outage that may be deferred consistent with Good Utility Practices and without causing safety risk damage to equipment or additional costs.

1.48 “Forced Outage Notice” has the meaning set forth in Section 4.12(b).

1.49 “Force Majeure” means an event or circumstance which prevents one Party from performing its obligations under this Transaction, which event or circumstance was not anticipated as of the date the Transaction was agreed to, which is not within the reasonable control of, or the result of the negligence of, the Claiming Party, and which, by the exercise of due diligence, the Claiming Party is unable to overcome or avoid or cause to be avoided. So long as the requirements of the preceding sentence are met, a “Force Majeure” event may include, but shall not be limited to flood, drought, military ordinances or archaeological discoveries at the Project site, change in applicable law or interpretation or application thereof, failure or delay by any Governmental Authority in issuing any required permit, an earthquake, storm, fire, tidal wave, wind, explosion, lightning, epidemic, war, terrorism, riot, opposition or interference from neighboring residents or communities or any similar cataclysmic occurrence. Notwithstanding the foregoing, Force Majeure shall not be based on (i) the loss of Buyer's markets; (ii) Buyer's inability economically to use or resell the Renewable Energy purchased hereunder; (iii) the loss or failure of Seller's supply, including materials or equipment, unless such loss or failure is caused by a Force Majeure event; (iv) the delay in or inability of Seller to obtain financing or economic hardship of any kind unless such delay or inability is caused by a Force Majeure Event; or (v) Seller's ability to sell the Renewable Energy at a price greater than the Contract Price or Buyer's ability to purchase the Renewable Energy at a price less than the Contract Price; or (vi) strike or other labor dispute (other than strikes at a national, Guam or regional level). Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a distribution provider unless such curtailment is due to "force majeure" or "uncontrollable force" or a similar term as defined under the distribution provider's tariff.

1.50 “Force Majeure Extension” has the meaning set forth in Section 4.2(c).

1.51 “Good Utility Practices” means any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result consistent with good business practices, economy, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to be generally accepted and consistently adhered to acceptable practices, methods, or acts.

1.52 “Governmental Authority” means any federal, territorial or local government body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

1.53 “Governmental Charges” has the meaning set forth in Section 10.2.

1.54 “GPA” has the meaning set forth in the initial paragraph above.

1.55 “GPA Delay” means any delay by GPA in performing an obligation under this Agreement or under the Interconnection Agreement which results in a delay to Seller achieving COD.

1.56 “Guaranteed Output” is equal to the Minimum Production as set forth in the third column of the table in Appendix A.

1.57 “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is less than the Contract Price then the Incremental Price shall be deemed to be zero.

1.58 “Independent Engineer” shall mean one of the engineering firms set forth in Appendix D hereto, and any other independent engineer or engineering firm, nationally recognized in the United States and having knowledge and expertise in the United States generation industry (including specifically the design and construction of utility scale solar photovoltaic power projects), and which is mutually agreed to by the Parties.

1.59 “Interconnection Agreement” means the agreement for interconnection service relating to the Facility between GPA and Seller, executed and delivered as of the Effective Date in the form attached hereto as

Appendix J.

1.60 “Interest Rate” means, for any date, the lesser of (a) the per annum rate of interest equal to the prime lending rate as may from time to time be published in The Wall Street Journal under “Money Rates” on such day (or if not published on such day on the most recent preceding day on which published), plus two percent (2%) and (b) the maximum rate permitted by applicable law.

1.61 “ITC” means the federal income tax credit available under Sections 38(b)(1), 46 and 48(a) of the Internal Revenue Code, and any federal grants, credits or other incentives issues or arising in addition to or in lieu thereof.

1.62 “kWh” means kilowatt hour.

1.63 “LEAC Rate” means the “Fuel Recovery Charge” (expressed in US\$/MWh) as set forth in GPA’s most recent approved tariff in effect as of any date of determination of the LEAC Rate under this Agreement.

1.64 “Letter(s) of Credit” means one or more irrevocable standby letters of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a Credit Rating of at least A- from S&P or A3 from Moody’s, in substantially the form set forth in Appendix F hereto; provided, however that such form may be modified by the issuing bank as long as such modifications are acceptable to the beneficiary in its reasonable discretion. Costs of a Letter of Credit shall be borne by the applicant for such Letter of Credit.

1.65 “Make-up Renewable Energy” for Contract years where Seller has not met the Minimum Production but has produced 90% or more of the Minimum Production, means the difference between the Minimum Production and the Actual Production. This number shall be at most 10% of the Minimum Production. For Contract years where Seller has produced less than 90% of the Minimum Production, Make-up Renewable Energy means 10% of the Minimum Production.

1.66 “Merger Event” means, with respect to a Party, that such Party consolidates or amalgamates with, or merges into or with, or transfers substantially all of its assets to another entity and (i) the resulting entity fails to assume all of the obligations of such Party hereunder or (ii) the benefits of any credit support provided pursuant to this Agreement fail to extend to the performance by such resulting, surviving or transferee entity of its obligations hereunder and such benefits are not replaced with equivalent credit support or (iii) the resulting entity’s Credit Rating upon the occurrence of the Merger Event is lower than that of such Party immediately prior to such action and is not supplemented by credit support such that the resulting entity’s credit is equal to or better than the predecessor entity.

1.67 “Minimum Production” has the meaning set forth in Section 4.8.

1.68 “Month” means a calendar Month. The term “Monthly” shall have a meaning correlative to a Month.

1.69 “Moody’s” means Moody’s Investor Services, Inc. or its successor.

1.70 “MW” or “MWh” means megawatt or megawatt hour, in each case rounded to the nearest whole MW or MWh.

1.71 “NAR” means the North American Renewables Registry.

1.72 “NAR Operating Procedures” means any and all guidelines, procedures, requirements and obligations established by the NAR, including the terms of use, operating procedures, and fee schedules, as such may be amended from time to time.

1.73 “Non-Defaulting Party” has the meaning set forth in Section 6.

1.74 “Notice” has the meaning set forth in Section 12.7.

1.75 “Notice to Proceed” means the written notice provided by Seller to the EPC Contractor to begin full (and not limited) procurement and construction activity at the Project site.

1.76 “Outage” means the period during which the Facility or a portion thereof is out of service.

1.77 “Outside Commercial Operation Date” has the meaning set forth in Section 4.2(b).

- 1.78 “Party” and “Parties” has the meaning set forth in the initial paragraph above.
- 1.79 “Planned Outage” means any Outage that is not a Forced Outage, and refers to the shutdown or unavailability of the Facility or a portion thereof for inspection or maintenance in accordance with an advance schedule.
- 1.80 “Production Measurement Period” has the meaning set forth in Section 4.8.
- 1.81 “Project” has the meaning set forth in Section 2.1.
- 1.82 “QRE” means the Qualified Reporting Entity as such term is defined in the NAR Operating Procedures.
- 1.83 “Quantity” means the actual quantity of Renewable Energy sold by Seller and purchased by and delivered to GPA pursuant to this Agreement. The Quantity shall be measured based on the metered data from the Seller Metering Equipment at the Delivery Point.
- 1.84 “Renewable Energy” means energy derived from a Renewable Energy Resource.
- 1.85 “Renewable Energy Credit” (“REC”) means the unit created to track kWh derived from an Eligible Renewable Energy Resources or kWh equivalent of Conventional Energy Resources displaced by Renewable Energy Resources.
- 1.86 “Renewable Energy Resource” means an energy resource that is replaced rapidly by a natural, ongoing process and that is not nuclear or fossil fuel.
- 1.87 “Replacement Price” means the price at which GPA, acting in a commercially reasonable manner, purchases electricity in place of Renewable Energy.
- 1.88 “S&P” means the Standard & Poor's Rating Group (a division of McGraw-Hill, Inc.) or its successor.
- 1.89 “SCADA” means “supervisory control and data acquisition” and shall refer to that category of software application program that can be used to gather data from the Facility remotely in real time in order to monitor Facility equipment and conditions.
- 1.90 “Schedule,” “Scheduled” or “Scheduling” means the actions of Seller, Buyer and/or their designated representatives, of notifying, requesting and confirming to each other the quantity and type of Renewable Energy to be delivered on any given day or days during the Delivery Period at a specified Delivery Point.
- 1.91 “Scheduled Commercial Operation Date” has the meaning set forth in Section 4.2(a).
- 1.92 “Seller” has the meaning set forth in the initial paragraph above.
- 1.93 “Seller Failure” has the meaning set forth in Section 5.1.
- 1.94 “Seller Failure Damages” has the meaning set forth in Section 5.1.
- 1.95 “Seller’s Interconnection Facilities” means Seller’s equipment as specified in the Interconnection Agreement.
- 1.96 “Seller Metering Equipment” means all metering equipment and data processing equipment used to measure the Quantity delivered to the Delivery Point.
- 1.97 “Shortfall Damages” has the meaning set forth in Section 4.8.
- 1.98 “Study” means the Renewable IFB System Impact Study, which consists of the Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025).
- 1.99 “Tax Benefits” means any and all tax benefits arising from the ownership and operation of the Facility, including without limitation Renewable Energy related tax credits or other benefits, including those established under Section 45 and Section 48 of the Internal Revenue Code, as amended, or any similar or successor provision of the Internal Revenue Code, or any other applicable tax law, regulation, or code.

1.100 “Term” has the meaning set forth in Section 12.1.

1.101 “Termination Damages” has the meaning set forth in Section 4.4.

1.102 “Test Energy” means non-firm Renewable Energy generated by the Facility prior to the Commercial Operation Date, subject to immediate interruption, fluctuations or reduction/increase with no prior Notice, due to unit performance.

1.103 “Transaction” means the transaction relating to the purchase or sale of Renewable Energy and Environmental Attributes as contemplated in this Agreement.

1.104 “Unit Contingent” means that the Renewable Energy is intended to be supplied from the Facility as it is produced.

1.105 “Weather Hours” means the total hours in any Production Measurement Period, as applicable, in which the Facility is derated as a result of cumulative weather conditions which are outside historical average conditions for any applicable Month during the Production Measurement Period in which the deration occurs, calculated in accordance with Appendix K.

ARTICLE TWO: COMMERCIAL TERMS

2.1 Commercial Terms.

The following commercial terms apply to the Transaction that is the subject of this Agreement, each as more fully described herein:

Buyer: GPA	Seller: PRU MALOJLOJ, LLC
Project: PRU MALOJLOJ Project	
Delivery Point: Seller's meter located on the Project site at the interconnection with the transmission/distribution line extending from the Project site to the connection point designated by GPA	
Guaranteed Output (MWhs): As set forth in the third column of <u>Appendix A</u> (also known as Minimum Production)	Estimated Annual Production (Minimum Production (MWhs)): As set forth in the third column of <u>Appendix A</u>
	Facility Capacity (MWac): 4.6 MWac
Delivery Period: 25 Contract Years with Option of a Five-Year Extension	Contract Price (\$/MWh): See <u>Appendix A</u>
Renewable Energy Type: Unit Contingent (solar and ESS) and associated RECs	Development Security: \$ 752,822
Day(s) of week: Monday through Sunday, including Holidays	Hours: Hour Ending 0100 – Hour Ending 2400, Monday through Sunday Chamorro Standard Time (CHST), Guam time
Commercial Operation Date: July 28, 2028	
Test Energy: Seller agrees to sell and Buyer agrees to purchase all Test Energy from the Facility. Test Energy Period shall be up to 6 months from the commencement date identified in Seller's advance notice. The price of such Test Energy for the first month shall be the higher of the Year 1 Contract Price set out in <u>Appendix A</u> and current LEAC Rate and then shall be the Year 1 Contract Price set out in <u>Appendix A</u> for the second month up to sixth month. Test Energy shall be delivered in accordance with the Scheduling provisions contained herein. Both Parties agree that Seller will use Commercially Reasonable Efforts to pre-schedule the Test Energy, but Buyer shall nonetheless be obligated to accept all Test Energy up to 4.6 MW per hour of Test Energy. Seller shall provide to Buyer all RECs and other Environmental Attributes associated with the Test Energy produced by the Facility in accordance with <u>Section 4.16</u> .	

ARTICLE THREE: REPRESENTATIONS AND WARRANTIES

3.1 Mutual Representations and Warranties.

On the Effective Date of this Agreement, each Party represents and warrants to the other Party that:

- (a) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation;
- (b) It has all regulatory authorizations necessary for it to legally perform its obligations under this Agreement (other than permits or regulatory authorizations to be obtained by Seller for the construction, operation or maintenance of the Facility, which Seller reasonably anticipates it will be able to obtain in due course);
- (c) The execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any law, rule, regulation, order or the like applicable to it, and the Agreement constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any equitable defenses.
- (d) It is not Bankrupt and there are no proceedings pending or being contemplated by it or, to its knowledge, threatened against it which would result in it being or becoming Bankrupt;
- (e) There is not pending or, to its knowledge, threatened against it or any of its Affiliates any legal proceedings that could materially adversely affect its ability to perform its obligations under this Agreement;
- (f) No Event of Default or potential Event of Default with respect to it has occurred and is continuing and no such event or circumstance would occur as a result of its entering into or performing its obligations under this Agreement; and
- (g) It is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of the other Party in so doing, and is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions and risks of this Agreement;

3.2 Seller Representations and Warranties.

Seller affirmatively represents and warrants to GPA that:

- (a) On the Effective Date of this Agreement, or in due course as required in accordance with the Scheduled Commercial Operation Date, Seller has (or reasonably expects to have in due course), good defensible title, or valid and effective leasehold rights in the case of leased property, to the Facility, free and clear of all liens, charges, claims, pledges, security interests, equities and encumbrances of any nature whatsoever other than the lien of current taxes not delinquent, liens, charges, claims, pledges, security, interests, equities and encumbrances relating to Facility Debt as provided for herein, or that are permitted by the Facility Debt, or that in the aggregate do not materially detract from or interfere with the ability of Seller to deliver the Quantity of the Renewable Energy;
- (b) All acts necessary to the valid execution, delivery and performance of this Agreement by Seller have or will be taken and performed as required under Seller's ordinances, operating agreement, or other regulations including, but not limited to (i) the valid authority of the person executing this Agreement to bind Seller and (ii) the Term of this Agreement does not extend beyond any limitation applicable to Seller imposed by relevant governing documents and applicable law; and
- (c) Seller will have at the time of sale, title to and ownership of the RECs and Environmental Attributes sold hereunder.

3.3 GPA Representations and Warranties.

GPA represents and warrants that the board of directors of GPA and the Consolidated Commission on Utilities has made all certifications required by the Guam Public Utilities Commission and the Guam Legislature in order for the valid execution, delivery and performance of this Agreement by GPA.

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ARTICLE FOUR: PERFORMANCE REQUIREMENTS & APPROVALS

4.1 Commercial Operation.

Seller shall achieve Commercial Operation of the Project no later than the Scheduled Commercial Operation Date, except to the extent such date is extended pursuant to Section 4.2, in which case Commercial Operation shall occur on or prior to the Outside Commercial Operation Date. Commercial Operation shall be achieved as of the date on which Seller certifies to Buyer in writing that each of the following conditions precedent has been satisfied or waived in writing by the Parties, as applicable ("Commercial Operation"):

- (a) Seller shall have obtained all governmental and regulatory authorizations, including any applicable permits, required for the construction, ownership, operation and maintenance of the Project and for the sale of the Renewable Energy therefrom (except for any permits or authorizations typically obtained after Commercial Operation and that Seller reasonably believes will be obtained in due course);
- (b) Seller and Buyer shall have entered into the Interconnection Agreement;
- (c) Seller shall have established SCADA information and real time data feed to enable GPA to view parameters or data points that relate to Facility availability, Renewable Energy data and other actual resource data for the Facility;
- (d) Seller shall be capable of delivering the Renewable Energy from the Facility to GPA at the Delivery Point.
- (e) Seller shall perform at its cost a capacity test in accordance with the protocol outlined in Appendix I to determine the capacity of the Facility ("Facility Test"). GPA shall receive the entire Renewable Energy from the Facility during such test as contemplated in Section 2.1. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

GPA shall use all available Commercially Reasonable Efforts to assist Seller in achieving the Scheduled Commercial Operation Date. Seller shall present to GPA a certificate executed by its duly executed officer, and by an Independent Engineer as to items (d) and (e), verifying that each of the foregoing conditions has been satisfied or waived in writing by the Parties and Commercial Operation shall be deemed to have occurred upon the delivery of such certificate to GPA unless GPA objects to such certificate on the grounds that the condition has not been satisfied within ten (10) Business Days of delivery thereof and such objections are either agreed by Seller or resolved pursuant to Section 12.9 hereof. Upon any acceptance or deemed acceptance of Seller's certificate by GPA, all conditions, set forth above shall no longer be a condition precedent to Commercial Operation of the Project. If the Commercial Operation Date does not occur on or before the Outside Commercial Operation Date, as such date may be extended in accordance with Section 4.2 herein; either Party shall have the right to terminate the Agreement upon written Notice to the other Party. In the event of such termination by either Party, GPA shall be entitled to Termination Damages set forth in Section 4.4; provided, however, that in accordance with Section 4.2(c), GPA shall not be entitled to such Termination Damages if the Outside Commercial Operation Date is not achieved due to a Force Majeure event or a GPA Delay.

4.2 Extension of Commercial Operation Date.

- (a) Planned Extension. The Parties agree that the Commercial Operation Date is expected to occur on or before July 28, 2028 ("Scheduled Commercial Operation Date"). Seller may elect to extend the Commercial Operation Date beyond the Scheduled Commercial Operation Date (the "COD Extension") by paying GPA for such extension (the "COD Extension Payment"). The COD Extension Payment shall be in the amount of fifty percent (50%) of the daily Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year) per day for each day (or portion thereof) after but not including the date of the COD Extension until, but not including, the date on which the Project actually achieves Commercial Operation. Shortfall Damages for purposes of calculating COD Extension Payment shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,570.3 MWh x \$25/MWh), prorated for each month of extension). To extend the Commercial Operation Date, Seller must, as early as reasonably possible, but in no event later than fourteen (14) days prior to the first day of the proposed extension, provide GPA with Notice of its election to extend the Commercial Operation Date along with an estimate of the duration of the extension. The

COD Extension Payment is in addition to and not to be considered part of the Development Security, and shall be paid to GPA in arrears on a monthly basis after delivery of the Notice hereunder. Seller's request to extend the Commercial Operation Date shall not be valid unless proper Notice and payment are timely received by GPA. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein, and GPA shall not have the right to terminate the Agreement or to receive Termination Damages with respect to such extension so long as Seller has provided the Notice, estimation and payment as provided in this Section 4.2(a). Seller may further extend the Commercial Operation Date beyond the original COD Extension, subject to the foregoing Notice, estimation and payment terms applicable to the original COD Extension.

Seller shall be entitled to a prompt refund, without interest, of any portion of the COD Extension Payment held by GPA which exceeds the amount required to cover the number of days by which the Commercial Operation Date was actually extended. In no event may Seller extend the Commercial Operation Date by more than six (6) months through the payment of the COD Extension Payment, except as provided in Section 4.2(b). In the event that the Project does not achieve Commercial Operation on or before the expiration of any COD Extension period as provided herein, either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Sections 4.2(b) or (c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (b) Unplanned Extension/Additional Planned Extension. In the event that (i) the Project does not achieve Commercial Operation by the Scheduled Commercial Operation Date and Seller fails to provide sufficient Notice and/or payment in order to extend the Commercial Operation Date as provided in Section 4.2(a), or (ii) the Commercial Operation Date shall not have occurred within the six (6) months extension period provided under Section 4.2(a), then Seller may still extend the Commercial Operation Date by paying GPA damages ("Daily Delay Liquidated Damages"). The Daily Delay Liquidated Damages shall be in the amount of one hundred percent (100%) of the Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year (Shortfall Damages for purposes of calculating Daily Delay Liquidated Damages shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,570.3 MWh x \$25/MWh), pro-rated for each month of extension) per day for each day (or portion thereof) after but not including the earlier of the dates set forth in sub-clauses (i) or (ii) above, or until, but not including, the date on which the Project actually achieves Commercial Operation, and shall be payable on a monthly basis in arrears within ten (10) Business Days following receipt of an invoice from GPA for any such Daily Delay Liquidated Damages. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein and GPA shall not have the right to terminate the Agreement with respect to such extension or to receive Termination Damages so long as Seller has extended the Commercial Operation Date and pays the Daily Delay Liquidated Damages as provided in this Section 4.2(b).

In the event that the Project does not achieve Commercial Operation on or before twelve (12) months from the Scheduled Commercial Operation Date (as extended pursuant to this Agreement, the "Outside Commercial Operation Date"), then either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Section 4.2(c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (c) Force Majeure and GPA Delay Extension. The Scheduled Commercial Operation Date and the Outside Commercial Operation Date shall also be extended, without payment or other penalty being accrued to GPA, on a day-for-day basis for each day of delay caused by reason of Force Majeure (a "Force Majeure Extension") or by reason of GPA Delay. Any Force Majeure Extension or GPA Delay shall also extend the period of any planned or unplanned extensions pursuant to Sections 4.2(a) or (b) on a day-for-day basis for each day during the Force Majeure Extension or GPA Delay, and Seller shall not be required to pay any COD Extension Payments or Daily Delay Liquidated Damages, as applicable, for any days during the Force Majeure Extension or GPA Delay. Notwithstanding any other provision in this Agreement, if, due solely to a Force Majeure event or a GPA Delay, the Project does not

achieve Commercial Operation on or before the Outside Commercial Operation Date, then the Parties by mutual agreement may terminate this Agreement without penalty or further obligation to either Party, and after one hundred and eighty (180) days following the Outside Commercial Operation Date, either Party may unilaterally terminate this Agreement without penalty or further obligation to either Party. For the sake of clarity, in the event of any such termination, GPA shall not be entitled to Termination Damages.

With the exception of payments, in the case of any delays caused by GPA Delay in excess of fifteen (15) days beyond a reasonable time to cure as agreed by the Parties, and as noticed to GPA in writing, Seller shall be entitled to all remedies available under Section 6.3, as well as reimbursement for Seller's costs and expenses including but not limited to (i) the cost of network upgrades and interconnection costs incurred by Seller, (ii) costs incurred under construction, equipment and other contracts entered into in connection with the development, construction, operation and maintenance of the Facility, (iii) any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility and (iv) Seller's costs and expenses in connection with the Facility and its performance under this Agreement. Such Seller's costs and expenses shall be payable by GPA within 30 days of the receipt of an invoice from the Seller. No event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties. In the event of termination of this Agreement by Seller due to GPA Delay, GPA shall not be entitled to Termination Damages.

4.3 Financing Arrangement.

Seller shall provide GPA with a copy of the preliminary executed credit agreement within three (3) Business Days after the execution of such credit agreement (the date on which GPA receives such copy is hereinafter referred to as the "Financing Arrangement Provision Date"). In the event that Seller fails to procure the execution of a binding credit agreement, GPA may terminate the Agreement and shall be entitled to Termination Damages set forth in Section 4.4 as its sole and exclusive remedy unless extended under other provisions of this Agreement, including Section 4.11.

4.4 Termination Damages.

Prior to the Commercial Operation Date, Seller may terminate this Agreement at any time for its convenience or by reason of Force Majeure, GPA Delay and Event of Default by GPA. GPA shall be entitled to termination damages, payable solely from the Bid Security or the Development Security established in Section 9.1 (as applicable) ("Termination Damages"), in the amounts set forth in the table below, if: (a) subject to the last sentence of this Section 4.4, Seller terminates the Agreement prior to the Commercial Operation Date for any reason other than: (i) a Force Majeure event (ii) a GPA Delay, or (iii) an Event of Default by GPA; or (b) GPA terminates the Agreement as a result of Seller failing to achieve the Commercial Operation Date on or prior to the Scheduled Commercial Operation Date, as the same may have been extended pursuant to Section 4.2, and subject to Section 4.2. The Termination Damages are designed to help compensate GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements and do not constitute a penalty payment. Accordingly, Seller shall pay to GPA Termination Damages, from Bid Security or the Development Security in the following amounts, based upon when the termination occurs:

With respect to the foregoing, no event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay as agreed by the Parties. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties.

Up to Financing Arrangement Provision Date	100% of the Bid Security
Up to Six (6) months after Financing Arrangement Provision Date	50% of the Development Security
Up to Twelve (12) months after Financing Arrangement Provision Date from Six (6) months after Financing Arrangement Provision Date	75% of Development Security
Twelve (12) months after Financing Arrangement Provision Date forward:	100% of Development Security

No later than five (5) Business Days after the Financing Arrangement Provision Date, GPA shall return the Bid Security to Seller, to the extent GPA has not validly claimed the Bid Security in respect of Termination Damages on or prior to Financing Arrangement Provision Date. Notwithstanding the foregoing, in the event that Seller terminates this Agreement for any reason prior to the posting date for the Development Security as set forth in Section 9.1 herein, then Seller shall owe GPA no Termination Damages and such termination shall be without penalty to Seller.

4.5 Seller's and Buyer's Obligations.

Subject to Appendix H, Seller shall sell and deliver, or cause to be delivered, and GPA shall purchase and receive, or cause to be received, all Renewable Energy generated by the Facility including all Test Energy and Renewable Energy from the Annual Facility Test, at the Delivery Point, and GPA shall pay Seller the Contract Price for such Quantity of Renewable Energy as measured by the Seller Metering Equipment at the Delivery Point; provided that for quantities of Renewable Energy in excess of 100% of the Estimated Annual Production, as shown in the third column of Appendix A, which are not make-up quantities for delivery deficiencies in prior Production Measurement Periods pursuant to Section 4.8, the price payable by GPA shall be offered to GPA at a 15% discount of the lesser of the two following prices: 1) the Bidder's guaranteed price applicable to the then current time period or 2) the effective Levelized Energy Adjustment Clause (LEAC) fuel recovery cost incurred by GPA's ratepayers. For Seller's failure to deliver Renewable Energy as required hereunder, GPA's remedies shall be as set forth in Section 4.8. For GPA's failure to purchase and receive Renewable Energy as required hereunder, Seller's damages and remedies shall be set forth in Appendix K.

Seller shall be responsible for any costs or charges imposed on or associated with the Renewable Energy or its delivery up to the Delivery Point. GPA shall be responsible for any costs or charges imposed on or associated with Renewable Energy or its receipt at and from the Delivery Point. Title to and risk of loss of Renewable Energy from the Facility delivered to the Delivery Point shall transfer to GPA at the Delivery Point. Seller warrants that it will deliver to Buyer Renewable Energy free and clear of all liens, security interests, claims and encumbrances or any interest therein or thereto by any person arising prior to the Delivery Point. Notwithstanding the foregoing Seller's obligation to supply and sell, and GPA's obligation to accept and purchase, Renewable Energy shall be limited to such Renewable Energy that is actually deliverable from the Facility to the Delivery Point during such period.

4.6 Operation of Facility.

Seller shall operate and maintain the Facility in accordance with Good Utility Practices.

4.7 [Reserved].

4.8 Minimum Production.

The Facility is expected to produce a minimum number of MWhs of Renewable Energy in each one (1) Contract Year period as set forth in the third column of Appendix A (such annual MWh production is the "Minimum Production"). Seller during the Delivery Period shall (i) during each such Contract Year period, deliver to GPA at least ninety percent (90%) of the Minimum Production (which calculated amounts are set forth in the fourth column of Appendix A), and for any consecutive five (5) Contract Years during the Delivery Period, deliver to GPA at least one hundred percent (100%) of the aggregate Minimum Production (which calculated amounts are set forth in Appendix A) during such period (any such time period a "Production Measurement Period" and each such guaranteed amount of delivered Renewable Energy during any Production Measurement Period, the "Guaranteed Output"). Any shortfall of Renewable Energy deliveries to Buyer from the applicable Guaranteed Output during a Production Measurement Period shall be deemed a "Deficiency Amount".

GPA shall be entitled to receive damages for any Deficiency Amount (“Shortfall Damages”) which are not due to Excused Hours. GPA shall calculate such Shortfall Damages as follows:

$$\text{Shortfall Damages} = \text{Deficiency Amount} \times \text{Incremental Price.}$$

For purposes of clarity, if Actual Renewable Energy for any given Production Measurement Period is less than the Guaranteed Output for that period (even if due to Excused Hours or Weather Hours), there shall be a “Shortfall”, and Seller shall be entitled to deliver to GPA Renewable Energy in the amount of such Shortfall in subsequent Performance Measurement Periods (even if such make-up amounts are in excess of the Guaranteed Output for such subsequent year), and this Agreement may be extended as necessary for a period of up to six (6) months in order to provide Seller with the opportunity to deliver Renewable Energy to Buyer up to the amount of the Deficiency Amount that would not otherwise be eligible for sale to Buyer under this Agreement. There shall be no Shortfall Damages owing to GPA for any Performance Measurement Period unless such Actual Renewable Energy is less than the Guaranteed Output amount for that Performance Measurement Period, and such shortfall is not due to Excused Hours or Weather Hours.

In the event Shortfall Damages are due for a Production Measurement Period of five (5) rolling Contract Years, then such Shortfall Damages shall be reduced by the amount of any Shortfall Damages previously paid for any Contract Year during such five (5) year Production Measurement Period. Seller’s payment of Shortfall Damages shall be Seller’s sole liability and obligation, and GPA’s sole right and remedy, with respect to Seller’s failure to deliver the Guaranteed Output during any Production Measurement Period.

Seller shall be entitled to sell, and GPA shall purchase, quantities of Renewable Energy for which Shortfall Damages are paid hereunder (the “Make-up Renewable Energy”), during any remaining Production Measurement Period during the Delivery Period. The price for the Make-up Renewable Energy shall be the Contract Price in effect at time of the supply of such Make-up Renewable Energy. During any Contract Year, all Renewable Energy delivered by Seller to GPA in excess of the Guaranteed Output shall be credited against makeup of any outstanding Deficiency Amounts, with oldest Deficiency Amounts made up first.

To the extent any Deficiency Amount is due to Weather Hours and Excused Hours, Seller shall be excused from any liability with respect thereto.

4.9 Facility Testing.

In addition to the Facility Test referenced in Section 4.1(e), the capacity of the Facility shall be tested during each Contract Year during the Delivery Period (the “Annual Facility Test”). Seller shall notify GPA of the specific date on which it intends to conduct the Annual Facility Test at least ten (10) Business Days in advance and shall permit GPA to be present at such test. GPA shall have the right to receive copies of the results of the Annual Facility Test, which shall be conducted in accordance with the protocol set forth in Appendix I. Any dispute regarding the results of the Annual Facility Test shall be resolved as set forth in Section 12.9 of this Agreement.

GPA shall receive, in accordance with Section 4.5, the entire Renewable Energy from the Facility during any Annual Facility Test or re-test. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

4.10 Scheduling.

Seller agrees to supply at the Delivery Point all Renewable Energy produced by the Project, net of Renewable Energy self-generated and consumed at the Facility and net of any generation losses prior to the Delivery Point, up to the Facility Capacity, in accordance with the scheduling and coordination procedures set out in Appendix H. GPA agrees to take at the Delivery Point all Renewable Energy tendered by Seller in accordance with the foregoing sentence.

The Schedules and estimates provided pursuant to Appendix H shall be made by Seller in good faith and based on information available to it at such time, but in no event shall such Schedules be binding on Seller nor shall Seller be liable for any inaccuracies in such Schedules.

4.11 Force Majeure.

To the extent either Party is prevented by Force Majeure from carrying out, in whole or part, its obligations under this Transaction and such Party (the “Claiming Party”) gives Notice and details of the Force Majeure to the other Party promptly upon the occurrence of the Force Majeure event, then the Claiming Party shall be excused from

the performance of its obligations with respect to such Transaction (other than the obligation to make payments then due or becoming due hereunder). The Claiming Party shall exercise Commercially Reasonable Efforts to remedy the Force Majeure with all reasonable dispatch. The non-Claiming Party shall not be required to perform or resume performance of its corresponding obligations to the Claiming Party (other than the obligation to make payments then due or becoming due hereunder) until the Claiming Party resumes its performance. If the Force Majeure event extends for a continuous period of three hundred and sixty-five (365) days, either Party may terminate this Agreement without further obligation by either Party.

4.12 Facility Outages and Maintenance Scheduling.

- (a) Planned Outages. Seller shall provide written Notice to GPA prior to conducting any Planned Outages of the Facility. Within ninety (90) days prior to the Commercial Operation Date, as the same may be extended in accordance with the provisions of Section 4.2, and on or before the first day of each subsequent Contract Year, Seller shall provide GPA with a schedule of such proposed Planned Outages in accordance with Appendix H. The proposed Planned Outages schedule shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage.

GPA shall promptly review Seller's proposed schedule and may request modifications within thirty (30) days of GPA's receipt of such schedule. Changes to the schedule may be requested by either Party and each Party shall make Commercially Reasonable Efforts to accommodate such changes, provided further that Seller shall have no obligation to agree to GPA's proposed modifications or revisions to any Planned Outage schedule.

- (b) Forced Outages. In the event of any Forced Outage, Seller shall promptly notify GPA of the same. Seller shall as quickly as practicable notify GPA verbally and shall then, within twenty-four (24) hours thereafter, provide written Notice to GPA of the Forced Outage (the "Forced Outage Notice"). The Forced Outage Notice shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage. Seller shall return the Facility to service as soon as possible, consistent with Good Utility Practices, after the Forced Outage ceases to exist.

- (c) GPA Parts Inventory. To the extent GPA maintains an inventory of parts or components that are used or useful in the Facility and provided it can prudently do so under its own ordinary course operating practices and restrictions, GPA shall cooperate with Seller in a Commercially Reasonable manner by making such parts or components available to Seller at its request during the period of time Seller is obtaining replacement parts or components for the Facility in order to maximize output of Renewable Energy. If Seller obtains a replacement part or component from GPA, it shall at GPA's option either replace such part or component with the new part or component ordered by Seller or return the borrowed part or component to GPA at such time as Seller obtains the replacement. Seller shall bear the installation, transportation and labor charges relating to GPA's replacement parts or components, and if the parts or components are returned to GPA then Seller shall reimburse GPA for any damage to such parts or components while in Seller's possession.

4.13 Operating Status Reports.

From the date of Commercial Operation through the Term, Seller shall provide GPA with Monthly reports regarding material data pertaining to the operation of the Facility. The operations data is generally identified as performance, Outage, and risk data and shall be sent electronically to GPA using a reasonably acceptable format provided by GPA. The operations data report format may be modified by agreement of the Parties from time-to-time during the Term of this Agreement.

4.14 Resource Quality Reporting: Forecasting.

Seller shall provide to GPA at its request copies of non-proprietary resource quality data in Seller's possession that could reasonably be expected to affect, in any material manner, the operation and/or productivity of the Facility, whether produced, compiled or otherwise generated by Seller or any third party in a Commercially Reasonable manner, so that GPA can evaluate the expected performance of the Facility. Seller shall provide such data as it is produced or otherwise made available to Seller. Upon Commercial Operation of the Facility, to the extent generated or procured by Seller, Seller shall also provide to GPA Monthly and day-ahead forecasting information for the Facility. Such information shall be in a format agreed to by the Parties and include, among other things: Seller's forecasts for the performance of the Facility based on Facility specifications, weather-based forecasting, and weather-related studies. Such information, which will be used by GPA solely for evaluation, Scheduling, and other purposes related to this Agreement, shall be provided as available. In no event shall the data and/or information provided to GPA pursuant to this Section 4.14 be binding upon Seller, nor shall Seller be liable for any penalties, charges or other damages based on the inaccuracy of such data or information.

4.15 Permit Violations.

Seller shall at all times during the Term of this Agreement maintain and comply in all material respects with all applicable permits for the development, ownership and maintenance of the Facility.

4.16 Delivery of RECs and Environmental Attributes.

- (a) Use of North American Renewables Registry. At least ten (10) days prior to COD, Seller shall transfer to GPA the authority to create, own and transfer all Environmental Attributes associated with the Renewable Energy produced by the Facility, by executing and delivering the form entitled "Generator Owner's Designation of Responsible Party" published by NAR, wherein Seller shall designate GPA as the "responsible party" for all matters relating to the creation, ownership, and transfer of RECs and Environmental Attributes from the Facility. Thereafter, GPA shall be responsible for all obligations relating to creating and transferring RECs and Environmental Attributes from the Facility and Seller shall have no further obligations or liabilities with respect thereto, provided, however, that Seller shall reimburse to GPA its costs of creating and maintaining the NAR account and NAR's fees charged to transfer the RECs and Environmental Attributes, up to an aggregate maximum amount of \$5,000 per annum. In the event this Agreement is terminated or suspended for any reason, the Parties agree to each consent to the termination of such designation in accordance with NAR procedures.
- (b) GPA Registration as a QRE. GPA shall be the QRE for the Facility as required by NAR and shall comply with any and all NAR Operating Procedures relating to the registration and operation as a QRE and the reporting of generation data from the Facility to NAR. As the QRE, each month upon receipt of an invoice and associated interval metering data from Seller in accordance with Section 7.5 herein, GPA shall report such data to NAR within three (3) Business Days following receipt of such data. The Parties shall cooperate to ensure that the Seller Metering Equipment and the resulting interval metering data meet the NAR requirements for metering equipment and generation data.
- (c) Change Event. During the Term, in the event that (i) the NAR Operating Procedures are amended or changed such that it becomes impossible for the Parties to utilize NAR as the REC tracking method and/or for GPA to continue as "responsible party" for purposes of creating, owning and transferring RECs and Environmental Attributes attributable to the Facility; (ii) the fees or charges imposed by NAR on either Seller or GPA to utilize the NAR REC tracking system are materially increased such that use of the NAR REC tracking system becomes uneconomic or infeasible; or (iii) the NAR REC tracking system is eliminated (each one individually, a "Change Event"), then the Parties shall promptly negotiate in good faith to reform the terms of this Agreement in order to give effect to the original intention of the Parties to the extent reasonable under the circumstances, including utilizing an alternative method for transferring RECs to GPA, but in no case shall Seller's cost with respect thereto exceed \$5,000 per annum.

4.17 [Reserved].

4.18 Energy Shifting and Rapid Reserve Response.

Seller shall be required to use ESS for the purpose of delivering produced energy at a different period of time than its production period. GPA shall receive all of the stored renewable energy before the next solar production period. The active, or real, power shall be dispatchable at the point of interconnection, between the hours of 6:00 PM to 6:00 AM, as required by the GPA Power System Control Center operators or a SCADA control point. The available capacity may also be dispatched outside of these hours if deemed necessary by the GPA Power System Control Center operators. The delivered output to the GPA grid shall be firm, non-intermittent power with a ramp-up and ramp-down rate limited to 1% of rated power output per minute. However, this rate may be exceeded at the request of the GPA Power System Control Center operators. Seller shall also provide a dispatchable reactive capability requirement up to 0.80 lag to lead at the point of interconnection as required by the GPA Power System Control Center operators or a SCADA control point. The project shall perform at +/- 0.80 PF Dynamic Range up to and including the maximum MW output and shall not reduce reactive capability near the peak real power output. The total energy available for dispatching shall be provided to the GPA Power System Control Center through a SCADA point every second. The additional function of the ESS is to provide rapid reserve in response to under-frequency events. The total energy exported for these events shall be included in the annual minimum energy requirement.

During the Delivery Period, Seller shall allow GPA to negotiate a revision in the ESS control function or integration with a grid controller to improve the reliability and/or stability of the GPA grid.

4.19 Performance.

During the Delivery Period, Seller shall cause the Facility to comply with the performance requirements set forth in Appendix C. If the Facility fails to meet the requirements, GPA may provide written notice to Seller of the failure to meet the requirements and a request for Seller to take steps needed to meet the requirements. In response to such a notice, Seller shall, within two (2) weeks from the date of such notice, provide GPA with a written remedial action plan that provides a detailed description of Seller's course of action and plan to meet the requirements and shall take steps to implement such remedial action within six (6) months of the date of such action plan; provided, however, GPA shall not be entitled to such a remedial action plan if the failure to achieve the requirements is due to a Force Majeure event, GPA Delay or an Event of Default by GPA. Seller's sole obligation with respect to any deficiency in the requirements is to follow its remedial action plan.

ARTICLE FIVE: SELLER FAILURE

5.1 Seller Failure.

In the event Seller fails to deliver to GPA any Quantity of Renewable Energy to which GPA is entitled in accordance with the terms of this Agreement and instead sells such Quantity of Renewable Energy to which GPA is entitled to a third party in violation of this Agreement (“Seller Failure”), then Seller shall pay to GPA the “Seller Failure Damages,” which shall mean the positive difference, if any, between the Replacement Price and the Contract Price for the period of such Seller failure, times such Quantity of Renewable Energy. GPA shall calculate the Seller Failure Damages and shall provide to Seller an invoice for such amount, including a written statement explaining in reasonable detail the calculation of such amount. Seller shall pay the Seller Failure Damages not later than ten (10) days following its receipt of such an invoice from GPA. If the Replacement Price is less than the Contract Price, then the Seller Failure Damages are deemed to be zero. The Seller Failure Damages represent the sole and exclusive remedy for Seller’s failure as described herein, except as provided in Section 6.1(f).

ARTICLE SIX: EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default.

An “Event of Default” shall mean, with respect to a Party (a “Defaulting Party”), the occurrence of any of the following:

- (a) The failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within ten (10) Business Days after receipt of written Notice;
- (b) Any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated, if such failure is not remedied within thirty (30) Business Days after receipt of written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (c) The failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default and except for such Party’s obligations to deliver or receive the Renewable Energy, the remedies for which are provided in Article Five) if such failure is not remedied within thirty (30) Business Days after written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (d) Such Party becomes Bankrupt (or if the Bankruptcy is involuntary, the failure of such Party to achieve dismissal of the Bankruptcy within ninety (90) days);
- (e) A Merger Event occurs with respect to such Party;
- (f) If during the Term of this Agreement there have occurred three (3) or more Seller Failures as that term is used in Section 5;
- (g) With respect to Seller, a material permit violation (that is not due to a GPA Delay) occurs and such violation is not remedied within forty (40) Business Days after Notice by either GPA or the relevant permitting authority, or such longer time, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (h) With respect to Seller, failure to maintain the Development Security and failure to reinstate the same within thirty (30) Business Days after Seller’s receipt of written Notice thereof from GPA;

6.2 Declaration of an Early Termination Date.

If an Event of Default with respect to a Defaulting Party shall have occurred on or after the Commercial Operation Date and be continuing, the other Party (the “Non-Defaulting Party”) shall have the right but not the obligation to: (i) designate a day, no earlier than the day such Notice is effective and no later than twenty (20) days after such Notice is effective, as an early termination date (“Early Termination Date”) to accelerate all amounts owing between the Parties and to liquidate and terminate this Agreement between the Parties; (ii) withhold any payments due to the Defaulting Party under this Agreement as setoff against termination costs and liabilities as determined herein (and until such amounts are determined); and (iii) suspend its performance under this Agreement.

6.3 Suspension of Performance and Other Remedies.

Except as otherwise expressly provided in this Agreement, if an Event of Default or a GPA Delay shall have occurred and be continuing, the Non-Defaulting Party, upon written Notice to the Defaulting Party, shall have the right (i) to suspend performance under this Agreement; and (ii) to the extent an Event of Default or a GPA Delay shall have occurred and be continuing to exercise any remedy available at law or in equity, for such suspension and/or termination, including any specific remedies set forth in this Agreement; provided, however, that any damages shall include only the direct actual damages incurred by the Non-Defaulting Party as provided in Section 8.1, (including, but not limited to, if the Non-Defaulting Party is the Seller, any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility), and Seller's aggregate total liability hereunder shall not exceed the amounts set forth in Section 4.4 prior to the Commercial Operation Date.

ARTICLE SEVEN: PAYMENT AND NETTING

7.1 Billing Period.

Unless otherwise specifically agreed upon by the Parties, the calendar Month shall be the standard period for all payments under this Agreement. No later than the tenth (10th) day after the end of each Month, each Party will render to the other Party an invoice (in the case of Seller, such invoice being rendered in accordance with Section 7.5) for the payment obligations of the non-invoicing Party, if any, incurred hereunder during the preceding Month.

7.2 Timeliness of Payment.

Unless otherwise agreed by the Parties, all invoices under this Agreement shall be due and payable in accordance with each Party's invoice instructions on or before the later of the twentieth (20th) day of each Month, or if later the tenth (10th) day after receipt of the invoice or, if such day is not a Business Day, then on the next Business Day. Each Party will make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any amounts not paid by the due date will be deemed delinquent and will accrue interest at the Interest Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

7.3 Disputes and Adjustments of Invoices.

A Party may, in good faith, dispute the correctness of any invoice or any adjustment to an invoice, rendered under this Agreement or adjust any invoice for any arithmetic or computational error within twelve (12) Months of the date the invoice, or adjustment to an invoice, was rendered. In the event an invoice or portion thereof, or any other claim or adjustment arising hereunder, is disputed, payment of the undisputed portion of the invoice shall be required to be made when due, with Notice of the objection given to the other Party. Any invoice dispute or invoice adjustment shall be in writing and shall state the basis for the dispute or adjustment. Except as otherwise provided in this Agreement, payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment shall be made within two (2) Business Days of such resolution along with interest accrued at the Interest Rate from and including the due date to but excluding the date paid. Inadvertent overpayments shall be returned upon request or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Interest Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment. Any dispute with respect to an invoice is waived unless the other Party is notified in accordance with this Section 7.3 within twelve (12) Months after the invoice is rendered or any specific adjustment to the invoice is made. If an invoice is not rendered within twelve (12) Months after the close of the Month during which performance of a Transaction occurred, the right to payment for such performance is waived.

7.4 Metering and Other Facilities.

Seller shall be responsible, at its sole expense, for providing the Seller Metering Equipment in accordance with Good Utility Practices. In accordance with the terms of the Interconnection Agreement, the Seller may elect to have GPA provide Seller with the Seller Metering Equipment; provided, however, the cost of such meters shall be borne solely by Seller at no cost to GPA. Seller shall be solely responsible for operating, maintaining, and repairing the Seller Metering Equipment at its own expense throughout the Term of this Agreement. Seller shall inspect and test the Seller Metering Equipment upon its installation and at least once every year at Seller's expense. Seller shall give GPA reasonable advance Notice of any test, and promptly provide GPA with the results of any such test. GPA may observe the test and conduct its own tests, at GPA's expense, to verify Seller's procedures and results. GPA shall give Seller reasonable advance Notice of any such test, and may observe the tests. GPA shall provide Seller with the results of any test by GPA promptly upon receipt of the results. Access by GPA for any such testing shall be in compliance with Section 12.4.

Upon an inaccurate read of the Seller Metering Equipment or if Seller knows of any material inaccuracy or material defect in Seller Metering Equipment, Seller shall notify GPA in writing within forty-eight (48) hours of such defect. Seller shall be solely responsible for adjusting, repairing, replacing or recalibrating such metering device as near as practicable to a condition of zero (-0-) error, and for paying any expenses associated with such adjustment, repair, replacement or recalibration. If a metering device fails to register or is found upon testing to be inaccurate, an adjustment will be made correcting all measurements by the inaccurate or defective metering device in the following manner:

- (a) In the event that an adjustment factor cannot be reliably calculated, the Parties shall use the measurements from GPA-owned meters if they are installed, fully operational and calibrated in accordance with Good Utility Practices. If for any reason the measurements cannot be obtained from GPA-owned meters, the Parties shall use data from Seller's computer monitoring system to determine the relevant measurements. If Seller's computer monitoring system is found to be inaccurate by more than two (2) percent, the Parties shall estimate the amount of the necessary adjustment using the site meteorological information for the period of the inaccuracy based upon deliveries of Renewable Energy delivered to GPA at the Delivery Point from the Facility during periods of similar operating conditions when the Seller Metering Equipment was registering accurately. The adjustment will be made for the period during which inaccurate measurements were made.
- (b) If the Parties cannot agree on the actual period during which the inaccurate measurements were made, the period during which the measurements are to be adjusted will be the shorter of: (1) the last one-half of the period from the last previous test of the metering device to the test that found the metering device to be defective or inaccurate; or (2) the one hundred and eighty 180-day period immediately preceding the test that found the metering device to be defective or inaccurate.
- (c) Upon determination of corrected measurements, the required payment adjustment shall be made according to the procedures set forth in Section 7.3.

7.5 Invoices.

Seller shall maintain and read the Seller Metering Equipment for measuring the Renewable Energy delivered hereunder. For review purposes, Seller shall furnish GPA with a written invoice reflecting the Contract Price; interval data from the Seller Metering Equipment used to calculate that invoice; and any other charges due, within ten (10) Business Days after Seller reads the Seller Metering Equipment. Such invoices may be furnished to GPA by facsimile transmission or by such other method as the Parties agree.

ARTICLE EIGHT: LIMITATIONS

8.1 Limitation of Remedies, Liability and Damages.

Except as set forth herein, there are no warranties by either party under this agreement, including warranties of merchantability or fitness for a particular purpose, and any and all implied warranties are disclaimed. The parties confirm that the express remedies and measures of damages provided in this agreement satisfy the essential purposes hereof. For breach of any provision for which an express remedy or measure of damages is provided herein, such express remedy or measure of damages shall be the sole and exclusive remedy and the obligor's liability shall be limited as set forth in such provision and all other remedies or damages at law or in equity are waived. If no remedy or measure of damages is expressly provided herein or in a transaction, the obligor's liability shall be limited to direct actual damages only, such direct actual damages shall be the sole and exclusive remedy and all other remedies or damages at law or in equity are waived. Unless expressly herein provided, neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages, lost profits or other business interruption damages, by statute, in tort or contract, under any indemnity provision or otherwise. It is the intent of the parties that the limitations herein imposed on remedies and the measure of damages be without regard to the cause or causes related thereto, including the negligence of any party, whether such negligence be sole, joint or concurrent, or active or passive. To the extent any damages required to be paid hereunder are liquidated, the parties acknowledge that the damages are difficult or impossible to determine, or otherwise obtaining an adequate remedy is inconvenient and the damages calculated hereunder constitute a reasonable approximation of the harm or loss.

Notwithstanding the foregoing, if GPA is the Defaulting Party, the Parties agree that the actual damages recoverable to Seller hereunder on account of an Event of Default by GPA shall include loss of Tax Benefits on a grossed up after tax basis, using the highest applicable United States marginal personal income tax rate.

Any assets transferred to GPA as required by the Interconnection Agreement shall require a one-year warranty on all construction work and extension of any manufacturer warranties from the transfer of such assets.

ARTICLE NINE: CREDIT AND COLLATERAL REQUIREMENTS

9.1 Development Security.

In order to secure Seller's obligations prior to Commercial Operation of the Facility, Seller shall post a Letter of Credit or cash in the amount of \$752,822 (the "Development Security"). The Development Security shall be held by GPA as security for Seller's obligations prior to the Commercial Operation Date under the Agreement. To the extent permitted under Section 4.4, GPA may draw on the Development Security at any time prior to the Commercial Operation Date, but only in the amounts and according to the schedule set forth in Section 4.4. Seller shall post the Development Security in accordance with the following terms and conditions:

- (a) Seller shall post the Development Security within ten (10) Business Days from the date when a binding credit agreement is executed pursuant to Section 4.3 but no later than the Financing Arrangement Deadline.
- (b) If the Development Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix F, respectively with such changes thereto as may be approved by Buyer and Seller in their reasonable discretion.
- (c) Any Development Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.3 of this Agreement.

9.2 Forfeiture of Development Security.

In the event that the Commercial Operation Date does not occur on or before the Scheduled Commercial Operation Date, as extended pursuant to the terms of this Agreement, and to the extent Seller does not remit any COD Extension Payment or Daily Delay Liquidated Damages payment when due pursuant to Section 4.2, then GPA shall be entitled to proceed against the Development Security in accordance with the terms thereof, to the extent of the amount(s) due and owing from time to time under Section 4.2. If the Development Security is exhausted up to the limits in Section 4.4 and further payments are due, then GPA shall be entitled to terminate this Agreement as its sole and exclusive remedy if Seller otherwise refuses to pay the amount due, and Seller shall have no further liability for damages hereunder. Seller acknowledges and agrees that forfeiture of all or a portion of the Development Security, as provided herein, represents reasonable compensation to GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements as a result of Seller's failure to achieve Commercial Operation by the Scheduled Commercial Operation Date. Notwithstanding the foregoing, if Seller terminates this Agreement prior to the Commercial Operation Date for the sole purpose of selling the Renewable Energy to a third party, GPA shall be entitled to both the Development Security and any other remedies available at law or in equity to the extent that GPA's actual damages exceed the value of the Development Security.

9.3 Return of Development Security.

Concurrently with the achievement of the Commercial Operation Date or the earlier termination of the Agreement pursuant to Section 4.2, GPA shall return to Seller any remaining portion of the Development Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Development Security was posted as a Letter of Credit, GPA shall return the Letter of Credit to Seller and Seller shall be entitled to immediately cancel such Letter of Credit. If the Development Security was posted in cash, GPA shall return to Seller the balance of the Development Security, together with daily interest at the Interest Rate, from and including the date that the Development Security was posted until, but not including, the date on which the Development Security is returned by GPA.

9.4 Performance Security.

In order to secure Seller's obligations after Commercial Operation of the Facility and during the Delivery Period hereunder, Seller hereby agrees to post security in one of the forms contemplated below, each of which is deemed acceptable by GPA (the "Performance Security"):

- (a) A Letter of Credit or cash in the amount of \$1,505,644; or

- (b) A Payment and Performance Bond in the amount of \$1,505,644; or
- (c) A subordinated lien on all real and personal property constituting the Project, to be effective as of the Commercial Operation Date (the “GPA Lien”) and Seller agrees to take such action as is reasonably required in order to perfect GPA’s security interest in, and lien on, such collateral and any and all proceeds resulting therefrom; provided, that concurrently with the grant of the such lien, GPA shall enter into such subordination, inter-creditor and other agreements with the senior financing parties pursuant to which GPA shall agree that their rights and remedies pursuant to their lien shall be subordinated in all respects to the senior first lien held by or the financing parties.

The Performance Security shall be held by GPA as security for Seller’s obligations after the Commercial Operation Date and during the Delivery Period, but GPA may draw on the Performance Security at any time only in full the amounts actually due and payable by Seller remaining liable to GPA pursuant to this Agreement. Seller may (i) post the Performance Security by posting a combination or one or more of the above acceptable forms of credit support in an aggregate amount of \$1,505,644, and (ii) at any time elect to substitute any form of one or more of the above acceptable forms of credit support for any existing Performance Security in which case GPA shall return the replaced Performance Security and reasonably cooperate with Seller in the exchange or cancellation of such credit support.

Seller shall post the Performance Security in accordance with the following terms and conditions:

- (a) Seller shall post the Performance Security within ten (10) business days following the Commercial Operation Date.
- (b) If the Performance Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix[F-1].
- (c) If the Performance Security is posted as a Payment and Performance Bond, it shall be in substantially the form attached hereto as Appendix [F-2].
- (d) Any Performance Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.5 of this Agreement.

9.5 Return of Performance Security.

At the end of the Term or upon the termination of this Agreement following the settlement and payment of any damages owed as a result of such termination, GPA shall return to Seller any remaining portion of the Performance Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Performance Security was posted as a Letter of Credit or a Payment and Performance Bond, then GPA shall return the Letter of Credit or Payment and Performance Bond to Seller and Seller shall be entitled to immediately cancel such Letter of Credit or Payment and Performance Bond. If the Performance Security was posted in cash, GPA shall return to Seller the balance of the Performance Security, together with daily interest at the Interest Rate, from and including the date that the Performance Security was posted until, but not including, the date on which the Performance Security is returned by GPA.

ARTICLE TEN: GOVERNMENTAL CHARGES

10.1 Cooperation.

Each Party shall use Commercially Reasonable Efforts to implement the provisions of and to administer this Agreement in accordance with the intent of the Parties to minimize all taxes, so long as neither Party is materially adversely affected by such efforts.

10.2 Governmental Charges.

Seller shall pay or cause to be paid all taxes imposed by any Government Authority (“Governmental Charges”) on or with respect to the Renewable Energy, Environmental Attributes or this Agreement arising prior to the Delivery Point. GPA shall pay or cause to be paid all Governmental Charges on or with respect to the Renewable Energy, Environmental Attributes, or this Agreement at and from the Delivery Point. All other tax or income taxes on the sale of the Renewable Energy by Seller hereunder and are, therefore, the responsibility of the Seller. In the event Seller is required by law or regulation to remit or pay Governmental Charges, which are GPA’s responsibility hereunder, GPA shall promptly reimburse Seller for such Governmental Charges. If GPA is required by law or regulation to remit or pay Governmental Charges which are Seller’s responsibility hereunder, GPA may deduct the amount of any such Governmental Charges from the sums due to Seller under Article Seven of this Agreement. Nothing shall obligate or cause a Party to pay or be liable to pay any Governmental Charges for which it is exempt under the law.

ARTICLE ELEVEN: ASSIGNMENT

11.1 Buyer Assignment.

Buyer may not assign this Agreement or assign or delegate its rights and obligations under this Agreement, in whole or in part, without Seller's consent, not to be unreasonably withheld.

11.2 Seller Assignment.

Seller shall not sell, transfer, pledge, encumber or assign this Agreement or any of the rights, interests or obligations hereunder without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed, except that Buyer shall have the right to withhold its consent if, in Buyer's reasonable determination, such sale, transfer, pledge, encumbrance or assignment will have a materially adverse effect on the timely construction of the Project or the economic interests of Buyer. Notwithstanding the foregoing, Seller may sell, transfer, pledge, encumber, or assign this Agreement or any of its rights, interests or obligations hereunder without the consent of Buyer, but with at least thirty (30) days' advance written notice to Buyer, either: (1) in connection with any financing or other financial arrangements for the Facility, including, but not limited to, any tax equity financing or any sale-leaseback financing arrangement; (2) to any of its Affiliates in connection with a transfer of the Facility to such Affiliate; or (3) to any person or entity succeeding to all or substantially all of the assets of Seller. In connection with any sale, transfer, pledge, encumbrance or assignment in accordance with the foregoing: (A) Seller's security shall remain in place until the assignee or transferee posts replacement credit support in accordance with this Agreement; and (B) Seller and Assignee shall enter into an assignment and assumption agreement, in form and substance reasonably satisfactory to Buyer, pursuant to which the assignee or transferee assumes all of Seller's obligations hereunder and otherwise agrees to be bound by the terms of this Agreement. Any assignment of this Agreement in violation of the foregoing shall be, at the option of Buyer, void.

11.3 Liability After Assignment.

A Party's assignment or transfer of rights or obligations pursuant to this Article 11 shall relieve said Party from any liability and financial responsibility for the performance thereof arising after any such transfer or assignment.

11.4 Transfers of Ownership.

Subject to any rights of first offer or refusal under this Agreement, during the Term, Seller shall not sell, transfer, assign or otherwise dispose of its interest in the Facility to any third-party absent (1) a transfer of this Agreement to such third-party and (2) Seller entering into an assignment and assumption agreement for this Agreement, in form and substance reasonably satisfactory to Buyer, with such third-party.

11.5 Successors and Assigns.

This Agreement and all of the provisions hereof are binding upon, and inure to the benefit of, the Parties and their respective successors and permitted assigns.

11.6 Collateral Assignment by Seller.

In the event that Seller pursuant to Section 11.2(1) transfers, pledges, encumbers or collaterally assigns this Agreement to Seller's lenders, Seller shall provide written notice to Buyer of such transfer, pledge, encumbrance or assignment, including the address of Seller's lenders. In connection with any financing or refinancing of the Facility, including tax equity financing, Buyer at Seller's request shall negotiate in good faith with Seller and Seller's lenders and financing parties to agree upon reasonable direct agreements, estoppels, opinions and other customary documentation to support the financing(s) with respect to this Agreement, which shall be in form and substance reasonably agreed to by Buyer, Seller and Seller's financing parties. The direct agreement shall include (but not be limited to) provisions substantially as follows:

- (a) The Parties shall not amend or modify this Agreement in any material respect without the prior written consent of the Seller's financing parties;

- (b) Prior to exercising its right to terminate this Agreement as a result of an Event of Default by Seller, Buyer shall give notice of such Event of Default by Seller to the administrative agent of Seller's lenders of Seller's financing parties, which Buyer has been provided written notice of; and
- (c) Seller's lenders or financing parties shall have the right, but not the obligation, to cure an Event of Default on behalf of Seller in accordance with the provisions of this Agreement, provided that Seller's lenders or financing parties shall be provided an additional ninety (90) days, from the end of the cure periods provided pursuant to Section 6.1, to effect a cure of such Event of Default.

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ARTICLE TWELVE: MISCELLANEOUS

12.1 Term of Agreement.

The Term of this Agreement shall commence on the Effective Date and shall remain in effect for the duration of the Delivery Period, as set forth in Section 2.1, unless earlier terminated by either Party in accordance with this Agreement herein (the "Term"); provided, however, that such termination shall not affect or excuse the performance of either Party under any provision of this Agreement that by its terms survives any such termination.

12.2 Insurance.

(a) At all times during the Term of this Agreement, Seller or an Affiliate shall maintain at its own expense insurance policies for the Facility and its tangible assets in such amounts and against such risks and losses as are consistent with Good Utility Practices and those policies listed below. Such insurance policies shall be maintained only with insurers rated at least A- VII by MVI Best or comparable ratings agency.

- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- ii. Commercial Auto Liability in the amount of \$1,000,000 combined single limit for bodily injury and property damage. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- iii. Excess Liability with limits of \$5,000,000. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- iv. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- v. Pollution Liability, when applicable, with limits for \$5,000,000. GPA is to be an additional insured. Seller or an Affiliate shall grant a waiver of Subrogation in favor of GPA.
- vi. Builder's Risk or Installation Floater, when applicable, is to be furnished by EPC Contractor.

(b) At all times after achieving COD, Seller or an Affiliate may discontinue or otherwise cancel each of the aforementioned policies, except the following insurance policies, which shall be maintained with the limits set forth below:

- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- ii. Excess Liability with limits of \$5,000,000.00. GPA shall be an additional

insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.

- iii. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- iv. Property insurance that will keep the premises, property, improvements, structures, and machinery and equipment on the premises insured, at a minimum, against with an all risk property policy for full replacement value as determined from time to time. Such insurance shall be issued by any financially responsible insurer duly authorized to do business in Guam, and shall contain the standard form of waiver of subrogation. Nothing contained herein shall be construed as creating any liability or responsibility on the part of GPA for the adequacy of insurance coverage on the premises. As to any insurable risks of loss or damage to the premises not required to be insured hereunder, Seller or an Affiliate shall bear the cost of the same. Seller or an Affiliate shall be deemed to be self-insured as to the deductible or co-insurance amount applicable to such insurance coverage and shall pay any deductible or co-insurance amount applicable in the event of such loss or damage.
- v. Seller or an Affiliate is also required to carry Business Interruption in the amount of \$1,000,000.

If the Facility is lost or damaged due to a casualty, then only if and to the extent Seller or an Affiliate is not required to use available insurance proceeds to prepay the Facility Debt, Seller or an Affiliate shall re-build the Facility promptly and in a commercially reasonable manner if and to the extent technically feasible and commercially reasonable in light of the available insurance proceeds and subject to the procurement by Seller or an Affiliate of the consent of any lender or financing party pursuant to the Financing Documents if required thereunder; provided, however, (i) if the time to re-build the Facility would result in less than five (5) years remaining in the Delivery Period then (A) Seller or an Affiliate shall have the option in lieu of re-building the Facility to pay to GPA the Buyout Payment and terminate this Agreement with no further costs or penalties, provided that the Buyout Payment shall not in any case exceed the available insurance proceeds remaining following full prepayment of the Facility Debt, or (B) if Seller or an Affiliate nevertheless elects to re-build the Facility, then GPA shall reimburse Seller or an Affiliate for any deductibles payable by Seller or an Affiliate under its property insurance (not to exceed \$500,000), and (ii) regardless of when the casualty event occurs, if Seller or an Affiliate re-builds the Facility, then the Delivery Period shall be extended for the greater of one (1) year or two (2) times the length of the interruption of the sale of Renewable Energy (pro-rated based on the Minimum Production for partial interruptions) after the end of the Term, and the Contract Price shall be the price in effect, without escalation, at the end of the Term.

Within ten (10) Business Days after receipt of a request for the same from GPA, Seller or an Affiliate shall deliver to GPA a certificate of insurance for any or all policies maintained in accordance with this Section 12.2, which certificate shall include at least the following information: (i) the name of the insurance company, policy number and expiration date; and (ii) the coverage and limits on coverage, including the amount of deductibles or self-insured retentions.

Seller or an Affiliate shall furnish certificates of insurance and waiver of subrogation endorsements to GPA prior to commencement of construction of the Facility showing evidence of such coverage, including the statement to the effect that cancellation or termination of the insurance shall not be effective until at least [thirty (30)] days after receipt of written Notice to GPA. At all times Seller's or an Affiliate's insurance shall be primary and non-contributory to any other insurance that may be carried by GPA. The statement of limits of insurance coverage shall not be construed as in any way limiting the Seller's or an Affiliate's liability under this Agreement. GPA shall be an additional insured on all liability coverage and certificates of insurance shall clearly indicate such.

12.3 Indemnity.

To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party from and against any Claims arising from or out of any event, circumstance, act or incident first occurring or existing during the period when control and title to the Renewable Energy and Environmental Attributes is vested in such Party, unless a Claim is due to such Party's willful misconduct or gross negligence. To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party against any Governmental Charges for which such Party is responsible under Article Ten. Notwithstanding anything to the contrary contained in this Agreement, no individual representative of either Party shall have any personal liability to the other Party as a result of the breach of any representation, warranty, covenant or agreement contained herein.

12.4 Site Access and Inspection of Records.

Seller shall provide GPA with reasonable access to the Facility site for purposes of review and inspection during regular business hours within a reasonable time after a request for the same is made by GPA to Seller. During such reviews and inspections, GPA representatives shall be permitted to review such records relating to the Facility and reasonably related to the performance of this Agreement, including Facility maintenance and operations logs. GPA shall have access to the Facility site for the limited purposes described herein, but Seller shall at all times remain responsible and liable for the control and operation of the Facility and the Facility site. GPA representatives shall follow Seller's safety procedures when accessing the Facility site and shall conduct themselves in a manner that will not interfere with the operation of the Facility. Seller will provide GPA with information about such safety procedures to enable GPA to comply with this requirement.

12.5 Audit.

Subject to Section 7.3, each Party has the right, at its sole expense and during normal working hours, to examine copies of the records of the other Party to the extent reasonably necessary to verify the accuracy of any statement, charge or computation made pursuant to this Agreement.

12.6 Confidentiality.

The Parties will make Commercially Reasonable Efforts to safeguard Confidential Information against disclosure by employing the same means to protect such Confidential Information as that Party uses to protect its own non-public, confidential or proprietary information, and otherwise in accordance with the provisions of this Section 12.6. Specifically, no receiving Party shall itself, or permit its employees, consultants and/or agents to disclose to any person, corporation or other entity the Confidential Information without the prior written consent of the Party providing the Confidential Information, except a receiving Party may distribute the Confidential Information to its and its Affiliates' board members, officers, employees, agents, consultants, actual or potential investors, actual or potential purchasers, actual or potential Facility lenders or financing partners, and others who have a need for such Confidential Information in connection with the Transaction.

The Parties acknowledge, however, that a Party may need to disclose the Confidential Information in connection with its regulatory filings or to otherwise satisfy its governmental and regulatory requirements. In the event that a Party intends to disclose any of the Confidential Information to its regulatory authorities including, but not limited to, the Guam Public Utilities Commission, the FERC, or any employee, staff member, consultant, and/or agent of the foregoing, it shall give the other Party prompt prior written Notice of its intention so that the other Party may seek a protective order or other appropriate remedy. In addition, each Party specifically agrees not to use the other Party's name in connection with this Agreement or the Facility in any press releases, public meetings or hearings, or other public communications, including any release to any newswire service, without the express written consent of the other Party. The Parties anticipate that at some future time it may be in the best interests of one or both of them to disclose Confidential Information to the media and the Parties anticipate entering into a subsequent agreement that will govern the terms of such disclosure. The Parties expressly agree, however,

that unless and until such subsequent agreement is executed between the Parties, the terms of this Agreement shall be binding with respect to such disclosure.

In the event that any Party receiving the Confidential Information becomes legally compelled (by deposition, interrogatory, request for documents, subpoena, civil investigative demand or similar process) to disclose any of the Confidential Information, the legally compelled Party shall give the other Party providing the Confidential Information prompt prior written Notice of such requirement so that the providing Party may seek a protective order or other appropriate remedy and/or waive compliance with the terms of this Agreement. In the event that such protective order or other remedy is not obtained, the providing Party waives compliance with the terms hereof to the extent of the required disclosure.

Each Party acknowledges that the unauthorized disclosure of any Confidential Information may cause irreparable harm and significant injury that may be difficult to ascertain. Each Party therefore agrees that specific performance or injunctive relief, in addition to other legal and equitable relief, are appropriate remedies for any actual or threatened violation or breach of this Agreement, although neither Party shall be entitled to any special, consequential, indirect or punitive damages as a result of a breach of this Agreement, whether a claim is based in contract, tort or otherwise. The Parties agree that the respondent in any action for an injunction, specific performance decree or similar relief shall not allege or assert that the initiating Party has an adequate remedy at law in respect to the relief sought in the proceeding, nor shall the respondent seek the posting of a bond by the Party initiating the action. Under no circumstances will either Party's directors, management, employees, agents or consultants be individually liable for any damages resulting from the disclosure of Confidential Information in violation of the terms of this Agreement.

12.7 Notices.

All notices, requests, statements or payments ("Notices") shall be made as specified on Appendix B attached hereto and incorporated herein by reference. Notices (other than with respect to Scheduling) shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier service or facsimile. Notice by facsimile or hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a Business Day, and otherwise shall be effective at the close of business on the next Business Day. Notice by overnight United States mail or courier shall be effective on the next Business Day after it was sent. Notices relating to Facility operations and Scheduling, as required pursuant to Appendix H, may be given electronically and shall be deemed effective upon receipt; otherwise, electronic notices shall not be effective unless affirmatively acknowledged in writing (including by reply e-mail) by the receiving Party. A Party may change its addresses by providing Notice of same in accordance herewith.

12.8 Purchase Option.

- (a) Transfer During the Delivery Period. In the event that Seller desires to sell the Facility during the Delivery Period, Seller shall provide prior written Notice of the same to GPA, and agrees to engage in discussions with GPA for the purchase of the Facility by GPA during the exclusivity period described in this Section with GPA if GPA desires to purchase the Facility. Within ninety (90) days following Seller's Notice to GPA of its intent to sell the Facility, GPA may deliver to Seller an indicative purchase price at which it would be willing to purchase the Facility. If GPA does not deliver the indicative purchase price within ninety (90) days of receipt of the Notice, then Seller shall be free to transfer the Facility under any terms and conditions at any time thereafter. If GPA delivers the indicative purchase price within ninety (90) days of receipt of the Notice, then the Parties shall negotiate exclusively for a period of up to sixty (60) days after GPA delivers the indicative purchase price. If no binding agreement is entered into by the Parties during such sixty (60)-day period then Seller shall be free to transfer the Facility to any person on transactions terms, including price, that are better for Seller than GPA's indicative offer, and neither Party shall have any further liability or obligation to the other Party in

connection with such sale or as a result of the terminated negotiations. If Seller does not transfer the Facility on such basis within one (1) year following the end of the sixty (60)- day exclusive negotiation period, then the procedure in this paragraph shall apply to any subsequent sale of the Facility during the Term of this Agreement.

(b) Extension of Delivery Period and Facility Purchase at End of Delivery Period.

At least one (1) year prior to the end of the Delivery Period, GPA and Seller may agree to extend the Term of this Agreement up to five (5) years in the aggregate, in which case the Contract Price and terms shall be mutually agreeable to GPA and the Seller. At least one (1) year prior to the end of the Delivery Period, GPA may provide Notice to Seller that it elects to purchase the Facility at the end of the Delivery Period at a purchase price equal to the higher of (i) 100% of the Appraisal Price of the Facility at the end of the Delivery Period or (ii) the sum of (x) the amount necessary to repay any Facility Debt (including any swap or interest rate hedging breakage costs related thereto) in full plus (y) the amount which when applied pursuant to the governing documents for the Seller or any relevant subsidiary or upstream holding company through which the tax equity invests in the Facility is sufficient to repay any Facility Debt, including back-leverage financing and including any swap or interest rate hedging breakage costs related thereto, and for the tax equity investors to recover (to the extent not previously recovered) the higher of (1) their investment balance together with their targeted return or (2) the amount necessary to avoid a loss under US GAAP. If GPA fails to send such Notice of purchase then this Agreement shall terminate in accordance with the terms hereof. If GPA provides such a Notice of the purchase, Seller and GPA shall exercise Commercially Reasonable Efforts to consummate the purchase within thirty (30) days of the end of the Delivery Period, and at the end of such time period the purchase option shall expire. The documentation for the sale shall be mutually agreeable to the Parties. Any such sale will be on an "as is" basis, without the giving of any representations or warranties, except as to (i) each party's organization, power and authority; (ii) good standing; (iii) Seller's ownership of the Facility to be sold in such sale, and the existing liens and encumbrances thereon; (iv) the instrument(s) conveying the Facility to GPA constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller, in accordance with its terms; (v) such conveyance will not violate any contract or legal requirement applicable to Seller; and (vi) subject to applicable regulatory approvals, no consents, approvals, or filings are required to be obtained or made by Seller to convey the Facility to GPA other than those that have previously been obtained or made and are in full force and effect as of the date of the conveyance.

12.9 Alternative Dispute Resolution.

All disputes arising under this Agreement are subject to the provisions of this Section 12.9.

- (a) Mediation. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, and if the dispute or Claim cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration in accordance with Section 12.9(b) hereof; provided, however, that, during the pendency of any such mediation, (1) neither Party shall do anything to alter the status quo, and (2) either Party shall be entitled to seek interim, conservatory or provisional relief from any court or tribunal of competent

jurisdiction in order to protect its rights. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, consistent with the previous sentence, either Party may submit the matter to mediation in accordance with the Commercial Mediation Procedures of the American Arbitration Association. Within fourteen (14) days of such submission, the Parties shall attempt in good faith to mutually agree on the appointment of a mediator. If no such agreement is reached within fourteen (14) days of the submission of the dispute to mediation, then, unless otherwise agreed by the Parties, the American Arbitration Association shall appoint the mediator as promptly as possible in accordance with its Commercial Mediation Procedures or other rules it has adopted for this purpose. The Parties and the mediator shall schedule and complete the mediation within sixty (60) days from the date that the mediator is appointed. In the event that the mediation is not completed by such time, either Party shall be entitled to terminate the mediation and pursue arbitration of any outstanding dispute or Claim in accordance with subsection (b) of this Section 12.9.

(b) Arbitration. Subject to Section 12.9(a), if the parties cannot resolve any dispute or Claims for any reason, including but not limited to, the failure of either party to enter into mediation within thirty (30) calendar days after the submission of the matter to mediation, any disputes or Claims between the Parties and/or their respective representatives arising out of or relating to this Agreement, or the breach thereof, shall be submitted to binding arbitration, whether such disputes or Claims are in contract, tort or otherwise. The arbitration shall be conducted in accordance with the Federal Arbitration Act (9 U.S.C. Section 1, (*et seq.*)) and administered by the American Arbitration Association (the “Designated Arbitration Association”) pursuant to the then prevailing Commercial Arbitration Rules of the American Arbitration Association. The validity, construction, and interpretation of this Agreement to arbitrate and all procedural aspects of the arbitration conducted pursuant hereto shall be decided by the arbitrator(s). Submission shall be made upon the request of either Party.

(1) The arbitration will be conducted before a panel of one arbitrator if the amount in dispute is under \$1,000,000, and three (3) arbitrators if the amount in dispute is over \$1,000,000. Each arbitrator (whether there is a one or three arbitral panel), shall have at least 10 years’ experience as a lawyer or judge, and at least one arbitrator shall have at least 8 years’ experience with renewable energy agreements (“Qualified Arbitrator”). If three (3) arbitrators are required, both the claimant and the respondent shall appoint one (1) arbitrator within ten (10) calendar days after written Notice by either Party that three (3) arbitrators shall be necessary. The two (2) arbitrators so appointed shall then select the third arbitrator within twenty (20) calendar days, who shall be the chairperson of the tribunal. The chairperson shall be a person who has over eight (8) years of experience in renewable energy-related transactions, and none of the arbitrators shall have been previously employed by either Party or have any direct interest in either Party or the subject matter of the arbitration, unless such conflict is expressly acknowledged and waived in writing by both Parties.

(2) The parties will be entitled to engage in reasonable discovery, including requests for the production of relevant, non-privileged documents, and answers to a reasonable number of interrogatories to

be determined by the arbitrator or arbitral panel. Each Party will also be entitled to take up to three depositions for up to seven hours each. Additional depositions may be ordered by the arbitration panel upon a showing of either substantial need or that additional depositions will likely narrow the contested factual issues. Protection of trade secrets or other confidential or sensitive information will be achieved through the Parties' agreement to a nondisclosure agreement and/or a protective order.

- (3) It is agreed that the seat of the arbitration shall be Honolulu, Hawaii and that the arbitration proceeding shall be conducted in Honolulu, Hawaii, or another neutral location mutually agreed to by the Parties, however, the seat of the arbitration shall remain Honolulu, Hawaii.
- (4) The Qualified Arbitrator(s) may award compensatory or non-monetary or equitable relief and, in making an award, in no event shall the Qualified Arbitrator(s) exceeds their powers. The Qualified Arbitrator(s) will have no power to award damages inconsistent with this Agreement. The award of the Qualified Arbitrator(s) shall be accompanied by a reasoned opinion and shall contain the panels' essential findings and conclusions. It is further agreed that the arbitrator(s) shall have no authority to award consequential, treble, exemplary, or punitive damages of any type or kind regardless of whether such damages may be available under any law or right, with the Parties hereby affirmatively waiving their rights, if any, to recover or claim such damages. The compensation and any costs and expenses of the arbitrators shall be borne equally by the Parties. Any arbitration proceedings, decision or award rendered hereunder and the validity, effect and interpretation of this arbitration provision shall be governed by the Federal Arbitration Act. The award shall be final and binding on the Parties and judgment upon any award may be entered in any court of competent jurisdiction. The Parties agree that all information exchanged as a result of any proceeding as described herein shall be deemed Confidential Information.
- (5) Notwithstanding anything to the contrary, the Mediation and Arbitration provisions in paragraphs 12(a) and (b) may not be modified by the parties without the prior written approval of the Guam Public Utilities Commission.

- (c) Judicial Relief. Either Party may petition a court of appropriate jurisdiction, as described in Section 12.11, for non-monetary interim or provisional relief relating to any dispute or claim of breach arising out of or relating to this Agreement in order to prevent undue hardship relating to any such claimed breach pending the appointment of an arbitration panel as described in this Section 12.9.

12.10 Governing Law.

This agreement and the rights and duties of the parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of Guam, without regard to principles of conflicts of law.

12.11 Jurisdiction and Costs.

Subject to and without prejudice to the mandatory arbitration provision set out in Section 12.9 hereof, each Party hereby consents to the exclusive jurisdiction of the United States federal courts sitting

in Guam for any action or proceeding to enforce the foregoing agreement to arbitrate, or ancillary to such arbitration proceedings, or to confirm or set aside any award rendered in such proceeding. Both Parties waive any right to trial by jury in any such action. described in this Section 12.11. In the event such judicial proceedings are instituted by either Party, the prevailing Party shall be entitled to award of its costs and reasonable attorneys' fees incurred in connection with such proceedings.

12.12 Financial Accounting Standards.

Under the latest interpretations of the Financial Accounting Standards Board's Interpretation No. 46(R) (FIN No. 46(R)), "Consolidation of Variable Interest Entities," GPA may be required to consolidate a seller's entity for which GPA has entered into a long-term power purchase agreement. Seller agrees to provide all reasonable commercially non-sensitive information needed and in Seller's possession in order for GPA to determine whether or not Seller or any special purpose entity which owns the Seller's Facility must be consolidated by GPA under FIN No. 46(R) upon request from GPA. If it is determined that GPA needs to consolidate Seller or such special purpose entity, Seller agrees to provide the minimum information in its possession that is needed to comply with the consolidation requirements of FIN 46(R) in a timely manner every calendar quarter during the Term upon request from GPA. If GPA is required to consolidate Seller or the special purpose entity that owns the Seller's Facility in its financial statements, Seller agrees to provide access to any needed records in its possession and personnel, as requested by GPA, so GPA's independent auditor, Ernst & Young LLP, can conduct financial statement audits in accordance with generally accepted auditing standards, as well as internal control audits in accordance with Section 404 of the Sarbanes-Oxley Act of 2002.

12.13 Forward Contract.

The Parties intend that in any relevant proceedings, each be regarded as a forward contract merchant in respect of this Agreement and that the Transaction and this Agreement be a forward contract for purposes of the United States Bankruptcy Code, 11 U.S.C. §§ 101 et seq., as amended from time to time, and the Puerto Rico Oversight, Management and Economic Stability Act, including Title III thereof.

12.14 General.

No delay of a Party in the exercise of, or the failure to exercise, any rights under this Agreement shall operate as a waiver of such rights, a waiver of any other rights under this Agreement or a release of the other Party from any of its obligations under this Agreement. Any provision declared or rendered unlawful by any applicable court of law or regulatory agency or deemed unlawful because of a statutory change will not otherwise affect the remaining lawful obligations that arise under this Agreement; and provided, further, that if such an event occurs, the Parties shall use their Commercially Reasonable Efforts to reform this Agreement in order to give effect to the original intention of the Parties. The term "including" when used in this Agreement shall be by way of example only and shall not be considered in any way to be in limitation. The headings used herein are for convenience and reference purposes only. The indemnity provisions of this Agreement shall survive the termination of this Agreement for the period of the applicable statute of limitations. The audit provisions of this Agreement shall survive the termination of this Agreement for a period of twelve (12) Months. This Agreement shall be binding on each Party's successors and permitted assigns.

12.15 Entire Agreement; Amendment.

This Agreement, together with any appendices, schedules, and any written supplements hereto constitutes the entire agreement between the Parties relating to the subject matter hereof. This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of the preparation, substitution, submission or other event of negotiation, drafting or execution hereof. Except to the extent herein provided for, no amendment or modification to this Agreement shall be enforceable unless reduced to writing and executed by both Parties.

12.16 Appendices.

The following Appendices are included in this Agreement for all purposes:

<u>Appendix A</u>	Contract Price and Minimum Production
<u>Appendix B</u>	Notice Addresses
<u>Appendix C</u>	Energy Storage System and Performance Criteria
<u>Appendix D</u>	Independent Engineers
<u>Appendix E</u>	Permits
<u>Appendix F</u>	Form of Letter of Credit
<u>Appendix G</u>	Calculation of Curtailed Amount Due to Dispatch Down
<u>Appendix H</u>	Scheduling and Coordination
<u>Appendix I</u>	Base Conditions and Facility Test Protocol
<u>Appendix J</u>	Interconnection Agreement
<u>Appendix K</u>	Calculation of Weather Hours
<u>Appendix L</u>	Calculation of Shortfall Damages

12.17 Special Provisions.

12.17.1 Prohibition Against Discrimination. It is the policy of GPA not to discriminate on the basis of age, race, sex, color, national origin, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Seller certifies and warrants it will comply with this policy. No person shall be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in GPA's contracted programs or activities, on the grounds of such person's handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Guam law; nor shall any person be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in performance of contracts with GPA or in the employment practices of GPA's contractors. Accordingly, all persons entering into contracts with GPA shall, upon request, be required to show proof of such nondiscrimination and to post notices of non-discrimination in conspicuous places that are available to all employees and applicants.

12.17.2 Prohibition Against Contingent Fees. Seller hereby represents that Seller has not been retained or retained any persons to solicit or secure a contract from GPA upon an agreement or understanding for a contingent commission, percentage, or brokerage fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business. Breach of the provisions of this section is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Government Authority.

12.17.3 Statement Concerning Ethical Standards. In accordance with 2 GAR, Div. 4 § 11103(b), Seller represents that it has not knowingly influenced and promises that it will not knowingly influence a government employee to breach any of the ethical standards set forth in 5 GCA Chapter 5 Article 11 (Ethics in Public Contracting) of the Guam Procurement Act and in Chapter 11 of the Guam Procurement Regulations.

It shall be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefor. It shall be breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontractor or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Governmental Authority.

12.17.4 Prohibition Against Employment of Sex Offenders. Seller warrants that no person providing services on behalf of Seller or in its employment who has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 of the Guam Code Annotated, or convicted of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated regardless of the jurisdiction in which the conviction was obtained, shall provide services on behalf of Seller relative to this Agreement. If any person employed by Seller and providing services under this Agreement is convicted subsequent to the date of this Agreement, then Seller warrants that it will notify GPA of the conviction within twenty-four hours of being made aware of the conviction, and will immediately remove such convicted person from providing services under this Agreement. If Seller is found to be in violation of any of the provisions of this paragraph, then GPA shall give Notice to Seller to take corrective action. Seller shall take corrective action within twenty-four hours of Notice from GPA, and Seller shall notify GPA when action has been taken. If Seller fails to take corrective steps within twenty- four hours of Notice from GPA, then GPA in its sole discretion may suspend this Agreement temporarily upon prior written Notice to Seller until the individual in question is removed from service to GPA.

12.17.5 Wage Determination. Seller has read and understands the provisions of 5 GCA § 5801 and § 5802 governing wage and benefits determination. Seller acknowledges the obligation to pay its employees on Guam who are delivering services to Guam in accordance with the U.S. DOL Wages and Benefits Determination as stated in 5 GCA §§ 5801 and 5802. A copy of the most recent U.S. DOL Wages and Benefits Determination for the Guam Region is attached hereto and incorporated by reference to this Contract. Seller shall apply the Wage and Benefits Determination for Guam promulgated by the U.S. Department of Labor on a date most recent to the renewal date of the Contract in accordance with 5 GCA §§ 5801 and 5802.

12.18 Waiver of Immunity.

To the extent that GPA may in any jurisdiction claim for itself or its assets or revenues immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to GPA or its assets or revenues such immunity (whether or not claimed), GPA agrees not to claim and irrevocably waives such immunity to the full extent permitted by the laws of such jurisdiction.

12.19 Contract Documents.

- (a) Documents Included. The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

1. This Renewable Energy Purchase Agreement (REPA), Interconnection Agreement (IA) and Amendments to the REPA and IA
 2. Amendments to Multi-Step Bid No.: GPA-012-23
 3. Multi-Step Bid No.: GPA-012-23
 4. Seller's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23
- (b) Discrepancies. In the case of discrepancies or conflicts between the above-referenced contract documents, the REPA and IA shall take precedence over GPA-012-23, and Seller's proposal submitted in response to the Multi-Step Bid. If Seller believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Seller shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.
- (c) Presumption of Familiarity. It will be conclusively presumed that Seller has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Seller is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Seller will not relieve Seller from responsibility.

IN WITNESS THEREOF, the Parties hereto made and executed this Agreement, signed by their duly authorized officers or individuals, as of the dates listed below.

GUAM POWER AUTHORITY
GPA or Buyer

PRU MALOJLOJ, LLC
Seller

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: July __, 2025

By: _____

Name:

Title: President

Date: July __, 2025

[Signature Page to Renewable Energy Purchase Agreement]

APPENDICES

DRAFT

APPENDIX A

CONTRACT PRICE, MINIMUM PRODUCTION AND GUARANTEED OUTPUT

Contract Year	Annual Contract Price (\$/MWh)	Estimated Annual Production (MWh) (= Minimum Production or Guaranteed Output)	90% of Minimum Production (MWh)
1	179.00	8,411.417	7,570.275
2	180.79	8,376.588	7,538.929
3	182.59	8,342.555	7,508.300
4	184.41	8,308.698	7,477.828
5	186.25	8,274.637	7,447.173
6	188.11	8,240.780	7,416.702
7	189.99	8,206.941	7,386.247
8	191.88	8,173.574	7,356.217
9	193.79	8,140.279	7,326.251
10	195.72	8,106.660	7,295.994
11	197.67	8,079.190	7,265.871
12	199.64	8,039.678	7,235.710
13	201.63	8,006.477	7,205.829
14	203.64	7,973.441	7,176.097
15	205.67	7,940.471	7,146.424
16	207.72	7,907.823	7,117.041
17	209.79	7,875.077	7,087.569
18	211.88	7,841.427	7,057.284
19	213.99	7,806.968	7,026.271
20	216.12	7,772.759	6,995.483
21	218.28	7,739.079	6,965.171
22	220.46	7,705.545	6,934.991
23	222.66	7,672.054	6,904.849
24	224.88	7,639.083	6,875.175
25	227.12	7,605.997	6,845.397

APPENDIX B

NOTICE ADDRESSES

[GPA and Seller shall complete the Notice Addresses prior to COD]

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APPENDIX C

ENERGY STORAGE SYSTEM AND PERFORMANCE CRITERIA

As part of the Facility, Seller shall install the Energy Storage System for the purpose of meeting GPA's requirements set forth in Section 4 and this Appendix C.

1.1 The Energy Storage System shall be comprised of:

3.45 MW/15 MWh Energy Storage System which will have the capability to control the Facility's ramp-rate under 1% of the Facility Capacity (i.e. 46 kW) per minute. The control period for the ramp-rate will be no more than 1 second and the Energy Storage System's performance will be verified as set out in this Appendix C below. The Energy Storage System may be dedicated to meet GPA's requirements for energy shifting and rapid reserve as described in Section 4.18.

1.2 Voltage and Frequency Ride-through

The Facility shall meet the voltage and frequency ride-through requirements shown in Table 1 below. Voltage and frequency measurements in the table are to be taken at the Delivery Point.

Table 1 – Voltage and Frequency Ride-through Settings

	Settings at Point of Interconnection (34.5 kV) (V is magnitude in per unit) (F is frequency in Hz) (T is time in seconds)	
	Setpoint	Trip Time
Under-voltage	$V < 0.88$	$T > 2.00$
Normal voltage	$0.88 < V < 1.10$	no trip allowed
Over-voltage	$1.10 < V < 1.20$	$T > 2.00$
Over-voltage	$1.20 < V$	$T > 0.16$
Under-frequency	$F < 57.0$	$T > 0.16$
Normal frequency	$57.0 < F < 63.0$	no trip allowed
Over-frequency	$63.0 < F$	$T > 0.16$

1.3 General Performance

1.3.1 Seller's output shall not produce undesirable effects on the GPA grid, such as issues with outages, frequency or voltage. GPA shall notify Seller of such undesirable effects and shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point until Seller has corrected the issue. GPA will not be required to pay for any curtailments during this period.

1.3.2 Evaluation of Performance Verification

During the Delivery Period, Seller shall submit a performance verification report of the Seller's output and Energy Storage System for GPA's review on a monthly basis. Seller shall also provide annual data storage in the Facility database and GPA SCADA.

1.4 Ramp-Rate Control Performance

1.4.1 Energy Storage System will control the ramping rate under 1% of the Facility Capacity (i.e. 46 kW) per minute and the control period for the ramping rate will be no more than 1 second. Detailed ramping control algorithm will be finalized through discussions between GPA and Seller after the final design of the Energy Storage System is put in place but no later than one (1) month before the commissioning test of the Facility will start. Notwithstanding the foregoing, Seller will be required to adhere to the ramp-rate control requirement specified in this Appendix C at all times, unless requested otherwise by PSCC, including the period when the Energy Storage System is used for energy-shifting purposes as described in Section 4.18.

1.4.2 Evaluation of Performance Verification

- (a) During the Delivery Period, on an annual basis, Seller shall carry out the evaluation process for the performance verification of the Energy Storage System, including power test and 1% ramp-rate control test in the presence of GPA, once every year with annual data storage in the Facility database and GPA SCADA. Seller shall include the 1% ramp-rate control success rate in the monthly report submitted to GPA. The performance data shall be downloaded from the Facility database by GPA for verification of success rate calculation.

Given that the meter logs data for delivered power at a given time, t , we can represent the ramp-rate controlled power in kW as:

$$P_{ramp} = |P(t) - P(t - \Delta t)|$$

The ramp-rate shall be calculated every second in one-minute intervals, using the following equation:

$$RR = \frac{|P(t) - P(t - \Delta t)|}{\Delta t}$$

or simply:

$$RR = \frac{P_{ramp}}{\Delta t}$$

Where:

t = time

Δt = 1 minute

$P(t)$ = ramp-rate-controlled power in kW at time, t

P_{ramp} = active power considering ramp-rate per 1min window

RR = the ramp-rate, in kW per minute

Satisfaction of the following equation shall be considered a failure case of ramp rate control performance:

$$P_{ramp} > 0.01 P_{rated}$$

Conversely, the satisfaction of the following equation shall be considered a success case of ramp-rate control performance:

$$P_{ramp} \leq 0.01 P_{rated}$$

- (b) Ramp-rate control shall be based on a plus or minus ($\pm$) 1% of rated power of 4.6MW plant (“Measured Value”).
- (c) At least 95 % of the total number of calculated ramp-rate-controlled power outputs must be successful.

Success rate of ramp-rate control output is calculated as follows:

$$SR_{annual} = \frac{N_{successes}}{N_{total}} \times 100\%$$

Where:

SR_{annual} = annual success rate (%)

$N_{successes}$ = number of successful tests in a year

N_{total} = number of tests (each second) in a year

The guaranteed success rate of 95% is considered to have been met by Seller during the energy production period if the following equation is satisfied:

$$\frac{N_{successes}}{N_{total}} \times 100\% \geq 95\%$$

or simply:

$$SR \geq 95\%$$

- (d) If the success rate exceeds the guaranteed 95%, GPA will not provide any credits or deductions against future penalties for under-performance. In other words, achieving a success rate higher than 95% will not offset or reduce penalties for failing to meet the 95% success rate in future periods.
- (e) The 1% ramp-rate guaranteed success rate shall be 95% for Contract Years 1 through 25.

1.4.3 Ramp-Rate Control Liquidated Damages

GPA will not pay for the portion of the energy that falls short of the guaranteed success rate. Specifically, liquidated damages will be applied if the guaranteed success rate for ramp control (95%) is not achieved for the energy delivery period.

The liquidated damages amount is calculated using the formula:

$$AP = (95\% - SR_{annual}) \times E \times C$$

Where:

AP = annual penalty, in USD (\$)

SR_{annual} = Ramp Control Success Rate, in %

E = contractor's total energy delivered at the POI for the delivery period (i.e. Contract Year), in MWh

C = contract year energy price in \$/MWh

For example, if the calculated annual success rate for one contract year is 93%, then GPA will not pay for 2% (95%-93%) of the annual energy. The liquidated damages may be deducted from one of the monthly invoices or the Seller may issue a separate liquidated damages payment check to GPA. The liquidated damages calculation amount shall not exceed 2.5% of the annual energy delivered to the GPA grid.

APPENDIX D
INDEPENDENT ENGINEER

A&R Corporation, Barrigada, Guam
Acme Universal Inc., Barrigada, Guam
AECOM Technical Services, Inc., Hagatna, Guam
AIC International Inc., Hagatna, Guam
Allied Pacific Builders, Inc., Barrigada, Guam
American Builder LLC, Tumon, Guam
Amorient Contracting, Inc., Tamuning, Guam
Anen Construction, Dededo, Guam
APTIM, Tamuning, Guam
ARS Aleut Construction, Tamuning, Guam
ART Constructors LLC, Tamuning, Guam
Asanuma Corporation, Barrigada, Guam
Beacon Construction Co., Mangilao, Guam
Black Construction Corporation, Barrigada, Guam
Black and Veatch, Kansas City, Kansas
BME & Sons Inc., Barrigada, Guam
Brixco LLC, Tamuning, Guam
Brownstone Construction, Inc., Tamuning, Guam
BW24 Corporation, Tamuning, Guam
Caddell-Nan JV (CNJV), Montgomery, Alabama
CH Construction, LLC, Tamuning, Guam
Chugach Consolidated Solutions, LLC, Tamuning, Guam
CH2M HILL, Englewood, Colorado
Circle A Construction, Barrigada, Guam
Citi Development & Construction, Inc., Tamuning, Guam

Clayarch, Inc., Tamuning, Guam
CMS Corporation, Barrigada, Guam
Core Tech International Corporation, Tamuning, Guam
DMS Construction, Yigo, Guam
Detry Corporation, Tamuning, Guam
DLR Corporation, Tamuning, Guam
DN Tanks Inc., El Cajon, California
DZSP21 LLC, Hagatna, Guam
E.M.B. Electrical, Inc., Barrigada, Guam
EMC2 Mechanical, Inc., Barrigada, Guam
E3 Consulting, Denver, Colorado
Environmental Chemical Corporation (ECC), Tamuning, Guam
Fargo Pacific Inc., Hagatna, Guam
First Pacific Builders, LLC, Tamuning, Guam
Fix Builders, Barrigada, Guam
Future World Corporation, Barrigada, Guam
Geo-Engineering & Testing, Inc., Tamuning, Guam
Global Pacific Design Builders, LLC, Tamuning, Guam
GPPC, Inc., Saipan, Northern Mariana Islands
Granite Construction Company Guam, Tamuning, Guam
Green Community Development, dba Surface Solutions, Tamuning, Guam
GSI Pacific, Inc., Dededo, Guam
GTX Construction, LLC, Barrigada, Guam
Guam Advance Enterprises, Inc., Tamuning, Guam
Guam Marine Services, Inc., Yigo, Guam
Guam Pacific Mechanical and Electrical, LLC, Dededo, Guam
Hagens Inc., Tamuning, Guam
Hardwire Electrical, Dededo, Guam
Hawaiian Rock Products, Mangilao, Guam

HDCC Guam, LLC, Dededo, Guam
HDR, Omaha, Nebraska
Healy Tibbitts Builders, Inc., Hagatna, Guam
Hensel Phelps Construction Co., Tamuning, Guam
HEXEL Works, Inc. fma Rokko & Associates, Inc., Tamuning, Guam
HKS Inc., Dallas, Texas
I-Built Construction, Yigo, Guam
IAN Corporation, Barrigada, Guam
IMC Construction Group, Tamuning, Guam
Infratech International LLC, Tamuning, Guam
J&B Modern Tech, Tamuning, Guam
J&RS Equipment Company, Tamuning, Guam
Jacobs, Pasadena, California
JHC Corporation, Tamuning, Guam
JMI Edison, Tamuning, Guam
JMSI Electrical LLC, Tamuning, Guam
JRN Air Conditioning & Refrigeration, Inc., Tamuning, Guam
Kinden Corporation, Tamuning, Guam
Korando Corporation, Barrigada, Guam
LAA Construction, Barrigada, Guam
MCS Constructors Inc., Tamuning, Guam
Mega United Corp. Ltd., Tamuning, Guam
Modern International, Inc., Tamuning, Guam
Motorola, Inc., Harmon, Guam
Mott MacDonald Group, United Kingdom
MZ Corporation, Barrigada, Guam
N.C. Macario & Associates, Inc., Hagatna, Guam
Nakoa Guam, Inc., Tamuning, Guam
Nan Inc., Barrigada, Guam

NBBJ, Seattle, Washington
Obayashi Corporation, Dededo, Guam
P.E.P Construction, Barrigada, Guam
Pacific Armor Screen, Tamuning, Guam
Pacific Metal Works Corporation, Tamuning, Guam
Pacific Modair Corporation, Tamuning, Guam
Pacific Rim Constructors, Inc., Dededo, Guam
Pacific Unlimited Inc., Tamuning, Guam
Paxia Builders, Inc., Tamuning, Guam
Perkins+Will, Chicago, Illinois
PW Investment Corporation, Tamuning, Guam
QRONUS8 Corporation, Barrigada, Guam
Reaction Co., Barrigada, Guam
REG Builders General Construction, Dededo, Guam
Reliable Builders Inc., Tamuning, Guam
Relyant Global, LLC, Tamuning, Guam
SAIC, San Diego, California
SE Construction Corp, Tamuning, Guam
Serrano Construction and Development Corp., Dededo, Guam
Smithbridge Guam, Yigo, Guam
Southcall Construction, Dededo, Guam
Sumitomo Mitsui Construction Co. Ltd., Tamuning, Guam
TC Pacific Construction, LLC, Tamuning, Guam
TECHNI-CON, INC., Tamuning, Guam
Tetra Tech Inc., Pasadena, California
TG Engineers, PC, Barrigada, Guam
Triple Tech Incorporated, Barrigada, Guam
Tutugan Hill Group, Ltd., Tamuning, Guam
Uniss Enterprises, LLC, Tamuning, Guam

URS Corp., San Francisco, California

Valcon Guam, LLC, Barrigada, Guam

Vertex Guam, Barrigada, Guam

VICC International, LLC, Herndon, Virginia

VRM General Contractor, Tamuning, Guam

West Enterprises, Incorporated, Tamuning, Guam

WJ Construction Guam, LLC

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APPENDIX E

PERMITS

[NOT USED]

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APPENDIX F

FORM OF LETTER OF CREDIT

(Provided is sample which may be replaced by Bank / Financial Institution Form)

(Bank or Financial Institution)

_____, 202__

Irrevocable Standby Letter of Credit No. ____

Beneficiary:

Guam Power Authority

P.O. Box 2977

Guam 96932-2977

Attn:

Applicant:

Dear _____:

We hereby establish for the account of (Company Name) ("Applicant") our irrevocable standby letter of credit in your favor for an amount of USD \$[_____] ([_____] United States Dollars). Applicant has advised us that this letter of credit is issued in connection with the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between the Applicant, and Guam Power Authority (the "Beneficiary"). This letter of credit shall become effective immediately on the date hereof and shall expire on _____ [the date that is XX days after the date first set forth above] (such date, or such later date(s) as determined by Applicant in accordance with the next succeeding sentence, the "Expiration Date"). The Expiration Date can be extended on one or more occasions by written notice to us from the Applicant, provided that such written notice is received at least 10 days prior to the Expiration Date. This letter of credit is subject to the following:

1. Funds under this letter of credit shall be made available to Beneficiary against its draft drawn on us in the form of Annex 1 hereto, accompanied by (a) a certificate in the form of Annex 2 hereto, appropriately completed and signed by an authorized officer of Beneficiary, dated the date of presentation, and (b) the original of the letter of credit (the "Accompanying Documents") and presented at our office located at (Bank/Financial Institution Address) attention _____ (or at any other office which may be designated by us by written notice delivered to you). A presentation under this letter of credit may be made only on a day, and during hours, in which such office is open for business (a "Business Day"). If we receive your draft and the Accompanying Documents at such office on any Business Day, all in strict conformity with the terms and conditions of this letter of credit, we will honor the same by making payment in accordance with your payment instructions on the third succeeding Business Day after presentation.

2. This letter of credit shall terminate upon the earliest to occur of (i) our receipt of a notice in the form of Annex 3 hereto signed by an authorized officer of Beneficiary, accompanied by this letter of credit for cancellation, or (ii) our close of business at our aforesaid office on the Expiration Date, or if the Expiration Date is not a Business Day, then on the succeeding Business Day. This letter of credit shall be surrendered to us by you upon the earlier of presentation or expiration.

3. This letter of credit is issued and subject to the International Standby Practices 1998 (ISP98)

International Chamber of Commerce Publication No. 590, and as to matters not addressed by ISP98, shall be governed by and construed in accordance with the laws of the State of New York and application of U.S. Federal Law.

4. This letter of credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except for Annexes 1, 2 and 3 hereto and the notices referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except as otherwise provided in this paragraph 4.

5. Communications with respect to this letter of credit shall be in writing and shall be addressed to us at the address referred to in paragraph 1 above, and shall specifically refer to this letter of credit no.

_____.

Very truly yours,

Authorized signature
(Bank or Financial Institution)

under LETTER OF CREDIT No. _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

[Month, Day , Year]

On Sight

Pay to Guam Power Authority U.S. \$ _____ [not to exceed amount available to be drawn]

Wire to:

Bank's Name: Bank of Guam

Bank's Location: 111 Chalan Santo Papa St., Hagatna, Guam 96910

Bank's Mailing Address: P.O. Box BW, Hagatna, Guam 96932

Account Name: Guam Power Authority Revenue Fund Account

Acct. No.: (to be provided)

Routing No.: (to be provided)

For value received and charge to account of Letter of Credit No. _____ of (Company Name)

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Drawing under Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

The undersigned, a duly authorized officer of the Guam Power Authority, (“Beneficiary”), hereby certifies on behalf of Beneficiary to (Bank or Financial Institution) and to (Company Name) (the “Applicant”) with reference to irrevocable standby Letter of Credit No. _____ (the “Letter of Credit”) issued for the account of (Company Name) (“Applicant”), that:

- 1) pursuant to the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between Applicant and Beneficiary and as of the date hereof, Beneficiary is entitled to draw under the Letter of Credit;
- 2) by presenting this certificate and the accompanying sight draft, Beneficiary is requesting that payment in the amount of \$_____, as specified on said draft, be made under the Letter of Credit by wire transfer or deposit of funds into the account specified on said draft; and
- 3) the amount specified on the sight draft accompanying this certificate does not exceed the remaining amount to which Beneficiary is entitled to draft under said Renewable Energy Purchase Agreement.

In witness whereof, Beneficiary has caused this certificate to be duly executed and delivered by its duly authorized officer as of the date and year written below.

Date: _____

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Notice of surrender of Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

Re: Letter of Credit No. _____ issued for the account of (Company Name)

Ladies and Gentlemen:

We refer to your above-mentioned irrevocable standby Letter of Credit (the "Letter of Credit"). The undersigned hereby surrenders the Letter of Credit to you for cancellation as of the date hereof. No payment is demanded of you under this Letter of Credit in connection with this surrender.

Very truly yours,

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

APPENDIX G

CALCULATION OF CURTAILED AMOUNT DUE TO GPA DISPATCH DOWN

Buyer shall pay Seller, on the date payment would otherwise be due in respect of the day in which any curtailment is initiated by GPA for reasons other than Force Majeure or Seller Event of Default (“Dispatch Down”), an amount equal to the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such Dispatch Down, pursuant to the limitations provided in Appendix H, Section 1.2, which allow GPA to curtail energy delivered from Seller 2% of the Guaranteed Output in each Contract Year. The determination of the curtailed amount associated with any Dispatch Down shall be calculated as follows:

1) Identification of weather conditions for the period of Dispatch Down

For any period the Facility was Dispatched Down, Seller shall document the Weather Data associated therewith. (“Weather Data” means solar irradiation, ambient temperatures.)

2) Curtailed amount calculation

a. Seller shall use PVSyst energy simulation software or other software as agreed by the Parties to generate hypothetical generation amounts for the Dispatch Down period (curtailed amount MWh) by utilizing the Weather Data.

b. In addition to “Annual Facility Test” (as described in Section 4.9 of this Agreement), GPA shall be entitled to check the accuracy of the equipment associated with the Weather Data once in each Contract Year as agreed with Seller. However, GPA shall be entitled to additional Facility Tests if an issue arises with the measured data.

During Excused Hours,

- a. In the event only a part of the inverters are Dispatched Down, the curtailed amount shall be calculated using the average generation amount of the inverters in normal operation.
- b. In the event all of the inverters are Dispatched Down, the curtailed amount shall be calculated using the formula below. Provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used. If mutually agreed to by GPA and Seller, the formula and ratios in Table 1 may be adjusted if needed.

$$\sum_i EN_{AC_i} = \sum PR_{monthly} * \left\{ P_{STC} * \left(\frac{G_{POA_i}}{G_{STC}} \right) \right\} * TS_i$$

EN_{AC_i} = Net AC energy measured at the PV production meter during time step i [kWh]

P_{STC} = Total DC power installed based on module quantity and rated power [kW]

G_{POA_i} = Measured plane-of-array irradiance as the average of measurements

from all tilted pyranometers, averaged for time step i [W/m^2]

- G_{STC} = Irradiance at Standard Test Condition (STC) [$1000 \text{ W}/\text{m}^2$]
 TS_i = Time step duration for the data interval i (5 minutes = 0.08333hr) [hr]
 i = 5 minute time step
 $PR_{Monthly}$ = Monthly PR based on PVsyst (from Table 1 – Base Case Performance Ratios)

Table 1 – Base Case Performance Ratios [to be completed based on Independent Engineer Report]

Month	Monthly PR [%]	Ambient Temperature[°C] (Applied in Monthly PR)	POA irradiance[kWh/m ²] (Applied in Monthly PR)
January	87.3	27.7	164.7
February	87.2	27.4	167.6
March	85.5	27.5	206.6
April	85.0	28.1	208.6
May	85.6	28.7	210.3
June	86.4	28.9	193.8
July	87.1	28.7	172.7
August	87.7	28.6	153.6
September	85.6	28.6	150.7
October	86.6	28.5	145.5
November	88.3	28.8	117.1
December	88.3	28.4	125.1

APPENDIX H

SCHEDULING AND COORDINATION PROCEDURES⁶

The Parties acknowledge that as of the Effective Date GPA has not yet established protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process. As soon as practicable, in consultation with Seller (and after taking into account and accommodating Seller's reasonable comments), GPA shall establish such protocols. As soon as practicable after such protocols have been established, become effective and been provided to Seller, but not more than ninety (90) days thereafter, Seller shall use commercially reasonable efforts to cause the Project to become certified as an available resource, including negotiating and executing documents to become an available resource in Guam. Following certification and whenever applicable, Seller shall use commercially reasonable efforts to comply with all additional reasonable protocols issued by GPA relating to available resources during the Delivery Period, and GPA shall consult with Seller (and take into account and accommodate Seller's reasonable comments) in connection with the preparation of any such additional protocols. Seller shall not be required to incur additional costs to comply with such future protocols or to become an available resource under future requirements to be established by GPA. In the event that any protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process is established after the Effective Date and such protocols conflict with the procedures set forth in this Appendix H, the procedures set forth in this Appendix H shall control.

1.1 General

- (a) Notices. Seller shall submit to GPA notices and updates required under this Agreement regarding the Project's status, including, but not limited to, outage requests, Forced Outages and Forced Outage reports. If a web based system is not available, Seller shall promptly submit such information to GPA (in order of preference) telephonically, by electronic mail, or facsimile transmission to the personnel designated to receive such information. Seller shall also provide additional reporting requirements specified by the GPA Power System Control Center.
- (b) GPA Settlements. GPA shall be responsible for all settlement functions within GPA related to the Project.
- (c) Resource Data Template. Seller shall provide the data to GPA that is required for GPA's resource data template (or successor data system) for the Project consistent with this Agreement. Neither Party shall change the template for such data without the other Party's prior written consent.
- (d) Annual Delivery Schedules. No later than forty-five (45) days before (A) the first day of the first Contract Year and (B) the beginning of each calendar year for every subsequent Contract Year during the Delivery Period, Seller shall provide a non-binding forecast of each month's average-day expected Actual Renewable Energy for the following calendar year.

⁶ Appendix H and scheduling and coordination procedures TBD (including PSCC requirements for Hourly Reports, Daily Production Reports, etc.).

- (e) Monthly Delivery Schedules. Ten (10) Business Days before the beginning of each month during the Delivery Period, Seller shall provide a non-binding forecast of each day's average expected Actual Renewable Energy for the following month ("Monthly Delivery Forecast") .
- (f) Daily Delivery Schedules. By 5:30 AM Guam Prevailing Time on the Business Day immediately preceding the date of delivery, Seller shall provide GPA with a non-binding forecast of the Project's available energy (a "Day-Ahead Forecast"). A Day-Ahead Forecast provided in a day prior to any non-Business Day(s) shall include Schedules for the immediate day, each succeeding non-Business Day and the next Business Day. Each Day-Ahead Forecast shall clearly identify, for each hour, Seller's estimate of the Project's available energy. Seller may not change such Schedule past the deadlines provided in this section except in the event of a Forced Outage or Schedule change imposed by GPA, in which case Seller shall promptly provide GPA with a copy of any and all updates to such Schedule indicating changes from the then-current Schedule. These notices and changes to the Schedules shall be sent to GPA's on-duty scheduling coordinator. If Seller fails to provide GPA with a Day-Ahead Forecast as required herein, then for such unscheduled delivery period only GPA shall rely on the delivery Schedule provided in the Monthly Delivery Forecast or GPA's best estimate based on information reasonably available to GPA and Seller shall be liable for Scheduling and delivery based on such Monthly Delivery Forecast or GPA's best estimate.
- (g) Hourly Delivery Schedules. Notwithstanding anything to the contrary herein, in the event Seller makes a change to its Schedule on the actual date of delivery for any reason, including Forced Outages (other than a scheduling change imposed by GPA), that results in a change to its deliveries (whether in part or in whole), Seller shall notify GPA immediately by calling GPA's on-duty scheduling coordinator. Seller shall notify GPA of Forced Outages in accordance with this Agreement. Seller shall keep GPA reasonably informed of any developments that are reasonably expected to affect either the duration of the outage or the availability of the Project during or after the end of the outage.

1.2 Dispatch Down/Curtailment.

- (a) GPA shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point pursuant to a Notice of a Dispatch Down (as defined in Appendix G) delivered to Seller at least one (1) day prior to the curtailment date, when practical, provided that the value attributable to any Renewable Energy curtailed of more than 2% of the Guaranteed Output for any Contract Year which is not delivered during such curtailment periods, whether for transmission/distribution unavailability, operational dispatch or pre-set ramping parameters or otherwise shall be reimbursed in accordance with subsection (d) below.
- (b) Seller shall have the right in its discretion to make up any curtailed quantities, as calculated in accordance with Appendix G, of Renewable Energy as a result of a Dispatch Down ("Dispatch Down Makeup Production"), for which it is not reimbursed pursuant to this Appendix H, in the first and any subsequent Contract Year in which at least the Minimum Production is delivered and to

extend the Term to the extent necessary, but not to exceed six (6) months, to make up any curtailed quantities. The Contract Price for the Contract Year in which the make-up occurs shall apply to Dispatch Down Makeup Production. Production in excess of Guaranteed Output for any Contract Year as set forth in the third column of Appendix A will first be applied to any previous years' Deficiency Amounts, then to Dispatch Down Makeup Production, then treated under this Agreement as production in excess of Guaranteed Output.

- (c) GPA shall provide to Seller all technical information necessary to justify and support each Dispatch Down. Seller agrees to reduce the Project's Renewable Energy as set forth in such a Notice of Dispatch Down that meets the requirements set forth herein.
- (d) For each MWh of Renewable Energy from the Facility curtailed by GPA until the end of this Agreement, GPA shall pay Seller, on the date payment would otherwise be due in respect of the month in which any such curtailment occurred, an amount equal to the product of the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to GPA but for such curtailment ("Lost Revenue"); provided that no Lost Revenue shall be due and payable from GPA to Seller for curtailments of up to 2% of the Guaranteed Output and curtailments due to undesirable effects on the GPA grid caused by Seller's output.
- (e) For purposes of clarification, no curtailment by GPA, as a result of a warranted failure of or defect in the interconnection facilities transferred by Seller to GPA pursuant to the Interconnection Agreement, during the one-year warranty term thereof, shall count against the 2% curtailment threshold set forth above. During the one-year warranty term of the interconnection facilities transferred, any curtailment by GPA which results from such failure of or defect in the interconnection facilities transferred will not be eligible for reimbursement by GPA to Seller as Lost Revenue payments.

1.3 Outage Notification.

- (a) Planned Outages. Seller shall schedule Planned Outages in accordance with Good Utility Practices and with the prior written consent of GPA, which consent may not be unreasonably withheld, conditioned or delayed. Nonetheless, the Parties acknowledge that in all circumstances, Good Utility Practices shall dictate when Planned Outages should occur. Seller shall notify GPA of Seller's proposed Planned Outage schedule for the Project for the following calendar year by submitting a written Planned Outage schedule no later than October 1st of each year during the Delivery Period. The Planned Outage schedule is subject to GPA's concurrence, which concurrence may not be unreasonably withheld, conditioned or delayed. GPA shall promptly respond with its approval or with reasonable modifications to the Planned Outage schedule and Seller shall use its commercially reasonable efforts in accordance with Good Utility Practices to accommodate GPA's requested modifications. Notwithstanding the submission of the Planned Outage schedule described above, Seller shall also submit a completed form of outage notification to GPA no later than fourteen (14) days prior to each Planned Outage and reasonably appropriate outage information or requests to GPA. Seller shall contact GPA with any requested changes to the Planned Outage

schedule if Seller believes the Project must be shut down to conduct maintenance that cannot be delayed until the next scheduled Planned Outage consistent with Good Utility Practices. Seller shall not change its Planned Outage schedule without GPA's concurrence, not to be unreasonably withheld, conditioned or delayed.

- (b) Forced Outages. Within two hours of any Forced Outage Seller shall submit a completed form of outage notification to GPA in accordance with the instructions shown on the agreed form and shall submit outage information to GPA. Seller shall not substitute Renewable Energy from any other source for the output of the Project during a Forced Outage.
- (c) Coordination with GPA. GPA shall cooperate with Seller in arranging and coordinating all Project outages.

1.4 Operations Logs and Access Rights.

- (a) Operations Logs. Seller shall maintain a log of all material operations and maintenance information on a daily basis. Such log shall include, but not be limited to, information on power production, efficiency, availability, maintenance performed, outages, results of inspections, manufacturer recommended services, replacements, and control settings or adjustments of equipment and protective devices. Seller shall maintain this information for at least two (2) years and shall provide this information electronically to GPA within five days of GPA's request.
- (b) Access Rights. GPA, its authorized agents, employees and inspectors shall have the right of ingress to and egress from the Project during normal business hours upon reasonable advance notice and for any purposes reasonably connected with this Agreement and in accordance with Section 12.4 and the other applicable requirements of this Agreement.

APPENDIX I

BASE CONDITIONS AND FACILITY TEST PROTOCOL

[GPA and Seller shall complete a mutually agreed process for commissioning and performance testing prior to COD and to any curtailment claims]

1. Notice of Test plan to GPA

2. Facility Test

There are two types of “Facility Test”: “Ramp-Rate Control” and “Output Capacity Test” performed for 1 (one) day each. Both tests can be performed on the same day. For example, if the Ramp-Rate Control Test is successful while conducting the Output Capacity Test, both tests are considered to have met the test requirements. Before the test, SCADA should be installed completely for data acquisition and analysis, and data such as power generation and irradiation should be collected automatically. The “Facility Test” results could be differ depending on the weather condition, so if it is determined that there is a weather condition problem, “Facility Test” should be performed another day within a week.

2.1 Ramp Rate Control

- (1) Test procedure for one day follows “1.3.2 Evaluation Performance Verification of Appendix C.”
- (2) If success rate is equal or greater than the Guaranteed Success Rate (in Appendix C), then Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If success rate is less than the Guaranteed Success Rate (in Appendix C), then contractor shall analyze and solve the cause, and test should be performed the following day.

2.2 Output Capacity

- (1) One day output capacity should be measured at Delivery Point.
- (2) If measured one day output capacity values is equal or greater than 90% of the expected average daily output capacity as set forth in the fourth column of Appendix A ([“90% of Minimum Production (MWh)”]/365), then the Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If measured one day output capacity value is less than 90% of expected average daily output capacity ([“90% of Minimum Production (MWh)”]/365), then contractor shall compare the irradiance of tested day and expected irradiance ($2268.7/365 = \text{total sum of “POA irradiance [kWh/m}^2\text{] (Applied in Monthly PR)” of Appendix G/365}$). If irradiance of tested day is less than expected irradiance, then test should be performed another day within a week.

3. Exclusion

The Facility Test shall be redone if any of the following occur during the Facility Test:

- (a) Failure of Facility to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- (b) Force Majeure events or GPA Delays; or
- (c) Disconnection from the utility grid not caused by Seller or its subcontractors.

APPENDIX J

INTERCONNECTION AGREEMENT

DRAFT

INTERCONNECTION AGREEMENT

BETWEEN

GUAM POWER AUTHORITY

AND

PRU MALOJLOJ, LLC

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ATTACHMENTS

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Attachment 2 – Description and Costs of the Generating Facility, Interconnection Facilities, and Metering Equipment

Attachment 3 – One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment

Attachment 4 – Milestones

Attachment 5 – Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Attachment 6 – Distribution Provider's Description of its Network Upgrades and Network Upgrade Costs

Attachment 7 - Bill of Sale

Attachment 8 – Recommendation of System Impact Study

Attachment 9 – Engineering Drawings and Details for Reference

INTERCONNECTION AGREEMENT

This Interconnection Agreement ("Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by Guam Power Authority ("GPA" or "Distribution Provider"), and PRU MALOJLOJ, LLC ("Interconnection Customer" or "Contractor") each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties."

Distribution Provider Information

Distribution Provider: Guam Power Authority
Attention: John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

Interconnection Customer Information

Interconnection Customer: PRU MALOJLOJ, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning, Guam,
96913
Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Interconnection Customer Application No: [2025-]

In consideration of the mutual covenants set forth herein, the Parties agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement governs the terms and conditions under which the Interconnection Customer's Generating Facility will interconnect with, and operate in parallel with, the Distribution System.
- 1.2 This Agreement does not constitute an agreement to purchase or deliver the Interconnection Customer's power. The purchase or delivery of power and other services that the Interconnection Customer may require will be covered under a separate agreement. The Interconnection Customer will be responsible for separately making all necessary arrangements (including scheduling) for delivery of electricity to GPA in accordance with GPA's standard procedures, as provided by GPA to Interconnection Customer no later than ninety (90) days prior to commencement of testing of the Generating Facility.
- 1.3 Responsibilities of the Parties
 - 1.3.1 The Parties shall perform all obligations of this Agreement in accordance with all Applicable Laws and Regulations, Operating Requirements, and Good Utility Practice.
 - 1.3.2 The Interconnection Customer shall construct, interconnect, operate and maintain its Generating Facility and construct or cause to be constructed the Interconnection Facilities in accordance with this Agreement, Good Utility Practice and the requirements of Section 1.3.4 below.
 - 1.3.2.1 The cost of constructing, interconnecting, operating and maintaining the Generating Facility shall be borne entirely by Interconnection Customer.
 - 1.3.2.2 The cost of developing, designing, procuring, constructing and installing the Interconnection Facilities shall be borne by Interconnection Customer
 - 1.3.2.3 On or before the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), the Interconnection Customer shall transfer the Interconnection Facilities (other than as contemplated in this Agreement, Renewable Energy Purchase Agreement or as otherwise agreed to between the Parties) to GPA by execution and delivery of the Bill of Sale attached hereto as Attachment 7.
 - 1.3.3 GPA shall operate and maintain the Distribution System, the Interconnection Facilities and the Network Upgrades in accordance with this Agreement and Good Utility Practice.

1.3.3.1 The Parties agree that System Stability Upgrades and Network Upgrades will be required solely as a result of Interconnection Customer installing the Generating Facility and the Interconnection Facilities.

1.3.4 The Interconnection Customer agrees to construct the Interconnection Facilities in accordance with applicable specifications that meet or exceed those provided by the National Electrical Safety Code, the American National Standards Institute, IEEE Standards, Underwriter's Laboratory, and Operating Requirements in effect at the time of construction and other applicable national and local codes and standards. This is to include GPA equipment and construction technical specifications and standards. The Interconnection Customer agrees to design and install its Generating Facility so as to reasonably minimize the likelihood of a disturbance adversely affecting or impairing the system or equipment of GPA.

1.3.5 Interconnection Customer shall be responsible for the safe installation of the Interconnection Facilities. Following transfer by Interconnection Customer in accordance with Section 1.3.2.3, GPA shall be responsible for the safe operation, maintenance, repair, inspection and condition of the Interconnection Facilities and the Distribution System, including System Stability Upgrades and Network Upgrades.

1.3.6 GPA shall provide without cost to Interconnection Customer the reasonable use of labor, personnel and equipment necessary for Interconnection Customer's installation of the Small Generating Facility and the Interconnection Facilities, so long as GPA does not incur material out-of-pocket cost or constraint of resources as a result thereof.

1.4 Parallel Operation Obligations

Once the Generating Facility has been authorized to commence parallel operation, the Interconnection Customer shall abide by all rules and procedures pertaining to the parallel operation of the Generating Facility in the Guam control area, including, but not limited to: 1) the rules and procedures concerning the operation of generation set forth by the Distribution Provider for the Distribution System and 2) the Operating Requirements set forth in Appendix H of the Renewable Energy Purchase Agreement.

1.5 Metering

The Parties' responsibilities with respect to purchase, installation, operation, maintenance, testing, repair and replacement of metering and data acquisition equipment are specified in Section 7.4 of the Renewable Energy Purchase Agreement.

1.6 Reactive Power

The Interconnection Customer shall design its Generating Facility to maintain a composite power delivery at continuous rated power output at the Point of Interconnection at a firm reactive power mode set to 99.4% leading, unless GPA has established different requirements that apply to all similarly situated generators in the control area on a comparable basis. The Generating Facility shall be capable of continuous dynamic operation throughout the power factor design range as measured at the Point of Interconnection.

1.7 Definitions

Capitalized terms used herein shall have the meanings specified in the Glossary of Terms in Attachment 1 or the body of this Agreement.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection

2.1.1 The Interconnection Customer shall test and inspect its Generating Facility and the Interconnection Facilities prior to interconnection. Interconnection Facilities tests and inspections shall comply with GPA requirements for Site Acceptance Testing. The Interconnection Customer shall notify GPA of such activities no fewer than five Business Days (or as may be agreed to by the Parties) prior to such testing and inspection. The notification shall be made by submitting a test plan for GPA's approval prior to the first scheduled testing date. GPA shall provide feedback within ten (10) business days. The test plan shall include all relevant testing details including but not limited to the date and time of each test, and expected MW and MVAR output of the Generating Facility. Testing and inspection shall occur on a Business Day. GPA may, at its own expense, send qualified personnel to the Generating Facility site to inspect the interconnection and observe the testing. The Interconnection Customer shall provide GPA a written test report when such testing and inspection are completed.

2.1.1.1 Site Acceptance Testing (SAT) and inspection of interconnection infrastructure and equipment shall be performed by a NETA certified test group or accredited organization as part of the Interconnection Customer's test and inspection plan. SAT test reports for interconnection infrastructure and equipment shall be certified by the NETA certified group or organization.

2.1.2 GPA shall provide the Interconnection Customer written acknowledgment within five (5) Business Days, that it has received the Interconnection Customer's written test report. Such written acknowledgment shall not be deemed to be or construed

as any representation, assurance, guarantee, or warranty by GPA of the safety, durability, suitability, or reliability of the Generating Facility or any associated control, protective, and safety devices owned or controlled by the Interconnection Customer or the quality of power produced by the Generating Facility.

2.2 Authorization Required Prior to Parallel Operation

- 2.2.1 GPA has listed applicable parallel operation requirements in Appendix H of the Renewable Energy Purchase Agreement. Additionally, GPA shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. GPA shall make Reasonable Efforts to cooperate with the Interconnection Customer in meeting requirements necessary for the Interconnection Customer to commence parallel operations by the in-service date specified in Attachment 4.
- 2.2.2 The Interconnection Customer shall not operate its Generating Facility in parallel with the Distribution System without the one-time prior written authorization of GPA. GPA will provide such authorization once GPA receives notification that the Interconnection Customer has complied with all applicable parallel operation requirements set forth in Appendix H of the Renewable Energy Purchase Agreement. Such authorization shall not be unreasonably withheld, conditioned, or delayed.
- 2.2.3 GPA shall have control of the power distribution system including the interconnecting distribution line breaker at the point of interconnection.

2.3 Right of Access

- 2.3.1 Upon reasonable notice, GPA may send a qualified person to the premises of the Interconnection Customer at or immediately before the time the Generating Facility first produces energy to inspect the interconnection, and observe the commissioning of the Generating Facility (including any required testing), startup, and operation for a period of up to three (3) Business Days after initial start-up of the unit.
- 2.3.2 Following the initial inspection process described above, at reasonable hours, and upon reasonable notice, or at any time without written notice in the event of an emergency or hazardous condition, GPA shall have access to the Interconnection Customer's premises for any reasonable purpose in connection with the performance of the obligations imposed on it by this Agreement or if necessary to meet its legal obligation to provide service to its customers. Within forty-eight (48) hours after a GPA access due to an emergency or hazardous condition, GPA

shall provide a written summary of any such access and of any work performed during such access.

- 2.3.3 Each Party shall be responsible for its own costs associated with following this article.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date

This Agreement shall become effective on the Effective Date.

3.2 Term of Agreement

This Agreement shall become effective on the Effective Date and shall remain in effect for a period of twenty-five (25) years, and plus optional five (5) years according to the Renewable Energy Purchase Agreement, from the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), or such other longer period as the Interconnection Customer may request and shall be automatically renewed for each successive one-year period thereafter, unless terminated earlier in accordance with Article 3.3 of this Agreement. In no event, however, shall GPA be entitled to terminate this Agreement unless and until the Renewable Energy Purchase Agreement is terminated.

3.3 Termination

No termination shall become effective until the Parties have complied with all Applicable Laws and Regulations applicable to such termination.

- 3.3.1 The Interconnection Customer may terminate this Agreement at any time by giving GPA twenty (20) Business Days written notice.

- 3.3.2 Distribution Provider may terminate this Agreement if the Generating Facility has ceased commercial operation for three (3) consecutive years, beginning with the last date of commercial operation for the Generating Facility, after giving the Interconnection Customer twenty (20) Business Days advance written notice. The Small Generating Facility will not be deemed to have ceased commercial operation for purposes of this Article 3.3.2 if the Interconnection Customer can document that it has taken other significant steps to maintain or restore operational readiness of the Generating Facility for the purpose of returning the Generating Facility to commercial operation as soon as possible.

- 3.3.3 Either Party may terminate this Agreement after Default pursuant to Article 6 of the Renewable Energy Purchase Agreement.
- 3.3.4 Upon termination of this Agreement, the Generating Facility will be disconnected from the Distribution System. All costs required to effectuate such disconnection shall be borne by the terminating Party, unless such termination resulted from the non-terminating Party's Default of this Agreement or such non-terminating Party otherwise is responsible for these costs under this Agreement.
- 3.3.5 The termination of this Agreement shall not relieve either Party of its liabilities and obligations, owed or continuing at the time of the termination.
- 3.3.6 The provisions of this Article shall survive termination or expiration of this Agreement.

3.4 Temporary Disconnection

Temporary disconnection shall continue only for so long as reasonably necessary under Good Utility Practice in accordance with Section 1.2(d) of Appendix H of the Renewable Energy Purchase Agreement.

3.4.1 Emergency Conditions

"Emergency Condition" shall mean a condition or situation: (1) that in the judgment of the Party making the claim is imminently likely to endanger life or property; or (2) that, in the case of GPA, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Distribution System or the Interconnection Facilities; or (3) that, in the case of the Interconnection Customer, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Generating Facility, or with respect to the Interconnection Facilities until transferred to GPA pursuant to this Agreement. Under Emergency Conditions, if GPA believes that the Emergency Condition may reasonably be expected to affect the Distribution System or the Interconnection Facilities, GPA may immediately suspend interconnection service and temporarily disconnect the Generating Facility. GPA shall notify the Interconnection Customer promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Interconnection Customer's operation of the Generating Facility. The Interconnection Customer shall notify GPA promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Distribution System. To the extent information is known, the notification shall describe the Emergency Condition, the extent of the damage or

deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Routine Maintenance, Construction, and Repair by GPA

GPA may interrupt interconnection service or curtail the output of the Generating Facility and temporarily disconnect the Generating Facility from the Distribution System when necessary, according to Good Utility Practice, for routine maintenance and non-emergency construction and repairs on the Distribution System. GPA shall provide the Interconnection Customer with ten (10) Business Days notice prior to such interruption. GPA shall use Reasonable Efforts to coordinate such reduction or temporary disconnection with the Interconnection Customer. The interruption or curtailment shall continue only for so long as reasonably necessary under Good Utility Practice.

3.4.3 Forced Outages for Emergency Repairs

During any forced outage, GPA may suspend interconnection service to effect immediate repairs on the Distribution System. GPA shall use Reasonable Efforts to provide the Interconnection Customer with prior notice. If prior notice is not given, GPA shall, upon request, provide the Interconnection Customer written documentation after the fact explaining the circumstances of the disconnection.

3.4.4 Adverse Operating Effects

GPA shall notify the Interconnection Customer as soon as practicable if, based on Good Utility Practice, there is a significant probability that operation of the Generating Facility will cause damage to the Distribution System. Supporting documentation used to reach the decision to disconnect shall be provided to the Interconnection Customer upon request. If, after notice, the Interconnection Customer fails to remedy the adverse operating effect within a reasonable time, GPA may disconnect the Generating Facility. GPA shall provide the Interconnection Customer with five (5) Business Days notice of such disconnection, unless the provisions of Article 3.4.1 apply.

3.4.5 Modification of the Generating Facility

The Interconnection Customer must receive written authorization from GPA before making any change to the Generating Facility that may have a material impact on the safety or reliability of the Distribution System. Such authorization shall not be unreasonably withheld. Modifications shall be done in accordance with Good Utility Practice. If the Interconnection Customer makes such modification without GPA's prior written authorization, GPA shall have the right

to temporarily disconnect the Generating Facility until the Interconnection Customer makes necessary changes in order for the Generating Facility not to have a material impact on the safety or reliability of the Distribution System.

3.4.6 Reconnection

The Parties shall cooperate with each other to restore the Generating Facility, Interconnection Facilities, and the Distribution System to their normal operating state as soon as reasonably practicable following a temporary disconnection.

3.4.7 Outages During Construction Requested by the Interconnection Customer

For all scheduled outages required to perform the work, the Interconnection Customer shall:

- A. Submit a written request to the GPA Power System Control Center, addressed to the Chief Dispatcher, two weeks (14 days) prior to the outage date. Outages will not be granted without a written request.
- B. Coordinate closely with the GPA T&D Superintendent of Overhead and/or Underground Lines, or his designated representative.
- C. For outages affecting GPA customers, limit outages to a maximum of six (6) hours daily. GPA Customers shall not experience a scheduled interruption exceeding six (6) hours per day. Scheduled interruptions affecting the same customers on consecutive days are also not permitted.
- D. For outages affecting transmission circuits only (and not affecting GPA customers), limit outages to eight (8) hours per day (8:00 AM to 4:00 PM).
- E. Submit an outage plan on areas affecting schools to GPA for approval prior to the start of work. The following shall be incorporated in the outage plan in addition to the requirements indicated above:
 - i. Outages shall not be permitted during school hours.
 - ii. The outage plan shall be practical and incorporated in the project schedule to meet the required completion date.
 - iii. GPA will not consider any requests for time extension due to outage restrictions caused by school schedules.
- F. For outages affecting Navy circuits, submit a written request to GPA and Navy DZSP 30 days prior to the outage date. The Interconnection Customer shall directly coordinate with Navy DZSP for outages affecting navy circuits.
- G. Submit outage requests for one work location per day. Due to manpower limitations to monitor contractors and potential power quality issues, GPA will not approve outages at two separate work locations.

GPA will be responsible for de-energizing and re-energizing circuits as required by the project. GPA will also be responsible for notifying the media and public announcements regarding the planned outages.

Article 4. Cost Responsibility for Interconnection Facilities

4.1 Interconnection Facilities

The Interconnection Customer shall install and pay for the cost of the Interconnection Facilities itemized in Attachment 2 of this Agreement, and as further set forth in Section 1.3.

4.2 System Stability Upgrades

It is agreed that system operational characteristic changes or Generator Facility modifications shall be required to be installed by the Interconnection Customer as a result of the development, installation or operation of the Generating Facility or other generation installed in Guam.

Article 5. Network Upgrades

5.1 (Reserved)

5.2 (Reserved)

Article 6. Billing, Payment, Milestones, and Financial Security

6.1 Milestones

The Parties shall, prior to financial closing under the Financing Documents (as defined under the Renewable Energy Purchase Agreement) agree on milestones for which each Party is responsible and list them in Attachment 4 of this Agreement. A Party's obligations under this provision may be extended by agreement. If a Party anticipates that it will be unable to meet a milestone for any reason other than a Force Majeure Event as that term is defined in Section 1.49 of the Renewable Energy Purchase Agreement, it shall immediately notify the other Party of the reason(s) for not meeting the milestone

and (1) propose the earliest reasonable alternate date by which it can attain this and future milestones, and (2) request appropriate amendments to Attachment 4. The Party affected by the failure to meet a milestone shall not unreasonably withhold agreement to such an amendment unless (1) it will suffer significant uncompensated economic or operational harm from the delay, (2) attainment of the same milestone has previously been delayed, or (3) it has reason to believe that the delay in meeting the milestone is intentional or unwarranted notwithstanding the circumstances explained by the Party proposing the amendment.

Article 7. Not Used

Article 8. Contract Documents

8.1 Documents Included

The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

- A. This Interconnection Agreement (IA) and Renewable Energy Purchase Agreement (REPA) and Amendments to the IA and REPA
- B. Amendments to Multi-Step Bid No.: GPA-012-23
- C. Multi-Step Bid No.: GPA-012-23
- D. Contractor's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

8.2 Discrepancies

In the case of discrepancies or conflicts between the above-referenced contract documents, the IA and REPA shall take precedence over GPA-012-23, and Contractor's proposal submitted in response to the Multi-Step Bid. If Contractor believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Contractor shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.

8.3 Presumption of Familiarity

It will be conclusively presumed that Contractor has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and

every Contract Document. Contractor is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Contractor will not relieve Contractor from responsibility.

Article 9. Confidentiality

- 9.1 Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated “Confidential.” For purposes of this Agreement all design, operating specifications, and metering data provided by the Interconnection Customer shall be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such.
- 9.2 Confidential Information does not include information previously in the public domain, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be divulged in an action to enforce this Agreement. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without the prior written authorization from the Party providing that information, except to any permitted discloser of Confidential Information pursuant to the Renewable Energy Purchase Agreement, to fulfill obligations under this Agreement, or to fulfill legal or regulatory requirements.
- 9.2.1 Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.
- 9.2.2 Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages, and may seek other remedies available at law or in equity for breach of this provision.
- 9.3 Notwithstanding anything in this Article to the contrary, if during the course of an investigation by a Governmental Authority or otherwise, a Governmental Authority requests information from one of the Parties that is otherwise required to be maintained in confidence pursuant to this Agreement, the Party receiving the request, if required under Applicable Laws and Regulations, shall provide the requested information to the Governmental Authority conducting the investigation, within the time provided for in the request for information. In providing the information, the Party may request that the information be treated as confidential and non-public by the Governmental Authority and

that the information be withheld from public disclosure. The Party shall notify the other Party to this Agreement when it is notified by a Governmental Authority that a request to release Confidential Information has been received, at which time either of the Parties may respond before such information would be made public.

Article 10. Disputes

- 10.1 The Parties agree to resolve all disputes arising out of this Agreement according to the provisions of the Renewable Energy Purchase Agreement.

Article 11. Not Used

Article 12. Miscellaneous

12.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the Territory of Guam (where the Point of Interconnection is located), without regard to its conflicts of law principles. This Agreement is subject to all Applicable Laws and Regulations. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any laws, orders, or regulations of a Governmental Authority.

12.2 Amendment

The Parties may amend this Agreement by a written instrument duly executed by both Parties.

12.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties, their successors in interest and where permitted, their assigns.

12.4 Waiver

12.4.1 The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party.

12.4.2 Any waiver at any time by either Party of its rights with respect to this Agreement shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, duty of this Agreement. Termination or Default under this Agreement for any reason by the Interconnection Customer shall not constitute a waiver of the Interconnection Customer's legal rights to obtain an interconnection from GPA. Any waiver of this Agreement shall, if requested, be provided in writing.

12.5 Entire Agreement

This Agreement, including all Attachments, constitutes the entire agreement between the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants which constitute any part of the consideration for or any condition to, either Party's compliance with its obligations under this Agreement.

12.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

12.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

12.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other Governmental Authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

12.9 Security Arrangements

Infrastructure security of electric system equipment and operations and control hardware and software is essential to ensure day-to-day reliability and operational security. Both Parties are expected to meet basic standards for system infrastructure and operational security, including physical, operational, and cyber-security practices.

12.10 Environmental Releases

Each Party shall notify the other Party, first orally and then in writing, of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the Generating Facility or the Interconnection Facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided such Party makes a good faith effort to provide the notice no later than twenty-four (24) hours after such Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

12.11 Subcontractors

Nothing in this Agreement shall prevent a Party from utilizing the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing such services and each Party shall remain primarily liable to the other Party for the performance of such subcontractor.

- 12.11.1 The creation of any subcontract relationship shall not relieve the hiring Party of any of its obligations under this Agreement. The hiring Party shall be fully responsible to the other Party for the acts or omissions of any subcontractor the hiring Party hires as if no

subcontract had been made; provided, however, that in no event shall a Party be liable for the actions or inactions of the other Party or its subcontractors with respect to obligations of the first Party under this Agreement. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of such Party.

12.11.2 The obligations under this Article will not be limited in any way by any limitation of subcontractor's insurance.

Article 13. Notices

13.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national carrier service, or sent by first class mail, postage prepaid, to the person specified below:

If to the Interconnection Customer:

Attention:	PRU MALOJLOJ, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

13.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

Interconnection Customer:

Attention:	PRU MALOJLOJ, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

Distribution Provider:

Attention:	Guam Power Authority
Address:	John J.E. Kim, Chief Financial Officer P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3120/3119
Email:	jjekim@gpagwa.com
Fax:	(671) 648-3290

13.3 Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other and not required by this Agreement to be given in writing may be so given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out below:

If to the Interconnection Customer:

Attention:	PRU MALOJLOJ, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290
cc:	Jennifer G. Sablan, P.E., Assistant General Manager, Operations jsablan@gpagwa.com

13.4 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications which may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Interconnection Customer: PRU MALOJLOJ, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913

Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Distribution Provider's Operating Representative:

Guam Power Authority
Attention: Jennifer G. Sablan, P.E., Assistant General
Manager, Operations
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3212
Email: jsablano@gpagwa.com
Fax: (671) 648-3290

With a copy of all notices, including notices of any defaults, sent to legal counsel of the applicable Party, as follows:

PRU MALOJLOJ, LLC
Attention: Michael Gatewood
Physical Address: 330 Hernan Cortez Avenue, Suite 300, Hagåtña,
Guam 96910

Phone: (671) 473-6285
Email: michael@gatewoodlegal.com

Attention: Guam Power Authority
Address: Marianne Woloschuk, General Counsel
P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913

Phone: (671) 648-3203
Email: mwoloschuk@gpagwa.com
Fax: (671) 648-3290

13.5 Changes to the Notice Information

Either Party may change this information by giving five Business Days written notice prior to the effective date of the change.

[Signature page follows]

Article 14. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Distribution Provider

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: _____, 2025

For the Interconnection Customer

By: _____

Name: Andrew Park

Title: President

Date: _____, 2025

Glossary of Terms

Applicable Laws and Regulations – All duly promulgated applicable federal, state, territorial and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any Governmental Authority.

Business Day – Any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business.

Default – The failure of a breaching Party to cure its breach under this Agreement pursuant to Article 6 of the Renewable Energy Purchase Agreement.

Distribution Provider – As defined in the preamble hereto.

Distribution System – The facilities owned, controlled or operated by the Distribution Provider that connect to the Interconnection Facilities and are used to provide distribution service under the Tariff.

Effective Date – The date first set forth in the preamble hereto.

Generating Facility – The Interconnection Customer's device for the production of electricity, but shall not include the Interconnection Facilities.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be generally acceptable and consistently adhered to acceptable practices, methods, or acts.

Governmental Authority – Any federal, territorial or local governmental body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

IEEE Standards – The standards of the Institute of Electrical and Electronics Engineers (IEEE), or its IEEE Standards Association (IEEE-SA), in effect as of the Effective Date.

Interconnection Customer – As defined in the preamble hereto.

Interconnection Facilities – The Interconnection Facilities include all facilities and equipment between the Generating Facility and the designated substation, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the Generating Facility to such facilities. The Interconnection Facilities are described in more detail in Attachment 2 and Attachment 3 hereto.

Network Upgrades – Additions, modifications, and upgrades to the Distribution System required for steady state system stability at or beyond GPA’s existing substations to accommodate the interconnection, at the Point of Interconnection, of the Interconnection Customer’s facility with the Interconnection Facilities. Network Upgrades are described in more detail in Attachment 6 and do not include the Interconnection Facilities.

Operating Requirements – Any operating and technical requirements that may be applicable and are set forth in the Renewable Energy Purchase Agreement or in this Interconnection Agreement, including Attachment 5 hereto.

Party or Parties – The Distribution Provider, Interconnection Customer or any combination of the above.

Point of Interconnection – The point at the Generating Facility site where the Generating Facility connects with the Interconnection Facilities, as shown in Attachment 3.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under the Interconnection Agreement, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Renewable Energy Purchase Agreement - The Renewable Energy Purchase Agreement for the sale by Interconnection Customer and the purchase by GPA of renewable solar energy from the Generating Facility, dated as of the date hereof.

System Stability Upgrades – Additions, modifications, and upgrades to the Distribution System, System Operational Characteristics or Generating Facility required for power system recovery as a result of faults or loss of generation events, which are not considered as Network Upgrades.

Tariff – The Distribution Provider’s tariff through which open access distribution service and interconnection services are offered and as amended or supplemented from time to time, or any successor tariff.

Description of the Generating Facility, Interconnection Facilities, and Metering Equipment

Equipment, including the Generating Facility, Interconnection Facilities, and metering equipment shall be itemized and identified as being owned by the Interconnection Customer or by GPA.

Interconnection Facilities:

The Interconnection Facilities include the following:

Description of work:

- a) Primary Metering and Protection
 1. Interconnection Customer shall provide and install two (2) each 6-inch concrete-encased PVC conduits from existing manhole to handhole to metering/breaker/switch per GPA Standard 2205 Rev. 1.
 2. Interconnection Customer shall provide and install one (1) 4x5 handhole per GPA Standard 2103 Rev. 1 and 2104 Rev 1. Exception to 2104.2 item 1; steel lifting device shall be stainless steel. The conduit penetrations shall be determined on-site with GPA Transmission & Distribution crew.
 3. Interconnection Customer shall provide and install a concrete pad at a minimum of 6 inches above grade to support the primary metering and switch/breaker cabinets. The pad shall extend a minimum of 1 foot beyond the cabinet footprint on all sides. Construction of pad shall follow GPA's transformer pad specifications.
 4. Interconnection Customer shall install three (3) each 15 kV, 500 kcmil copper, 133% insulation XLPE conductors. Conductors shall be terminated at the manhole and metering cabinet with 15 kV Terminator Kit and 600 A deadbreak elbows as described in Attachment 9A.
 5. Interconnection Customer shall install Federal Pacific's Gridconnex pad-mounted metering/breaker/switch or approved equivalent. Training shall also be provided for the maintenance of the equipment. See below for required components and typical ratings:
 - a. Typical Switch Ratings
 - i. 13.8 kV system voltage line-to-line (rated voltage 15 kV or 14.4 kV)
 - ii. 60 Hz

- iii. 20 kA short circuit (sym)
 - iv. Undergrounded delta line side (2VT/2CT set up) 14400:120 VT and CT sized according to solar output (e.g., 300:5) (Revenue Grade VT/CTs required)
 - v. 95 kV BIL
 - b. Component requirements
 - i. Enclosure, doors, hood, and hinges shall be stainless steel 304.
 - ii. Enclosure color shall be munsell green.
 - iii. Shall be equipped with SEL-751 protection relay and test switch with appropriate protection-grade CT's
 - iv. Shall be equipped with revenue grade metering via SEL-735 with GPS clock
 - v. Shall be SCADA control capable (DNP3 Protocol, Ethernet)
 - vi. Shall be equipped with backup control power
 - vii. Shall be equipped with lightning arrestors on the solar side (if lightning arresters not already present at MDP.)
 - viii. Shall be equipped with visible disconnect
 - c. Shall be equipped with a three phase breaker
 - d. Shall be equipped with 600 A dead-break bushings.
 - e. Shall be equipped with a local/remote switch, breaker status indication, breaker control switch.
 - f. Shall be equipped with Heater for condensation prevention.
 - g. Shall be equipped with Spare fuses for VT and any other control fusing.
 - h. Shall be equipped with GPS clock for Relay and metering synchronization.
6. Interconnection Customer shall install and terminate (24 strand) fiber from the SEL-735 and SEL-751 in the metering cabinet to an outdoor-rated Cisco switch with minimum qty. four (4) Ethernet port and minimum qty. four (4) Fiber module ports and minimum speed of 1 Gbps.
 7. Interconnection Customer shall provide appropriate mounting hardware (e.g., DIN Rail or Rack mounts) to safely secure communications devices within the cabinet, if no mounting is provided in it.
 8. Interconnection Customers shall upgrade feeder conductors according to the conclusion of the System impact study.(Attachment 8, If applicable)
 9. Interconnection Customer shall procure and install automatically-operated capacitor banks with SCADA capability for Volt-VAR support and shall meet GPA Specification # E-020 Revision 3. Delivery to include Capacitor Bank with Switch, Junction box, Control box, ethernet connection, and associated instrumentation transformers (CT & PT). The control box should be the SEL735w with back up battery, DNP3 protocol, and all

hardware to meet Spec E-020 Revision 3, section 8.8. Interconnection Customer shall provide GPA-approved router.

b) Communications Infrastructure

1. From existing fiber manhole/handhole to Generating Facility to pad switch, the Interconnection Customer shall procure and install SCADA infrastructure required to support monitoring and control as detailed herein. Additional requirements and integration details shall be determined during design phase.
 - a. Interconnection Customer shall route Corning Fiber Optic Cables via underground route (microtrench) from the transmission manhole to the Generating Facility, then to the pad mount switch. Outside plant Fiber Optic Cables shall transition inside plant Fiber Optic Cable if it will be more than 50 feet from the control building point of entrance.
 - b. When installing handholes, the Interconnection Customer shall use handholes that meet the specifications and installation requirements below and as described in Attachment 9B:
 - i. Specifications
 1. Design Load: 22,500 lbs or better
 2. Test Load: 33,750 lbs or better
 3. Standard Compliance: ANSI Tier 22 or better
 4. Mouse Holes: Two (2) 4-inch diameter mouse holes on each end
 5. Traffic-rated
 - ii. Installation Requirements
 1. Fiber Optic Cable Handholes shall be installed flush with concrete sidewalk or top of natural ground
 2. Fiber Optic Cable Handholes shall have two (2) two-tone bollards, one for each shorter side, 1 inch from the edge of the handhole.
 3. Fiber Optic Cable Handhole Bollards shall have bollard labels, color, length, and terminals approved by the Distribution Provider.
 4. If handhole is to be installed on dirt, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area surrounding the handhole box and the space above the connecting ducts shall be filled with compacted, solid backfill material to ensure structural stability.
 5. If handhole is to be installed on new concrete or existing concrete, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area around the box and above the ducts shall be filled with compacted, solid backfill up to 12 inches below the top of the shutterbox cover. The remaining 12 inches to the top shall be poured with 4000 PSI concrete with rebar mesh wire. If adjoining existing concrete, the new concrete shall be joined to the

existing slab using matching rebar mesh.

- c. Interconnection Customer shall have their fiber optic cable compatibility with the existing fiber optic cable verified by their Designer-of-Record (DOR) and Registered Communications Distributions Designer (RCDD).
- d. Interconnection Customer shall submit its fiber optic cable installation plan for Distribution Provider's approval.

Spare Parts:

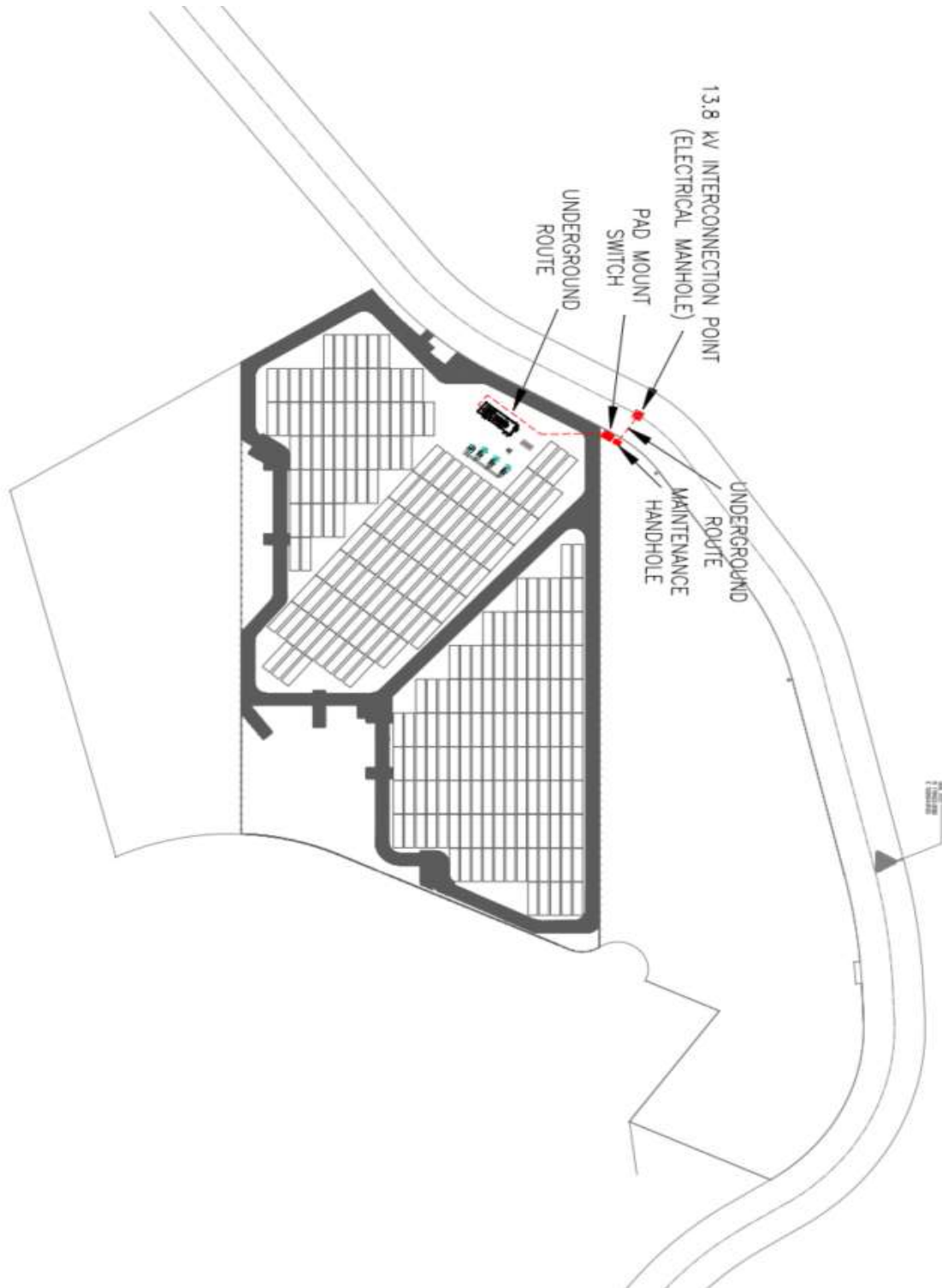
The Interconnection Customer shall provide the following spare parts with proper storage;

- a. For each equipment supplied, the manufacturer's recommended spare parts shall be provided in accordance with best utility practices.
- b. Non-standard/inventory materials: Provide replacement or replacement parts.
- c. Others: TBD

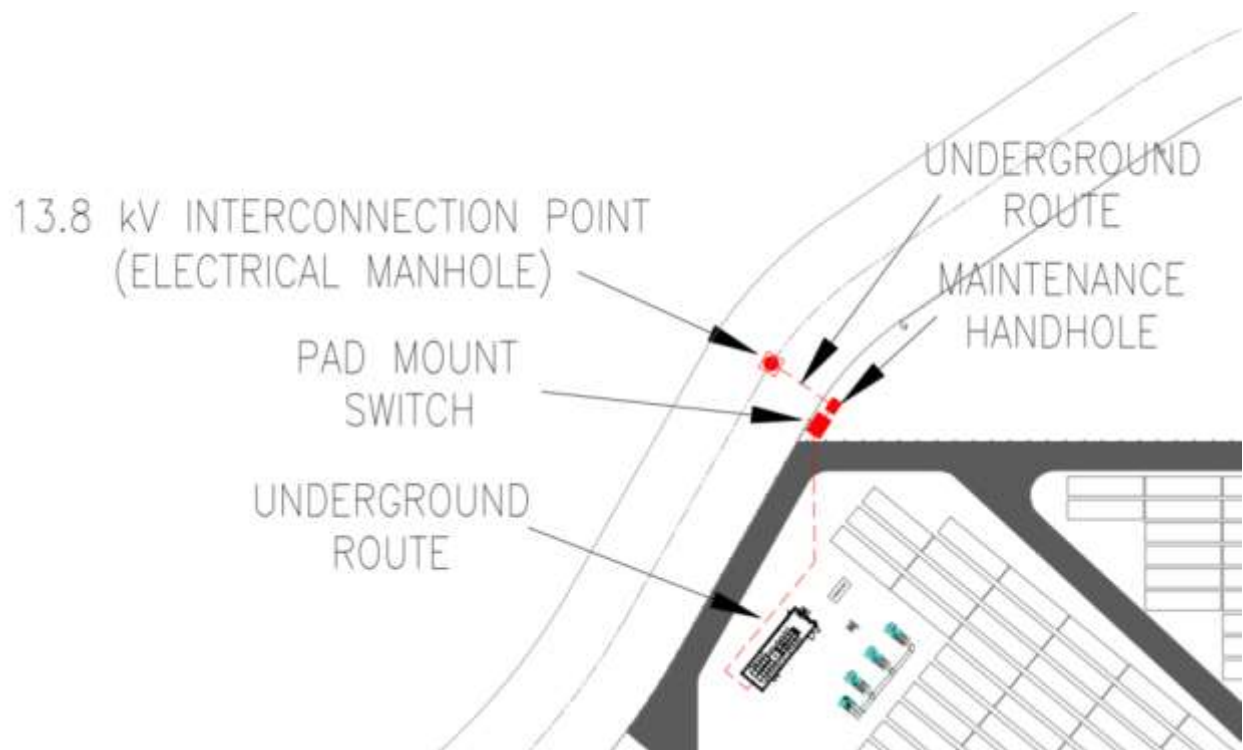
Generating Facility:

The general location of the Generating Facility and its associated Substation are noted on the Addendum to Attachment 2 Project Site Plan. The Generating Facility will be a 4.6MW AC fixed tilt solar and 3.45 MW/15 MWh Energy Storage System (ESS) for Ramp-rate control and Energy Shifting generating facility. The Facility location is in Malojloj, Guam. Its Affiliate will receive a Conditional Use Permit to allow for the development, construction and operation of the Generating Facility. The Generating Facility will be equipped with high efficiency solar panels generating direct current that will be converted to alternating current (AC) using thirty (30) four thousand six hundred (4,600) kW inverters manufactured by SMA. Inverter will generate 690V AC power that will be transformed by one (1) 690 V to 13.8 kV transformers located in close proximity to the inverter. These 4.6 MW solar generators are connected with Renewable Integrated ESS which is located in the ESS area. The ESS consists of one (1) 3,450 kW PCS and 15 MWh Batteries. The PCS will generate 630 V AC power that will be transformed by 600 V to 13.8 kV transformers located in close proximity to the PCS. The onsite underground constructed 13.8 kV collection grid will bring the 1% ramp rate controlled 4.6 MW solar generated electricity to the substation to be located on the site of the Generating Facility, where GPA will accept the metered power under the Renewable Energy Purchase Agreement.

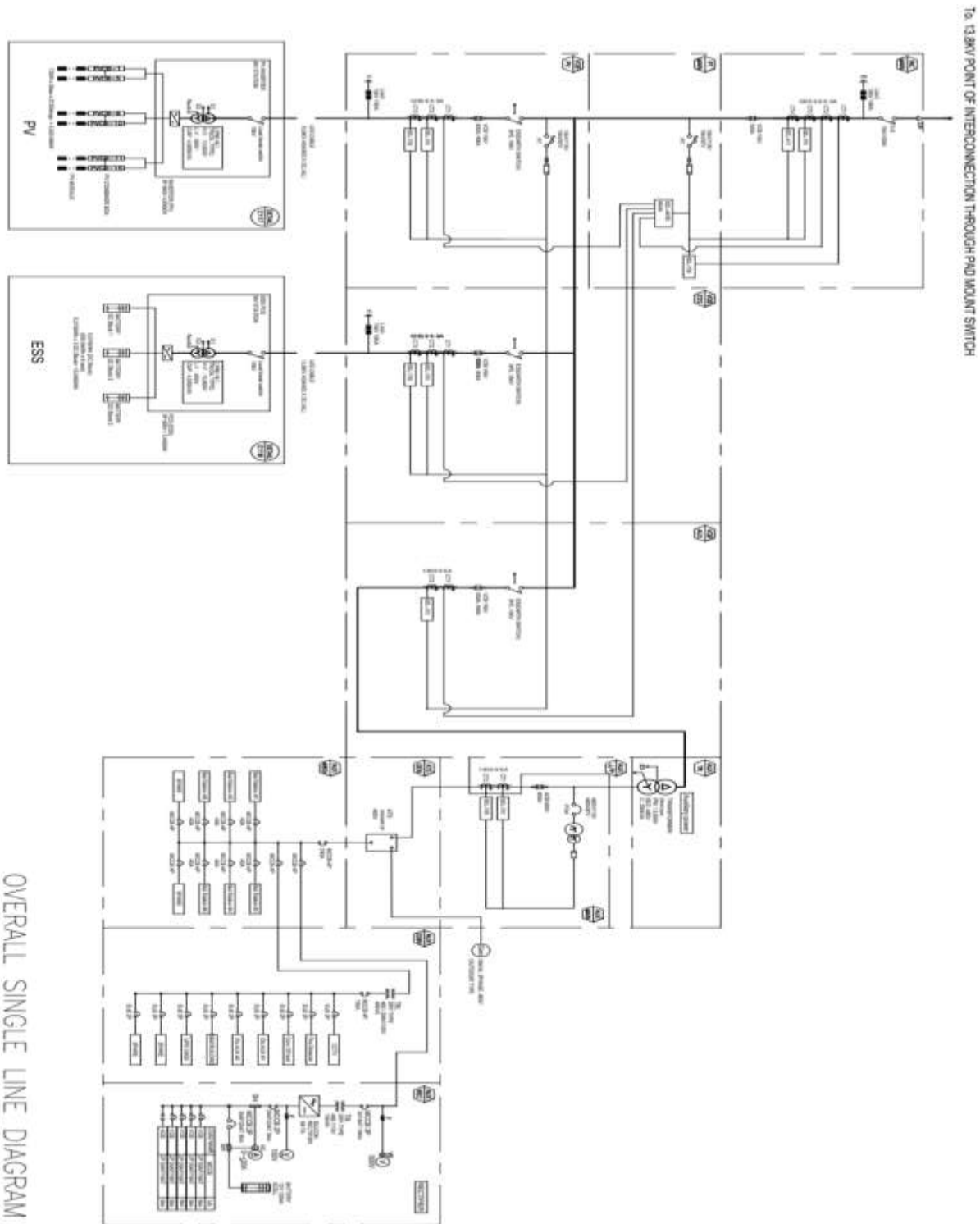
Addendum to Attachment 2 -- Project Site Plan
[Preliminary and subject to changes]



Addendum to Attachment 2 – Overall Interconnection Route (Subject to change)



One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment (Subject to change)



OVERALL SINGLE LINE DIAGRAM

Milestones

In-Service Date: The Scheduled Commercial Operation Date (as defined under the Renewable Energy Purchase Agreement, which date is February 28, 2028, as may be extended pursuant to the terms of the Renewable Energy Purchase Agreement)

Critical milestones and responsibility as agreed to by the Parties:

Milestone/Date	Responsible Party
(1) Preliminary design for Interconnection Facilities 30% Design: 180 days after signing 60% Design: 240 days after signing Final Design: 300 days after signing	Interconnection Customer
(2) GPA approval of design basis 30% Design: 10 business days after submission of 30% design 60% Design: 10 business days after submission of 60% design Final Design: 10 business days after submission of Final Design	GPA
(3) Interconnection Customer to have all permits in hand for Interconnection Customer construction to start on public roads (supported by GPA engineering) - 365 days after signing	Interconnection Customer
(4) Insurance - 365 days after signing (Construction Notice to Proceed)	Interconnection Customer
(5) Development Security - Within ten (10) Business Days from the date when a binding credit agreement is executed but no later than the Financing Arrangement Deadline of - 365 days after signing	Interconnection Customer
(6) Construction completion - 36 months after contract execution date	Interconnection Customer

Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Curtailment due to a ramp rate greater than 3 MW/minute

If ramp rate is greater than 3 MW/minute and this situation lasts more than ten (10) times per day or five (5) consecutive times per day, Seller shall reduce plant output to meet ramp rate of less than 3 MW/minute. If system issues remain, GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate less than 3 MW/minute.

- (a) GPA counts the ramp rate as a failure if it is greater than 3 MW/minute.
 - i. If the number of failures is greater than ten (10) times per day or five (5) consecutive times per day, GPA SCADA sends the warning command to Seller's EMS/PMS or informs Seller via email. The period from the initial failure to the point where successful operation continues for more than one minute shall be considered as one failure event.
 - ii. Seller's EMS/PMS double checks the number of failure times, and sends back to GPA SCADA to verify the exact number of failure times.
 - iii. Seller sends the restore documentation including analysis of the data, how to fix, fix plan and expected results to GPA for confirmation.
 - iv. When Seller restores operation with a ramp rate of less than 3 MW/minute for full renewable power (4.6 MW), then Seller sends the restoration result documentation to GPA.
 - v. GPA reviews the restoration result documentation and allows Seller to operate Seller's renewable plant in its full capacity (4.6MW).
- (b) If GPA's ESS or UFLS is activated twice during a single day due to Seller's failure to meet 3 MW per minute ramp rate, then GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate of less than 3 MW/minute. Parties will verify ramp performance during these events at the end of each Contract Year (as defined in the Renewable Energy Purchase Agreement) to determine if it qualifies as a Dispatch Down (as defined in the Renewable Energy Purchase Agreement) curtailment.

The Interconnection Customer is interconnecting into an established GPA power grid. The Interconnection Customer shall design, construct, and operate its facilities to ensure compatible operations with GPA and protect its facilities against any grid events. These measures shall comply with inverter ride-through and/or ramping requirements as stated in the System Impact Study.

The ramp rate threshold for curtailment shall be 3 MW/minute, unless GPA has established different requirements to maintain grid stability.

**Distribution Provider's Description of its Network Upgrades
and Network Upgrade Costs**

Interconnection Customer shall install fiber optic lines or provide for fiber optic line communications connectivity for the Generating Facility to the Substation designated by GPA.

DRAFT

Bill of Sale

THIS BILL OF SALE (this “Bill of Sale”) is made and entered into by PRU MALOJLOJ, LLC (“Seller”), and Guam Power Authority (“Buyer”, and together with Seller, the “Parties”), effective as of [____], 20__.

RECITALS

WHEREAS, Seller in connection with the development, construction and ownership of a solar power generating station and related assets located in the Territory of Guam (the “Project”) has designed, developed and constructed, and owns, certain distribution, switching and related assets described more fully on Exhibit “A” hereto, together with all ancillary rights and interests (including all manufacturers’ and contractors’ warranties) relating thereto and further described on Exhibit “A” hereto (the “Assets”); and

WHEREAS, Seller and Buyer entered into a Renewable Energy Purchase Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to sell and purchase renewable energy generated by the Project (the “Seller Purchase Agreement”), and Seller and Buyer entered into a Generator Interconnection Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to the installation and interconnection of the Project with Buyer’s distribution system (the “GIA”); and

WHEREAS, as contemplated by the GIA, and in connection with the operation of the Project by Seller and the purchase and sale of renewable energy pursuant to the Purchase Agreement, Seller desires to transfer and Buyer desires to receive the Assets.

NOW, THEREFORE, BE IT KNOWN THAT:

1. Conveyance and Assignment. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller does hereby **GRANT, BARGAIN, ASSIGN, TRANSFER, SET OVER, DELIVER AND CONVEY** to Buyer all of Seller’s right, title and interest in and to the Assets, **TO HAVE AND TO HOLD** the Assets by Buyer and its successors and permitted assigns, forever.

2. NO WARRANTY. **THE ASSETS ARE HEREBY CONVEYED AS IS, WHERE IS, AND SELLER HEREBY GIVES NO WARRANTY OF DESIGN, MATERIALS, WORKMANSHIP OR PERFORMANCE OF THE ASSETS, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** However, Seller covenants and agrees that the manufacturers’ and contractors’ warranties transferred hereby as part of the Assets shall extend for a period of at least one (1) year from the acceptance of the Assets by Seller.

3. Further Assurances. Seller for itself, its successors and assigns, hereby covenants and agrees that, at any time and from time to time upon the written request of Buyer, Seller will

do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such further acts, deeds, assignments, transfers, conveyances, powers of attorney and assurances as may be reasonably required in order to assign, transfer, set over, convey, assure and confirm unto and vest in Buyer, its successors and assigns, title to the assets sold, conveyed and transferred by this Bill of Sale.

4. Counterparts. This Bill of Sale may be executed in counterparts.

5. Governing Law. This Bill of Sale shall be governed by and construed in and interpreted in accordance with the laws of the Territory of Guam.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale as of the date above first written.

Seller:

By: _____

Name: _____

Title: _____

Buyer:

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENTS

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of Guam Power Authority, an autonomous instrumentality of the government of the Territory of Guam, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Exhibit “A”

Description of Assets

[Description of Interconnection Facilities; see § 4.1 of GIA]

[Description to be added, if applicable]

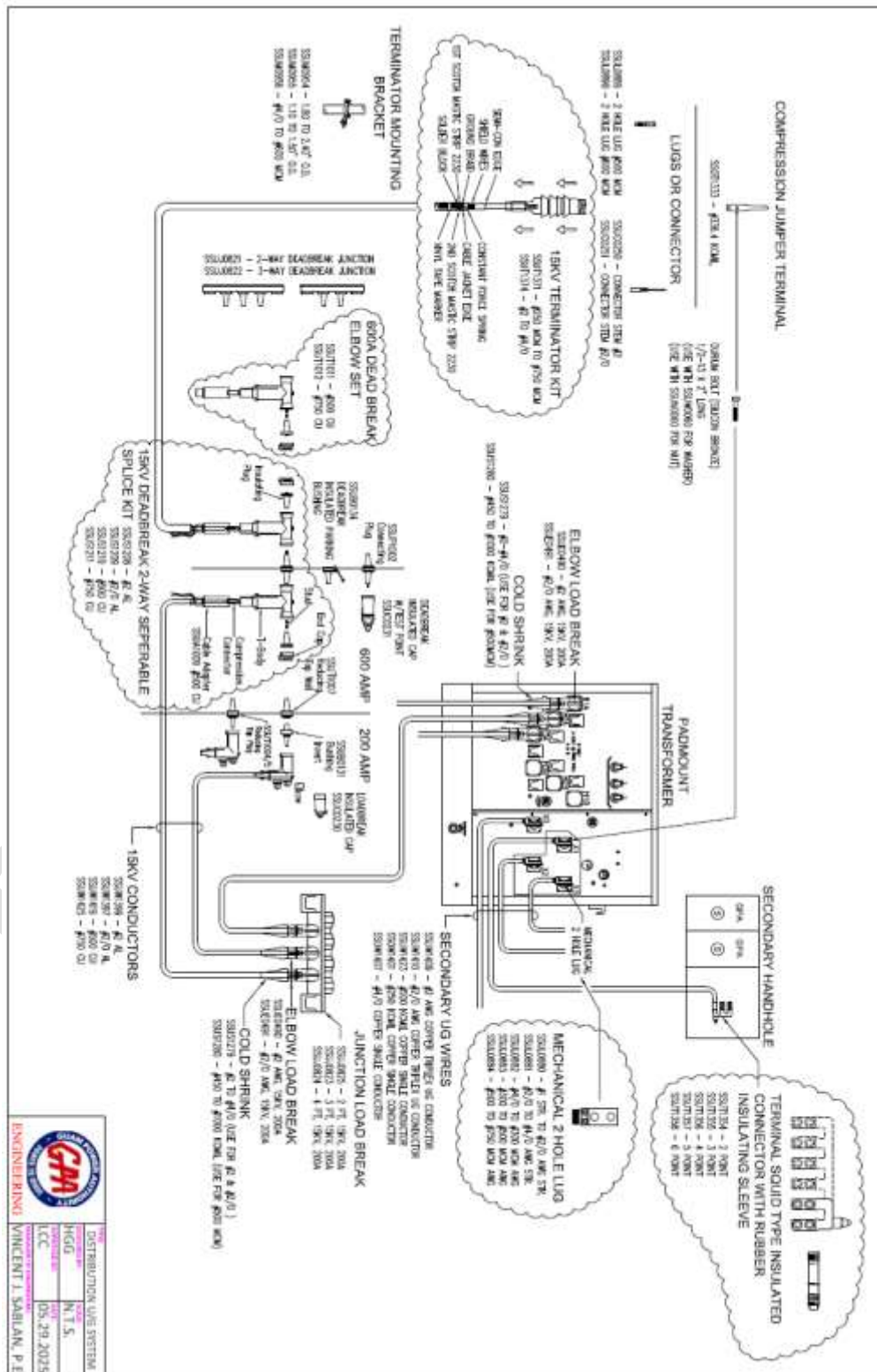
DRAFT

Recommendation of System Impact Study

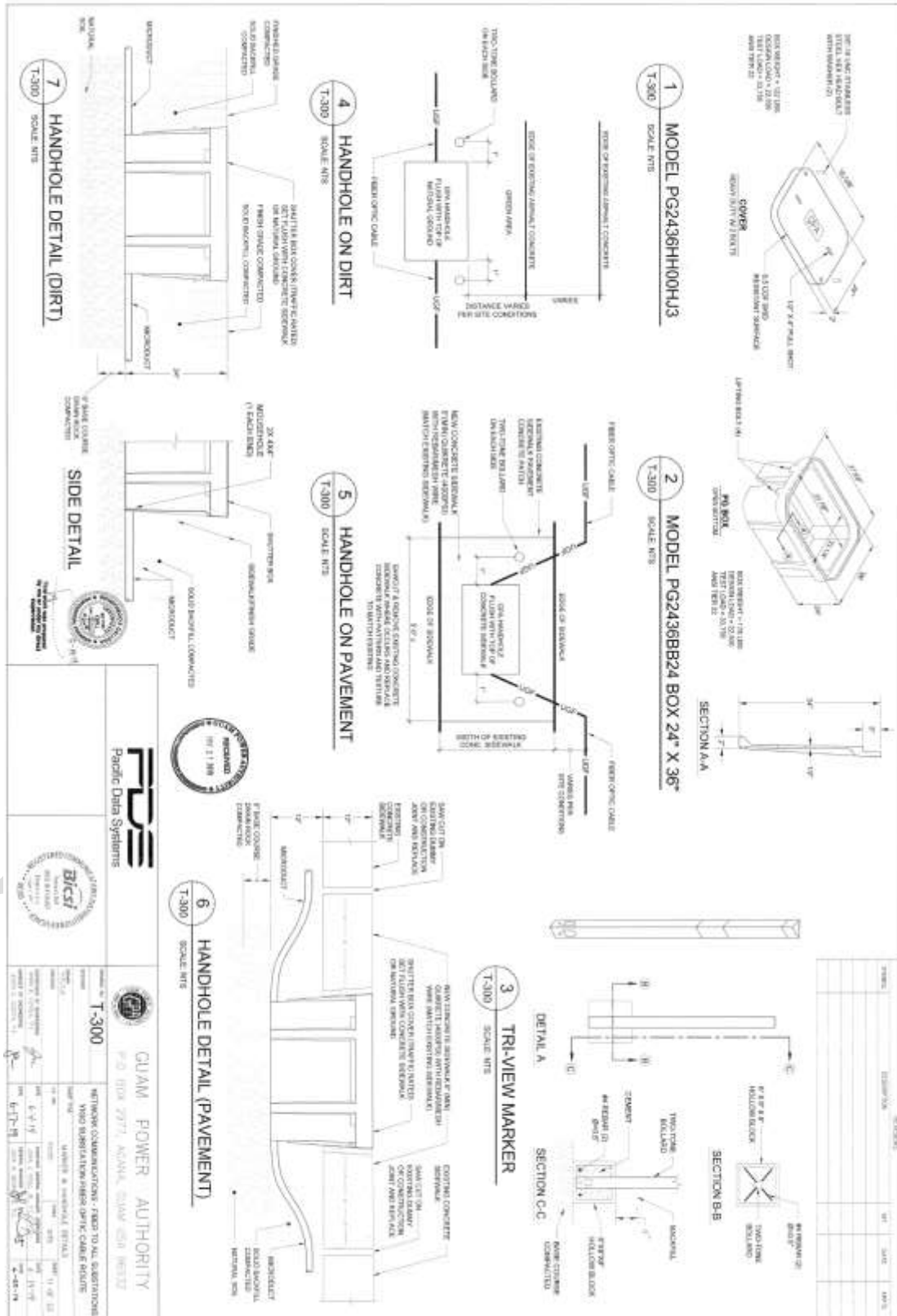
[Refer to Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025)]

Engineering Drawings and Details for Reference

9A: 15 kV Terminator Kit



9B: Fiber Optic Cable details for handholes



APPENDIX K

CALCULATION OF WEATHER HOURS; DAMAGES FOR FAILURE TO PURCHASE RENEWABLE ENERGY

For each applicable period, Seller shall calculate (1) the expected production of the Facility using the historical Weather Data from Solargis for irradiance and ambient temperature (the “Expected Historical Production”) and (2) the expected production of the Facility using the actual Weather Data (the “Expected Actual Production”). Seller shall then obtain the quotient, rounded to the fourth decimal place (the “Production Factor”), equal to the Expected Actual Production divided by the Expected Historical Production. If the Production Factor is greater than one (1), then no Weather Hours shall be deemed to have occurred. However, if the Production Factor is less than one (1), then Weather Hours shall be deemed to have occurred. The portion of any Deficiency Amount (as defined in the Agreement) attributable to such Weather Hours shall be the difference equal to (A) the aggregate Minimum Production amount for that period minus (B) the product of (x) the Production Factor and (y) the aggregate Minimum Production amount for that period. The Deficiency Amount due to weather shall not be penalized.

If the Parties disagree with respect to any Deficiency Amount due to weather, the Parties shall promptly negotiate in good faith to resolve such dispute for a further 5 Business Days following which, if the Parties are still unable to agree, the Parties shall appoint an independent auditor at a cost shared by both Parties equally who shall be instructed to provide its determination with respect to the Deficiency Amount and such determination shall be conclusive and binding on the Parties.

For GPA’s failure to purchase and receive Renewable Energy and/or Test Energy after both parties have determined that Seller’s energy is ready for delivery to GPA’s grid, Seller’s damages shall be an amount equal to the Contract Price times the Expected Actual Production representing the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such failure by GPA. Seller’s energy shall not be delivered to the grid until both parties have mutually agreed on the completion of all requirements, including but not limited to, the equipment and facilities for the PV, BESS, protection and interconnection. Expected Actual Production shall be calculated using the Solargis and PVSyst with the assumptions set forth below; provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used.

**PVsyst V7.3.4**

VC0, Simulation date:
10/13/23 09:00
with v7.3.4

Project: Malojloj (NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

General parameters**Grid-Connected System****PV Field Orientation****Orientation**

Sheds
Tilt 5 °
Azimuth 0 °

Horizon

Free Horizon

Bifacial system

Model 2D Calculation
unlimited sheds

Bifacial model geometry

Sheds spacing 5.83 m
Sheds width 4.93 m
Limit profile angle 25.1 °
GCR 84.6 %
Height above ground 0.50 m

Unlimited sheds**Sheds configuration**

Nb. of sheds 5 units
Unlimited sheds

Sizes

Sheds spacing 5.83 m
Collector width 4.93 m
Ground Cov. Ratio (GCR) 84.6 %

Shading limit angle

Limit profile angle 25.1 °

Near Shadings

Mutual shadings of sheds

Models used

Transposition Perez
Diffuse Perez, Meteonorm
Circumsolar separate

User's needs

Unlimited load (grid)

PV Array Characteristics**PV module**

Manufacturer JA Solar
Model JAM72D42-630/LB

(Custom parameters definition)

Unit Nom. Power 630 Wp
Number of PV modules 8736 units
Nominal (STC) 5504 kWp

Array #1 - PV Array

Number of PV modules 2240 units
Nominal (STC) 1411 kWp
Modules 80 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1262 kWp
U mpp 1090 V
I mpp 1157 A

Array #2 - Sub-array #2

Number of PV modules 2240 units
Nominal (STC) 1411 kWp
Modules 80 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1262 kWp
U mpp 1090 V
I mpp 1157 A

Inverter

Manufacturer Sungrow
Model SG4400UD-US

(Custom parameters definition)

Unit Nom. Power 4400 kWac
Number of inverters 1 unit
Total power 4400 kWac

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.28

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.28



PVsyst V7.3.4

VC0, Simulation date:
10/13/23 09:00
with v7.3.4

Project: Maloiloj (NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

PV Array Characteristics

Array #3 - Sub-array #3

Number of PV modules	2240 units	Number of inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1411 kWp	Total power	1100 kWac
Modules	80 Strings x 28 in series		
At operating cond. (60°C)		Operating voltage	915-1500 V
Pmpp	1262 kWp	Prim ratio (DC:AC)	1.28
U mpp	1090 V		
I mpp	1157 A		

Array #4 - Sub-array #4

Number of PV modules	2016 units	Number of inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1270 kWp	Total power	1100 kWac
Modules	72 Strings x 28 in series		
At operating cond. (60°C)		Operating voltage	915-1500 V
Pmpp	1135 kWp	Prim ratio (DC:AC)	1.15
U mpp	1090 V		
I mpp	1041 A		

Total PV power

Nominal (STC)	5504 kWp	Total inverter power	
Total	8736 modules	Total power	4400 kWac
Module area	24420 m²	Number of inverters	1 unit
		Prim ratio	1.25
		No power sharing	

Array losses

Array Soiling Losses

Loss Fraction 0.5 %

Thermal Loss factor

Module temperature according to irradiance
Uc (const) 22.8 W/m²K
Uv (wind) 0.0 W/m²K/m/s

Serie Diode Loss

Voltage drop 0.7 V
Loss Fraction 0.1 % at STC

LID - Light Induced Degradation

Loss Fraction 0.6 %

Module Quality Loss

Loss Fraction -0.5 %

Module mismatch losses

Loss Fraction 0.5 % at MPP

IAM loss factor

Incidence effect (IAM): User defined profile

0°	40°	50°	60°	70°	75°	80°	85°	90°
1.000	1.000	1.000	1.000	0.970	0.939	0.865	0.712	0.000

DC wiring losses

Global wiring resistance 4.1 mΩ
Loss Fraction 1.5 % at STC

Array #1 - PV Array

Global array res. 17 mΩ
Loss Fraction 1.6 % at STC

Array #2 - Sub-array #2

Global array res. 16 mΩ
Loss Fraction 1.5 % at STC

Array #3 - Sub-array #3

Global array res. 16 mΩ
Loss Fraction 1.5 % at STC

Array #4 - Sub-array #4

Global array res. 18 mΩ
Loss Fraction 1.5 % at STC

System losses

Auxiliaries loss

Proportionnal to Power 4.0 W/kW
0.0 kW from Power thresh.

10/13/23

PVsyst Licensed to Pacific Energy Corp. (Guam)

Page 4/8

* The system brand, product specification and its configuration in the simulation report above is not final version and could be changed upon the final detailed design.

APPENDIX L

CALCULATION OF SHORTFALL DAMAGES

The Shortfall Damages shall be the sum of the product of Deficiency Amounts and the applicable Incremental Price for production shortfalls below 90% during Contract Year evaluation and for production shortfalls after the five year make up period for any production shortfalls between 90% and 100% of the Minimum Production.

The following sets the conditions for Incremental Price and illustrates the calculation:

The Incremental Price shall be deemed as below:

1. In the event that the Actual Renewable Energy of the Contract Year is less than the 90% of Minimum Production as set forth in the fourth column of Appendix A, “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price then the Incremental Price shall be deemed to be zero.

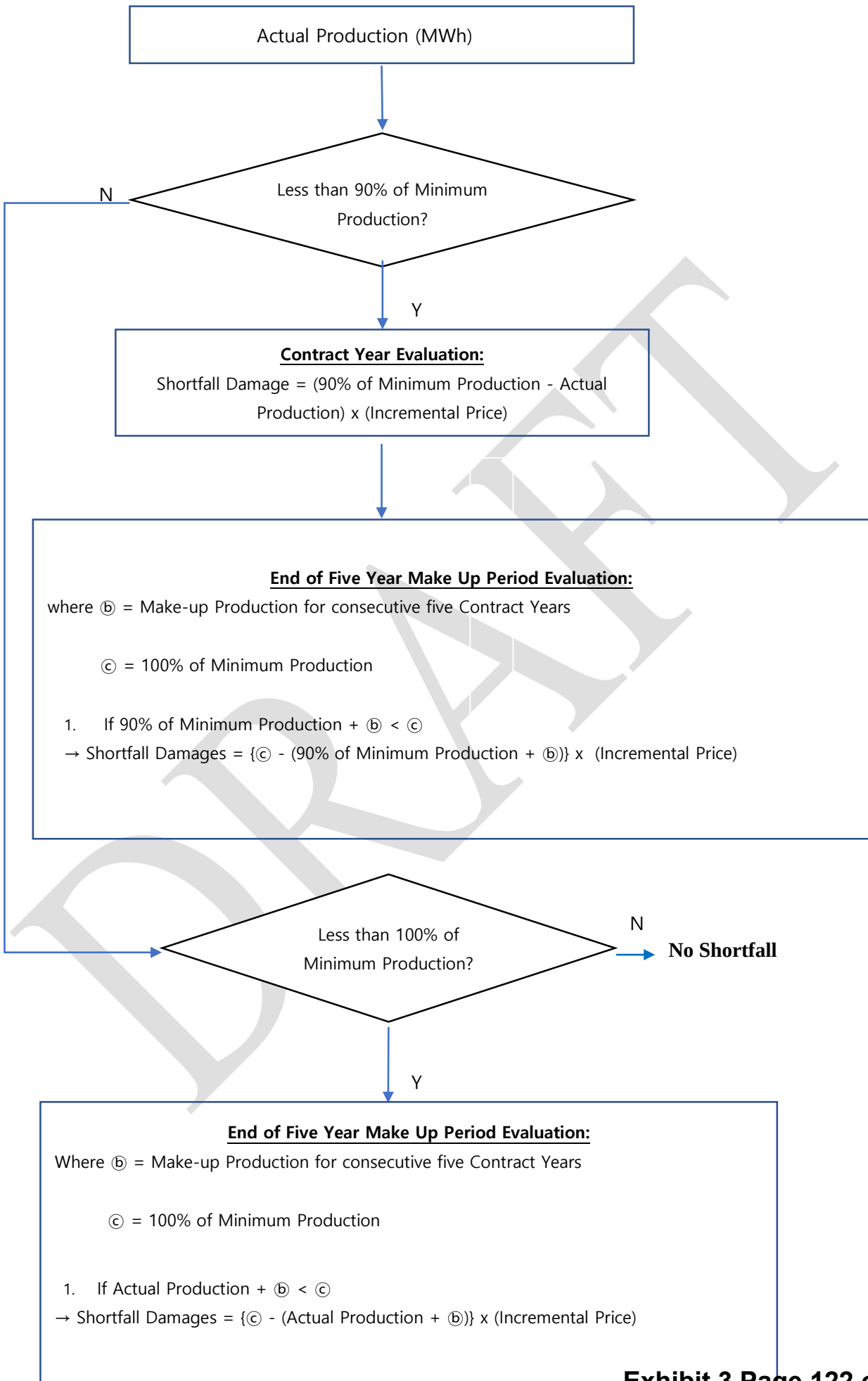
If $\text{LEAC Rate} \leq \text{Contract Price}$:
Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:
Incremental Price = (LEAC Rate – Contract Price)

2. In the event that the Actual Renewable Energy is equal to or greater than the 90% of Minimum Production as set forth in the fourth column of Appendix A and less than Guaranteed Output as set forth in the third column of Appendix A, and the sum of Actual Renewable Energy and the Make-up Renewable Energy of consecutive five (5) Contract Years is less than the 100% of the Minimum Production as set forth in the third column of Appendix A, then “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price, then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:
Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:
Incremental Price = (LEAC Rate – Contract Price)



**RENEWABLE ENERGY
PURCHASE AGREEMENT**

**BETWEEN
GUAM POWER AUTHORITY
AND
PRU PULANTAT, LLC**

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**RENEWABLE ENERGY PURCHASE AGREEMENT
BETWEEN
GUAM POWER AUTHORITY
AND
PRU PULANTAT, LLC**

THIS RENEWABLE ENERGY PURCHASE AGREEMENT (the “Agreement”), effective as of last date set forth on the signature page hereto (the “Effective Date”), is entered into by and between Guam Power Authority, (“GPA” or “Buyer”) and PRU PULANTAT, LLC, (“Seller”). The purpose of this Agreement is to establish the terms and conditions under which Seller shall sell and GPA shall purchase Renewable Energy and associated Renewable Energy Credits (“RECs”) and Environmental Attributes, as defined herein. In this Agreement, Seller and GPA may be individually referred to as a “Party” or collectively as the “Parties.”

Recitals

WHEREAS, Seller desires to sell to GPA at the Delivery Point all of the Renewable Energy and associated RECs and Environmental Attributes from the Facility and GPA desires to buy the same from the Seller at the Delivery Point.

Therefore, for good and valuable consideration, including, without limitation, the covenants and agreements of the Parties contained in this Agreement, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

ARTICLE ONE: DEFINITIONS

The following definitions apply to this Agreement:

1.1 “Actual Renewable Energy” means the actual energy output of the Facility (expressed in MWhs), measured at the Delivery Point, over any Production Measurement Period. Actual Renewable Energy shall be measured by the Seller Metering Equipment and adjusted as applicable in accordance with Section 7.4.

1.2 “Affiliate” means, with respect to any party, any other party (other than an individual) that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with, such party. For this purpose, “control” means the direct or indirect ownership of fifty percent (50%) or more of the outstanding capital stock or other equity interests having ordinary voting power.

1.3 “Agreement” has the meaning set forth in the initial paragraph above.

1.4 “Appraisal Price” means the average of three (3) appraisals of the market value of the Facility at the end of the Delivery Period, delivered by three (3) independent appraisers qualified by experience and expertise to determine the arms’ length market value of the Facility and assuming that energy and Environmental Attributes produced by the Facility will be sold at fair market value prices over the remaining economic useful life of the Facility. If the Parties do not agree on the independent appraisers, then they shall be determined by arbitration in accordance with Section 12.9.

1.5 “Approval” or “Approvals” means all permits, licenses, consents, authorizations, approvals, no objection certificates, visas, registrations, grants, acknowledgements or agreements required under the laws to be obtained from any Governmental Authority for the Project, including but not limited to the electricity license, main permit from Guam Land Use Commission;

1.6 “Bankrupt” means with respect to any entity, such entity (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, including but not limited to, under Chapter 11 or Chapter 9 of the United States Bankruptcy Code and Title III of Puerto Rico Oversight, Management and Economic Stability Act, or has any such valid petition filed or commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.

1.7 “Bid Security” or “Bid Bond” means \$150,000.00, which is the amount of the security provided by Seller in connection with its initial bid to GPA for the Project prior to entering into the PPA.

1.8 “Business Day” means any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business. The relevant Party, in each instance unless otherwise specified, shall be the Party by whom the Notice or payment or delivery is to be received.

1.9 “Buyer” has the meaning set forth in the initial paragraph above.

1.10 “Buyout Payment” means, with respect to Seller’s election not to re-build the Facility pursuant to Section 12.2, an amount equal to: Minimum Production x the number of Contract Years (or portion thereof) remaining in the Delivery Period x the Incremental Price,

1.11 “Change Event” has the meaning set forth in Section 4.16(c).

1.12 “Claiming Party” has the meaning set forth in Section 4.11.

1.13 “Claims” means all claims or actions, threatened or filed and, whether groundless, false, fraudulent or otherwise, that directly or indirectly relate to the subject matter of an indemnity, and the resulting losses, damages, expenses, attorneys’ fees and court costs, whether incurred by settlement or otherwise.

1.14 “COD Extension” has the meaning set forth in Section 4.2(a).

1.15 “COD Extension Payment” has the meaning set forth in Section 4.2(a).

1.16 “Commercially Reasonable” or “Commercially Reasonable Efforts” means, with respect to any purchase, sale, decision, or other action made, attempted or taken by a Party, such efforts as a reasonably prudent business would undertake for the protection of its own interest under the conditions affecting such purchase, sale, decision or other action, consistent with Good Utility Practices, including, without limitation, electric system reliability and stability or other regulatory mandates relating to renewable energy portfolio requirements, the cost of such action (including whether such cost is reasonable), the amount of notice of the need to take a particular action, the duration and type of purchase or sale or other action, and the commercial environment in which such purchase, sale, decision or other action occurs. “Commercially Reasonable” or “Commercially Reasonable Efforts” shall be reviewed and determined based upon the facts and circumstances known, or which could have been known with the exercise of reasonable efforts, at the time that a sale, purchase, or other action is taken and shall not be based upon a retroactive review of what would have been optimal at such time.

1.17 “Commercial Operation” has the meaning set forth in Section 4.1.

1.18 “Commercial Operation Date” or “COD” means the date that Commercial Operation of the Project has been achieved in accordance with Section 4.1.

1.19 “Confidential Information” means all information, whether written or oral, that is disclosed or otherwise available in connection with this Agreement or the performance by either Party of any of its duties hereunder, except any information which: (i) at the time of disclosure or thereafter is generally available to the public (other than as a result of a disclosure by any Party in violation of this Agreement); (ii) was available to any Party on a non-confidential basis from a source other than the Party hereto providing the Confidential Information, provided that such source is not bound by a confidentiality agreement that protected the Confidential Information and the Party receiving such Confidential Information is aware of such confidentiality agreement; or (iii) has been independently acquired or developed by any Party without violating any of its obligations under this Agreement.

1.20 “Contract Price” means the price in U.S. Dollars (unless otherwise provided for) rounded to the nearest \$0.01, to be paid by GPA to Seller for the purchase of the Renewable Energy, as described in Appendix A.

- 1.21 “Contract Year” means the annual period, beginning on the Commercial Operation Date, and each annual period thereafter commencing on each anniversary of the Commercial Operation Date.
- 1.22 “Conventional Energy Resource” is an energy resource that is non-renewable in nature, such as natural gas, coal, oil, and uranium, or electricity that is produced with energy resources that are not Renewable Energy Resources.
- 1.23 “Credit Rating” means, with respect to any entity, the rating then assigned to such entity’s unsecured, senior long-term debt obligations (not supported by third party credit enhancements), or if such entity does not have a rating for its unsecured senior long-term debt obligations, then the rating then assigned to such entity as an issuer rating by S&P, Moody's or any other rating agency agreed by the Parties.
- 1.24 “Daily Delay Liquidated Damages” has the meaning set forth in Section 4.2(b).
- 1.25 “Defaulting Party” has the meaning set forth in Section 6.1.
- 1.26 “Deficiency Amount” has the meaning set forth in Section 4.8.
- 1.27 “Delivery Period” means the period of delivery under this Agreement, commencing on the Commercial Operation Date and continuing for a term of twenty five (25) Contract Years or up to thirty (30) Contract Years if contract extensions are applied.
- 1.28 “Delivery Point” means the point at which the Renewable Energy will be delivered and received, as specified in Section 2.1 herein, or such other delivery point as may be agreed to by the Parties.
- 1.29 “Development Security” means the security required to be posted by Seller during construction of the Facility prior to Commercial Operation Date. Pursuant to Section 9.1. The Development Security shall be 50% of the total projected payment for the first Contract Year based on the Seller’s first Contract Year Contract Price and the Guaranteed Output for the first Contract Year. The amount of the Development Security is set out in Section 2.1.
- 1.30 “Early Termination Date” has the meaning set forth in Section 6.2.
- 1.31 “Effective Date” means the date first set forth above.
- 1.32 “Eligible Renewable Energy Resources” are applications of the following defined technologies that displace Conventional Energy Resources that could otherwise be used to provide electricity to GPA’s customers: biogas electricity generator, biomass electricity generator, fuel cells that use only renewable fuels, geothermal generator, hybrid wind and solar electric generator, landfill gas generator, solar electricity resources, wind generator and such other generally accepted Renewable Energy Resources.
- 1.33 “Emergency” means any abnormal interconnection or system condition (including, without limitation, equipment or transmission/distribution limitations and constraints caused by thermal limits, stability, voltage, or loop flows) that Buyer determines in accordance with Good Utility Practices: (a) requires automatic or immediate manual operation to prevent or limit loss of Buyer’s system or generation supply; (b) could adversely affect the reliability of the Buyer system or generation supply; (c) could adversely affect the reliability of any interconnected electric system; or (d) could otherwise pose a threat to public safety.
- 1.34 “Energy Storage System” shall mean the energy storage system described in Appendix C that is integrated with the Project as part of the Facility.

1.35 “Environmental Attributes” means environmental characteristics that are attributable to Renewable Energy or the Project, including credits; credits towards achieving local, national or international renewable portfolio standards; green tags; Renewable Energy Credits; greenhouse gas or emissions reductions, credits, offsets, allowances or benefits; actual SO₂, NO_x, CO₂, CO, Carbon, VOC, PM₁₀, mercury, and other emissions avoided; and any and all other green energy or other environmental benefits associated with the generation of Renewable Energy (regardless of how any present or future law or regulation attributes or allocates such characteristics). Such Environmental Attributes shall be expressed in kWh or, as applicable in the case of emissions credits, in tonne equivalent or other allowance measurement. Environmental Attributes do not include Tax Benefits, or any energy, capacity, reliability, or other power attributes used by Seller to provide electricity services.

1.36 “EPC Contractor” means the contractor(s) under the engineering, procurement and construction contract for the Project.

1.37 “Event of Default” has the meaning set forth in Section 6.1.

1.38 “Excused Hours” means the hours in the applicable Production Measurement Period in which (i) Seller or Buyer has declared Force Majeure, (ii) GPA has initiated a Dispatch Down, or (iii) Seller’s delivery to GPA of Renewable Energy is adversely affected as a result of failure by GPA to perform its obligations under this Agreement or the Interconnection Agreement, provided, however, if the Project is not able to generate Renewable Energy during any hour of a Production Measurement Period due solely to Seller’s failure to establish and maintain the “Voltage and Frequency Ride-Through Settings” set forth in Appendix C (“Voltage and Frequency Ride-Through Settings”), such hours shall not constitute Excused Hours.

1.39 “Facility” means all of the following: the Project, as defined in Section 2.1 of this Agreement, the purpose of which is to produce Renewable Energy including Seller’s Interconnection Facilities and Energy Storage System and all equipment and other tangible assets, land rights and contract rights owned by Seller and reasonably necessary for the construction, operation, and maintenance of the Project.

1.40 “Facility Capacity” has the meaning set forth in Section 2.1.

1.41 “Facility Test” has the meaning set forth in Section 4.1 (e).

1.42 “Facility Debt” means the obligations of Seller or its Affiliates to any direct or indirect Facility lender pursuant to the Financing Documents, including without limitation, principal of, premium and interest on indebtedness, reimbursement obligations regarding letters of credit, obligations under financing leases, fees, expenses or penalties, amounts due upon acceleration, prepayment or restructuring, swap or interest rate hedging obligations and breakage costs and any claims or interest due with respect to any of the foregoing. Facility Debt does not include trade debt or obligations incurred in the ordinary course of business.

1.43 “FERC” means the Federal Energy Regulatory Commission or any successor government agency.

1.44 “Financing Arrangement Deadline” has the meaning set forth in Section 4.3.

1.45 “Financing Arrangement Provision Date” has the meaning set forth in Section 4.3.

1.46 “Financing Documents” means the loan and credit agreements, notes, bonds, indentures, security agreements, lease financing agreements, mortgages, deeds of trust, interest rate exchanges, swap agreements and other documents relating to the development, bridge, construction and/or permanent debt financing or a tax equity investment for the Facility (including any portfolio debt financing of which the Facility is included), including any credit enhancement, credit support, working capital financing, or refinancing documents, and any and all amendments, modifications, or supplements to the foregoing that may be entered into from time to time at the discretion of Seller and/or its Affiliates in connection with development, construction, ownership, leasing, operation or maintenance of the Facility.

1.47 “Forced Outage” means the shutdown or unavailability of the Facility, or a portion thereof other than as a Planned Outage, for reasons including, but not limited to, unanticipated equipment breakdown, human error, or Emergency conditions. A Forced Outage shall not include any Outage that may be deferred consistent with Good Utility Practices and without causing safety risk damage to equipment or additional costs.

1.48 “Forced Outage Notice” has the meaning set forth in Section 4.12(b).

1.49 “Force Majeure” means an event or circumstance which prevents one Party from performing its obligations under this Transaction, which event or circumstance was not anticipated as of the date the Transaction was agreed to, which is not within the reasonable control of, or the result of the negligence of, the Claiming Party, and which, by the exercise of due diligence, the Claiming Party is unable to overcome or avoid or cause to be avoided. So long as the requirements of the preceding sentence are met, a “Force Majeure” event may include, but shall not be limited to flood, drought, military ordinances or archaeological discoveries at the Project site, change in applicable law or interpretation or application thereof, failure or delay by any Governmental Authority in issuing any required permit, an earthquake, storm, fire, tidal wave, wind, explosion, lightning, epidemic, war, terrorism, riot, opposition or interference from neighboring residents or communities or any similar cataclysmic occurrence. Notwithstanding the foregoing, Force Majeure shall not be based on (i) the loss of Buyer’s markets; (ii) Buyer’s inability economically to use or resell the Renewable Energy purchased hereunder; (iii) the loss or failure of Seller’s supply, including materials or equipment, unless such loss or failure is caused by a Force Majeure event; (iv) the delay in or inability of Seller to obtain financing or economic hardship of any kind unless such delay or inability is caused by a Force Majeure Event; or (v) Seller’s ability to sell the Renewable Energy at a price greater than the Contract Price or Buyer’s ability to purchase the Renewable Energy at a price less than the Contract Price; or (vi) strike or other labor dispute (other than strikes at a national, Guam or regional level). Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a distribution provider unless such curtailment is due to “force majeure” or “uncontrollable force” or a similar term as defined under the distribution provider’s tariff.

1.50 “Force Majeure Extension” has the meaning set forth in Section 4.2(c).

1.51 “Good Utility Practices” means any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result consistent with good business practices, economy, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to be generally accepted and consistently adhered to acceptable practices, methods, or acts.

1.52 “Governmental Authority” means any federal, territorial or local government body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

1.53 “Governmental Charges” has the meaning set forth in Section 10.2.

1.54 “GPA” has the meaning set forth in the initial paragraph above.

1.55 “GPA Delay” means any delay by GPA in performing an obligation under this Agreement or under the Interconnection Agreement which results in a delay to Seller achieving COD.

1.56 “Guaranteed Output” is equal to the Minimum Production as set forth in the third column of the table in Appendix A.

1.57 “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is less than the Contract Price then the Incremental Price shall be deemed to be zero.

1.58 “Independent Engineer” shall mean one of the engineering firms set forth in Appendix D hereto, and any other independent engineer or engineering firm, nationally recognized in the United States and having knowledge and expertise in the United States generation industry (including specifically the design and construction of utility scale solar photovoltaic power projects), and which is mutually agreed to by the Parties.

1.59 “Interconnection Agreement” means the agreement for interconnection service relating to the Facility between GPA and Seller, executed and delivered as of the Effective Date in the form attached hereto as

Appendix J.

1.60 “Interest Rate” means, for any date, the lesser of (a) the per annum rate of interest equal to the prime lending rate as may from time to time be published in The Wall Street Journal under “Money Rates” on such day (or if not published on such day on the most recent preceding day on which published), plus two percent (2%) and (b) the maximum rate permitted by applicable law.

1.61 “ITC” means the federal income tax credit available under Sections 38(b)(1), 46 and 48(a) of the Internal Revenue Code, and any federal grants, credits or other incentives issues or arising in addition to or in lieu thereof.

1.62 “kWh” means kilowatt hour.

1.63 “LEAC Rate” means the “Fuel Recovery Charge” (expressed in US\$/MWh) as set forth in GPA’s most recent approved tariff in effect as of any date of determination of the LEAC Rate under this Agreement.

1.64 “Letter(s) of Credit” means one or more irrevocable standby letters of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a Credit Rating of at least A- from S&P or A3 from Moody’s, in substantially the form set forth in Appendix F hereto; provided, however that such form may be modified by the issuing bank as long as such modifications are acceptable to the beneficiary in its reasonable discretion. Costs of a Letter of Credit shall be borne by the applicant for such Letter of Credit.

1.65 “Make-up Renewable Energy” for Contract years where Seller has not met the Minimum Production but has produced 90% or more of the Minimum Production, means the difference between the Minimum Production and the Actual Production. This number shall be at most 10% of the Minimum Production. For Contract years where Seller has produced less than 90% of the Minimum Production, Make-up Renewable Energy means 10% of the Minimum Production.

1.66 “Merger Event” means, with respect to a Party, that such Party consolidates or amalgamates with, or merges into or with, or transfers substantially all of its assets to another entity and (i) the resulting entity fails to assume all of the obligations of such Party hereunder or (ii) the benefits of any credit support provided pursuant to this Agreement fail to extend to the performance by such resulting, surviving or transferee entity of its obligations hereunder and such benefits are not replaced with equivalent credit support or (iii) the resulting entity’s Credit Rating upon the occurrence of the Merger Event is lower than that of such Party immediately prior to such action and is not supplemented by credit support such that the resulting entity’s credit is equal to or better than the predecessor entity.

1.67 “Minimum Production” has the meaning set forth in Section 4.8.

1.68 “Month” means a calendar Month. The term “Monthly” shall have a meaning correlative to a Month.

1.69 “Moody’s” means Moody’s Investor Services, Inc. or its successor.

1.70 “MW” or “MWh” means megawatt or megawatt hour, in each case rounded to the nearest whole MW or MWh.

1.71 “NAR” means the North American Renewables Registry.

1.72 “NAR Operating Procedures” means any and all guidelines, procedures, requirements and obligations established by the NAR, including the terms of use, operating procedures, and fee schedules, as such may be amended from time to time.

1.73 “Non-Defaulting Party” has the meaning set forth in Section 6.

1.74 “Notice” has the meaning set forth in Section 12.7.

1.75 “Notice to Proceed” means the written notice provided by Seller to the EPC Contractor to begin full (and not limited) procurement and construction activity at the Project site.

1.76 “Outage” means the period during which the Facility or a portion thereof is out of service.

1.77 “Outside Commercial Operation Date” has the meaning set forth in Section 4.2(b).

- 1.78 “Party” and “Parties” has the meaning set forth in the initial paragraph above.
- 1.79 “Planned Outage” means any Outage that is not a Forced Outage, and refers to the shutdown or unavailability of the Facility or a portion thereof for inspection or maintenance in accordance with an advance schedule.
- 1.80 “Production Measurement Period” has the meaning set forth in Section 4.8.
- 1.81 “Project” has the meaning set forth in Section 2.1.
- 1.82 “QRE” means the Qualified Reporting Entity as such term is defined in the NAR Operating Procedures.
- 1.83 “Quantity” means the actual quantity of Renewable Energy sold by Seller and purchased by and delivered to GPA pursuant to this Agreement. The Quantity shall be measured based on the metered data from the Seller Metering Equipment at the Delivery Point.
- 1.84 “Renewable Energy” means energy derived from a Renewable Energy Resource.
- 1.85 “Renewable Energy Credit” (“REC”) means the unit created to track kWh derived from an Eligible Renewable Energy Resources or kWh equivalent of Conventional Energy Resources displaced by Renewable Energy Resources.
- 1.86 “Renewable Energy Resource” means an energy resource that is replaced rapidly by a natural, ongoing process and that is not nuclear or fossil fuel.
- 1.87 “Replacement Price” means the price at which GPA, acting in a commercially reasonable manner, purchases electricity in place of Renewable Energy.
- 1.88 “S&P” means the Standard & Poor's Rating Group (a division of McGraw-Hill, Inc.) or its successor.
- 1.89 “SCADA” means “supervisory control and data acquisition” and shall refer to that category of software application program that can be used to gather data from the Facility remotely in real time in order to monitor Facility equipment and conditions.
- 1.90 “Schedule,” “Scheduled” or “Scheduling” means the actions of Seller, Buyer and/or their designated representatives, of notifying, requesting and confirming to each other the quantity and type of Renewable Energy to be delivered on any given day or days during the Delivery Period at a specified Delivery Point.
- 1.91 “Scheduled Commercial Operation Date” has the meaning set forth in Section 4.2(a).
- 1.92 “Seller” has the meaning set forth in the initial paragraph above.
- 1.93 “Seller Failure” has the meaning set forth in Section 5.1.
- 1.94 “Seller Failure Damages” has the meaning set forth in Section 5.1.
- 1.95 “Seller’s Interconnection Facilities” means Seller’s equipment as specified in the Interconnection Agreement.
- 1.96 “Seller Metering Equipment” means all metering equipment and data processing equipment used to measure the Quantity delivered to the Delivery Point.
- 1.97 “Shortfall Damages” has the meaning set forth in Section 4.8.
- 1.98 “Study” means the Renewable IFB System Impact Study, which consists of the Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025).
- 1.99 “Tax Benefits” means any and all tax benefits arising from the ownership and operation of the Facility, including without limitation Renewable Energy related tax credits or other benefits, including those established under Section 45 and Section 48 of the Internal Revenue Code, as amended, or any similar or successor provision of the Internal Revenue Code, or any other applicable tax law, regulation, or code.

1.100 “Term” has the meaning set forth in Section 12.1.

1.101 “Termination Damages” has the meaning set forth in Section 4.4.

1.102 “Test Energy” means non-firm Renewable Energy generated by the Facility prior to the Commercial Operation Date, subject to immediate interruption, fluctuations or reduction/increase with no prior Notice, due to unit performance.

1.103 “Transaction” means the transaction relating to the purchase or sale of Renewable Energy and Environmental Attributes as contemplated in this Agreement.

1.104 “Unit Contingent” means that the Renewable Energy is intended to be supplied from the Facility as it is produced.

1.105 “Weather Hours” means the total hours in any Production Measurement Period, as applicable, in which the Facility is derated as a result of cumulative weather conditions which are outside historical average conditions for any applicable Month during the Production Measurement Period in which the deration occurs, calculated in accordance with Appendix K.

ARTICLE TWO: COMMERCIAL TERMS

2.1 Commercial Terms.

The following commercial terms apply to the Transaction that is the subject of this Agreement, each as more fully described herein:

Buyer: GPA	Seller: PRU PULANTAT, LLC
Project: PRU PULANTAT Project	
Delivery Point: Seller's meter located on the Project site at the interconnection with the transmission/distribution line extending from the Project site to the connection point designated by GPA	
Guaranteed Output (MWhs): As set forth in the third column of <u>Appendix A</u> (also knowns as Minimum Production)	Estimated Annual Production (Minimum Production (MWhs)): As set forth in the third column of <u>Appendix A</u>
	Facility Capacity (MWac): 4.6 MWac
Delivery Period: 25 Contract Years with Option of a Five-Year Extension	Contract Price (\$/MWh): See <u>Appendix A</u>
Renewable Energy Type: Unit Contingent (solar and ESS) and associated RECs	Development Security: \$ 685,437
Day(s) of week: Monday through Sunday, including Holidays	Hours: Hour Ending 0100 – Hour Ending 2400, Monday through Sunday Chamorro Standard Time (CHST), Guam time
Commercial Operation Date: July 28, 2028	
Test Energy: Seller agrees to sell and Buyer agrees to purchase all Test Energy from the Facility. Test Energy Period shall be up to 6 months from the commencement date identified in Seller's advance notice. The price of such Test Energy for the first month shall be the higher of the Year 1 Contract Price set out in <u>Appendix A</u> and current LEAC Rate and then shall be the Year 1 Contract Price set out in <u>Appendix A</u> for the second month up to sixth month. Test Energy shall be delivered in accordance with the Scheduling provisions contained herein. Both Parties agree that Seller will use Commercially Reasonable Efforts to pre-schedule the Test Energy, but Buyer shall nonetheless be obligated to accept all Test Energy up to 4.6 MW per hour of Test Energy. Seller shall provide to Buyer all RECs and other Environmental Attributes associated with the Test Energy produced by the Facility in accordance with <u>Section 4.16</u> .	

ARTICLE THREE: REPRESENTATIONS AND WARRANTIES

3.1 Mutual Representations and Warranties.

On the Effective Date of this Agreement, each Party represents and warrants to the other Party that:

- (a) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation;
- (b) It has all regulatory authorizations necessary for it to legally perform its obligations under this Agreement (other than permits or regulatory authorizations to be obtained by Seller for the construction, operation or maintenance of the Facility, which Seller reasonably anticipates it will be able to obtain in due course);
- (c) The execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any law, rule, regulation, order or the like applicable to it, and the Agreement constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any equitable defenses.
- (d) It is not Bankrupt and there are no proceedings pending or being contemplated by it or, to its knowledge, threatened against it which would result in it being or becoming Bankrupt;
- (e) There is not pending or, to its knowledge, threatened against it or any of its Affiliates any legal proceedings that could materially adversely affect its ability to perform its obligations under this Agreement;
- (f) No Event of Default or potential Event of Default with respect to it has occurred and is continuing and no such event or circumstance would occur as a result of its entering into or performing its obligations under this Agreement; and
- (g) It is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of the other Party in so doing, and is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions and risks of this Agreement;

3.2 Seller Representations and Warranties.

Seller affirmatively represents and warrants to GPA that:

- (a) On the Effective Date of this Agreement, or in due course as required in accordance with the Scheduled Commercial Operation Date, Seller has (or reasonably expects to have in due course), good defensible title, or valid and effective leasehold rights in the case of leased property, to the Facility, free and clear of all liens, charges, claims, pledges, security interests, equities and encumbrances of any nature whatsoever other than the lien of current taxes not delinquent, liens, charges, claims, pledges, security, interests, equities and encumbrances relating to Facility Debt as provided for herein, or that are permitted by the Facility Debt, or that in the aggregate do not materially detract from or interfere with the ability of Seller to deliver the Quantity of the Renewable Energy;
- (b) All acts necessary to the valid execution, delivery and performance of this Agreement by Seller have or will be taken and performed as required under Seller's ordinances, operating agreement, or other regulations including, but not limited to (i) the valid authority of the person executing this Agreement to bind Seller and (ii) the Term of this Agreement does not extend beyond any limitation applicable to Seller imposed by relevant governing documents and applicable law; and
- (c) Seller will have at the time of sale, title to and ownership of the RECs and Environmental Attributes sold hereunder.

3.3 GPA Representations and Warranties.

GPA represents and warrants that the board of directors of GPA and the Consolidated Commission on Utilities has made all certifications required by the Guam Public Utilities Commission and the Guam Legislature in order for the valid execution, delivery and performance of this Agreement by GPA.

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ARTICLE FOUR: PERFORMANCE REQUIREMENTS & APPROVALS

4.1 Commercial Operation.

Seller shall achieve Commercial Operation of the Project no later than the Scheduled Commercial Operation Date, except to the extent such date is extended pursuant to Section 4.2, in which case Commercial Operation shall occur on or prior to the Outside Commercial Operation Date. Commercial Operation shall be achieved as of the date on which Seller certifies to Buyer in writing that each of the following conditions precedent has been satisfied or waived in writing by the Parties, as applicable ("Commercial Operation"):

- (a) Seller shall have obtained all governmental and regulatory authorizations, including any applicable permits, required for the construction, ownership, operation and maintenance of the Project and for the sale of the Renewable Energy therefrom (except for any permits or authorizations typically obtained after Commercial Operation and that Seller reasonably believes will be obtained in due course);
- (b) Seller and Buyer shall have entered into the Interconnection Agreement;
- (c) Seller shall have established SCADA information and real time data feed to enable GPA to view parameters or data points that relate to Facility availability, Renewable Energy data and other actual resource data for the Facility;
- (d) Seller shall be capable of delivering the Renewable Energy from the Facility to GPA at the Delivery Point.
- (e) Seller shall perform at its cost a capacity test in accordance with the protocol outlined in Appendix I to determine the capacity of the Facility ("Facility Test"). GPA shall receive the entire Renewable Energy from the Facility during such test as contemplated in Section 2.1. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

GPA shall use all available Commercially Reasonable Efforts to assist Seller in achieving the Scheduled Commercial Operation Date. Seller shall present to GPA a certificate executed by its duly executed officer, and by an Independent Engineer as to items (d) and (e), verifying that each of the foregoing conditions has been satisfied or waived in writing by the Parties and Commercial Operation shall be deemed to have occurred upon the delivery of such certificate to GPA unless GPA objects to such certificate on the grounds that the condition has not been satisfied within ten (10) Business Days of delivery thereof and such objections are either agreed by Seller or resolved pursuant to Section 12.9 hereof. Upon any acceptance or deemed acceptance of Seller's certificate by GPA, all conditions, set forth above shall no longer be a condition precedent to Commercial Operation of the Project. If the Commercial Operation Date does not occur on or before the Outside Commercial Operation Date, as such date may be extended in accordance with Section 4.2 herein; either Party shall have the right to terminate the Agreement upon written Notice to the other Party. In the event of such termination by either Party, GPA shall be entitled to Termination Damages set forth in Section 4.4; provided, however, that in accordance with Section 4.2(c), GPA shall not be entitled to such Termination Damages if the Outside Commercial Operation Date is not achieved due to a Force Majeure event or a GPA Delay.

4.2 Extension of Commercial Operation Date.

- (a) Planned Extension. The Parties agree that the Commercial Operation Date is expected to occur on or before July 28, 2028 ("Scheduled Commercial Operation Date"). Seller may elect to extend the Commercial Operation Date beyond the Scheduled Commercial Operation Date (the "COD Extension") by paying GPA for such extension (the "COD Extension Payment"). The COD Extension Payment shall be in the amount of fifty percent (50%) of the daily Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year) per day for each day (or portion thereof) after but not including the date of the COD Extension until, but not including, the date on which the Project actually achieves Commercial Operation. Shortfall Damages for purposes of calculating COD Extension Payment shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (6,892.7MWh x \$25/MWh), pro-rated for each month of extension). To extend the Commercial Operation Date, Seller must, as early as reasonably possible, but in no event later than fourteen (14) days prior to the first

day of the proposed extension, provide GPA with Notice of its election to extend the Commercial Operation Date along with an estimate of the duration of the extension. The COD Extension Payment is in addition to and not to be considered part of the Development Security, and shall be paid to GPA in arrears on a monthly basis after delivery of the Notice hereunder. Seller's request to extend the Commercial Operation Date shall not be valid unless proper Notice and payment are timely received by GPA. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein, and GPA shall not have the right to terminate the Agreement or to receive Termination Damages with respect to such extension so long as Seller has provided the Notice, estimation and payment as provided in this Section 4.2(a). Seller may further extend the Commercial Operation Date beyond the original COD Extension, subject to the foregoing Notice, estimation and payment terms applicable to the original COD Extension.

Seller shall be entitled to a prompt refund, without interest, of any portion of the COD Extension Payment held by GPA which exceeds the amount required to cover the number of days by which the Commercial Operation Date was actually extended. In no event may Seller extend the Commercial Operation Date by more than six (6) months through the payment of the COD Extension Payment, except as provided in Section 4.2(b). In the event that the Project does not achieve Commercial Operation on or before the expiration of any COD Extension period as provided herein, either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Sections 4.2(b) or (c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (b) Unplanned Extension/Additional Planned Extension. In the event that (i) the Project does not achieve Commercial Operation by the Scheduled Commercial Operation Date and Seller fails to provide sufficient Notice and/or payment in order to extend the Commercial Operation Date as provided in Section 4.2(a), or (ii) the Commercial Operation Date shall not have occurred within the six (6) months extension period provided under Section 4.2(a), then Seller may still extend the Commercial Operation Date by paying GPA damages ("Daily Delay Liquidated Damages"). The Daily Delay Liquidated Damages shall be in the amount of one hundred percent (100%) of the Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year (Shortfall Damages for purposes of calculating Daily Delay Liquidated Damages shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (6,892.7 MWh x \$25/MWh), pro-rated for each month of extension) per day for each day (or portion thereof) after but not including the earlier of the dates set forth in sub-clauses (i) or (ii) above, or until, but not including, the date on which the Project actually achieves Commercial Operation, and shall be payable on a monthly basis in arrears within ten (10) Business Days following receipt of an invoice from GPA for any such Daily Delay Liquidated Damages. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein and GPA shall not have the right to terminate the Agreement with respect to such extension or to receive Termination Damages so long as Seller has extended the Commercial Operation Date and pays the Daily Delay Liquidated Damages as provided in this Section 4.2(b).

In the event that the Project does not achieve Commercial Operation on or before twelve (12) months from the Scheduled Commercial Operation Date (as extended pursuant to this Agreement, the "Outside Commercial Operation Date"), then either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Section 4.2(c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (c) Force Majeure and GPA Delay Extension. The Scheduled Commercial Operation Date and the Outside Commercial Operation Date shall also be extended, without payment or other penalty being accrued to GPA, on a day-for-day basis for each day of delay caused by reason of Force Majeure (a "Force Majeure Extension") or by reason of GPA Delay. Any Force Majeure Extension or GPA Delay shall also extend the period of any planned or unplanned extensions pursuant to Sections 4.2(a) or (b) on a day-for-day basis for each day during the Force Majeure Extension or GPA Delay, and Seller shall not be required to pay any COD

Extension Payments or Daily Delay Liquidated Damages, as applicable, for any days during the Force Majeure Extension or GPA Delay. Notwithstanding any other provision in this Agreement, if, due solely to a Force Majeure event or a GPA Delay, the Project does not achieve Commercial Operation on or before the Outside Commercial Operation Date, then the Parties by mutual agreement may terminate this Agreement without penalty or further obligation to either Party, and after one hundred and eighty (180) days following the Outside Commercial Operation Date, either Party may unilaterally terminate this Agreement without penalty or further obligation to either Party. For the sake of clarity, in the event of any such termination, GPA shall not be entitled to Termination Damages.

With the exception of payments, in the case of any delays caused by GPA Delay in excess of fifteen (15) days beyond a reasonable time to cure as agreed by the Parties, and as noticed to GPA in writing, Seller shall be entitled to all remedies available under Section 6.3, as well as reimbursement for Seller's costs and expenses including but not limited to (i) the cost of network upgrades and interconnection costs incurred by Seller, (ii) costs incurred under construction, equipment and other contracts entered into in connection with the development, construction, operation and maintenance of the Facility, (iii) any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility and (iv) Seller's costs and expenses in connection with the Facility and its performance under this Agreement. Such Seller's costs and expenses shall be payable by GPA within 30 days of the receipt of an invoice from the Seller. No event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties. In the event of termination of this Agreement by Seller due to GPA Delay, GPA shall not be entitled to Termination Damages.

4.3 Financing Arrangement.

Seller shall provide GPA with a copy of the preliminary executed credit agreement within three (3) Business Days after the execution of such credit agreement (the date on which GPA receives such copy is hereinafter referred to as the "Financing Arrangement Provision Date"). In the event that Seller fails to procure the execution of a binding credit agreement, GPA may terminate the Agreement and shall be entitled to Termination Damages set forth in Section 4.4 as its sole and exclusive remedy unless extended under other provisions of this Agreement, including Section 4.11.

4.4 Termination Damages.

Prior to the Commercial Operation Date, Seller may terminate this Agreement at any time for its convenience or by reason of Force Majeure, GPA Delay and Event of Default by GPA. GPA shall be entitled to termination damages, payable solely from the Bid Security or the Development Security established in Section 9.1 (as applicable) ("Termination Damages"), in the amounts set forth in the table below, if: (a) subject to the last sentence of this Section 4.4, Seller terminates the Agreement prior to the Commercial Operation Date for any reason other than: (i) a Force Majeure event (ii) a GPA Delay, or (iii) an Event of Default by GPA; or (b) GPA terminates the Agreement as a result of Seller failing to achieve the Commercial Operation Date on or prior to the Scheduled Commercial Operation Date, as the same may have been extended pursuant to Section 4.2, and subject to Section 4.2. The Termination Damages are designed to help compensate GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements and do not constitute a penalty payment. Accordingly, Seller shall pay to GPA Termination Damages, from Bid Security or the Development Security in the following amounts, based upon when the termination occurs:

With respect to the foregoing, no event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay as agreed by the Parties. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties.

Up to Financing Arrangement Provision Date	100% of the Bid Security
Up to Six (6) months after Financing Arrangement Provision Date	50% of the Development Security
Up to Twelve (12) months after Financing Arrangement Provision Date from Six (6) months after Financing Arrangement Provision Date	75% of Development Security
Twelve (12) months after Financing Arrangement Provision Date forward:	100% of Development Security

No later than five (5) Business Days after the Financing Arrangement Provision Date, GPA shall return the Bid Security to Seller, to the extent GPA has not validly claimed the Bid Security in respect of Termination Damages on or prior to Financing Arrangement Provision Date. Notwithstanding the foregoing, in the event that Seller terminates this Agreement for any reason prior to the posting date for the Development Security as set forth in Section 9.1 herein, then Seller shall owe GPA no Termination Damages and such termination shall be without penalty to Seller.

4.5 Seller's and Buyer's Obligations.

Subject to Appendix H, Seller shall sell and deliver, or cause to be delivered, and GPA shall purchase and receive, or cause to be received, all Renewable Energy generated by the Facility including all Test Energy and Renewable Energy from the Annual Facility Test, at the Delivery Point, and GPA shall pay Seller the Contract Price for such Quantity of Renewable Energy as measured by the Seller Metering Equipment at the Delivery Point; provided that for quantities of Renewable Energy in excess of 100% of the Estimated Annual Production, as shown in the third column of Appendix A, which are not make-up quantities for delivery deficiencies in prior Production Measurement Periods pursuant to Section 4.8, the price payable by GPA shall be offered to GPA at a 15% discount of the lesser of the two following prices: 1) the Bidder's guaranteed price applicable to the then current time period or 2) the effective Levelized Energy Adjustment Clause (LEAC) fuel recovery cost incurred by GPA's ratepayers. For Seller's failure to deliver Renewable Energy as required hereunder, GPA's remedies shall be as set forth in Section 4.8. For GPA's failure to purchase and receive Renewable Energy as required hereunder, Seller's damages and remedies shall be set forth in Appendix K.

Seller shall be responsible for any costs or charges imposed on or associated with the Renewable Energy or its delivery up to the Delivery Point. GPA shall be responsible for any costs or charges imposed on or associated with Renewable Energy or its receipt at and from the Delivery Point. Title to and risk of loss of Renewable Energy from the Facility delivered to the Delivery Point shall transfer to GPA at the Delivery Point. Seller warrants that it will deliver to Buyer Renewable Energy free and clear of all liens, security interests, claims and encumbrances or any interest therein or thereto by any person arising prior to the Delivery Point. Notwithstanding the foregoing Seller's obligation to supply and sell, and GPA's obligation to accept and purchase, Renewable Energy shall be limited to such Renewable Energy that is actually deliverable from the Facility to the Delivery Point during such period.

4.6 Operation of Facility.

Seller shall operate and maintain the Facility in accordance with Good Utility Practices.

4.7 [Reserved].

4.8 Minimum Production.

The Facility is expected to produce a minimum number of MWhs of Renewable Energy in each one (1) Contract Year period as set forth in the third column of Appendix A (such annual MWh production is the "Minimum Production"). Seller during the Delivery Period shall (i) during each such Contract Year period, deliver to GPA at least ninety percent (90%) of the Minimum Production (which calculated amounts are set forth in the fourth column of Appendix A), and for any consecutive five (5) Contract Years during the Delivery Period, deliver to GPA at least one hundred percent (100%) of the aggregate Minimum Production (which calculated amounts are set forth in Appendix A) during such period (any such time period a "Production Measurement Period" and each such guaranteed amount of delivered Renewable Energy during any Production Measurement Period, the "Guaranteed Output"). Any shortfall of Renewable Energy deliveries to Buyer from the applicable Guaranteed Output during a Production Measurement Period shall be deemed a "Deficiency Amount".

GPA shall be entitled to receive damages for any Deficiency Amount (“Shortfall Damages”) which are not due to Excused Hours. GPA shall calculate such Shortfall Damages as follows:

$$\text{Shortfall Damages} = \text{Deficiency Amount} \times \text{Incremental Price.}$$

For purposes of clarity, if Actual Renewable Energy for any given Production Measurement Period is less than the Guaranteed Output for that period (even if due to Excused Hours or Weather Hours), there shall be a “Shortfall”, and Seller shall be entitled to deliver to GPA Renewable Energy in the amount of such Shortfall in subsequent Performance Measurement Periods (even if such make-up amounts are in excess of the Guaranteed Output for such subsequent year), and this Agreement may be extended as necessary for a period of up to six (6) months in order to provide Seller with the opportunity to deliver Renewable Energy to Buyer up to the amount of the Deficiency Amount that would not otherwise be eligible for sale to Buyer under this Agreement. There shall be no Shortfall Damages owing to GPA for any Performance Measurement Period unless such Actual Renewable Energy is less than the Guaranteed Output amount for that Performance Measurement Period, and such shortfall is not due to Excused Hours or Weather Hours.

In the event Shortfall Damages are due for a Production Measurement Period of five (5) rolling Contract Years, then such Shortfall Damages shall be reduced by the amount of any Shortfall Damages previously paid for any Contract Year during such five (5) year Production Measurement Period. Seller’s payment of Shortfall Damages shall be Seller’s sole liability and obligation, and GPA’s sole right and remedy, with respect to Seller’s failure to deliver the Guaranteed Output during any Production Measurement Period.

Seller shall be entitled to sell, and GPA shall purchase, quantities of Renewable Energy for which Shortfall Damages are paid hereunder (the “Make-up Renewable Energy”), during any remaining Production Measurement Period during the Delivery Period. The price for the Make-up Renewable Energy shall be the Contract Price in effect at time of the supply of such Make-up Renewable Energy. During any Contract Year, all Renewable Energy delivered by Seller to GPA in excess of the Guaranteed Output shall be credited against makeup of any outstanding Deficiency Amounts, with oldest Deficiency Amounts made up first.

To the extent any Deficiency Amount is due to Weather Hours and Excused Hours, Seller shall be excused from any liability with respect thereto.

4.9 Facility Testing.

In addition to the Facility Test referenced in Section 4.1(e), the capacity of the Facility shall be tested during each Contract Year during the Delivery Period (the “Annual Facility Test”). Seller shall notify GPA of the specific date on which it intends to conduct the Annual Facility Test at least ten (10) Business Days in advance and shall permit GPA to be present at such test. GPA shall have the right to receive copies of the results of the Annual Facility Test, which shall be conducted in accordance with the protocol set forth in Appendix I. Any dispute regarding the results of the Annual Facility Test shall be resolved as set forth in Section 12.9 of this Agreement.

GPA shall receive, in accordance with Section 4.5, the entire Renewable Energy from the Facility during any Annual Facility Test or re-test. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

4.10 Scheduling.

Seller agrees to supply at the Delivery Point all Renewable Energy produced by the Project, net of Renewable Energy self-generated and consumed at the Facility and net of any generation losses prior to the Delivery Point, up to the Facility Capacity, in accordance with the scheduling and coordination procedures set out in Appendix H. GPA agrees to take at the Delivery Point all Renewable Energy tendered by Seller in accordance with the foregoing sentence.

The Schedules and estimates provided pursuant to Appendix H shall be made by Seller in good faith and based on information available to it at such time, but in no event shall such Schedules be binding on Seller nor shall Seller be liable for any inaccuracies in such Schedules.

4.11 Force Majeure.

To the extent either Party is prevented by Force Majeure from carrying out, in whole or part, its obligations

under this Transaction and such Party (the “Claiming Party”) gives Notice and details of the Force Majeure to the other Party promptly upon the occurrence of the Force Majeure event, then the Claiming Party shall be excused from the performance of its obligations with respect to such Transaction (other than the obligation to make payments then due or becoming due hereunder). The Claiming Party shall exercise Commercially Reasonable Efforts to remedy the Force Majeure with all reasonable dispatch. The non-Claiming Party shall not be required to perform or resume performance of its corresponding obligations to the Claiming Party (other than the obligation to make payments then due or becoming due hereunder) until the Claiming Party resumes its performance. If the Force Majeure event extends for a continuous period of three hundred and sixty-five (365) days, either Party may terminate this Agreement without further obligation by either Party.

4.12 Facility Outages and Maintenance Scheduling.

- (a) Planned Outages. Seller shall provide written Notice to GPA prior to conducting any Planned Outages of the Facility. Within ninety (90) days prior to the Commercial Operation Date, as the same may be extended in accordance with the provisions of Section 4.2, and on or before the first day of each subsequent Contract Year, Seller shall provide GPA with a schedule of such proposed Planned Outages in accordance with Appendix H. The proposed Planned Outages schedule shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage.

GPA shall promptly review Seller’s proposed schedule and may request modifications within thirty (30) days of GPA’s receipt of such schedule. Changes to the schedule may be requested by either Party and each Party shall make Commercially Reasonable Efforts to accommodate such changes, provided further that Seller shall have no obligation to agree to GPA’s proposed modifications or revisions to any Planned Outage schedule.

- (b) Forced Outages. In the event of any Forced Outage, Seller shall promptly notify GPA of the same. Seller shall as quickly as practicable notify GPA verbally and shall then, within twenty-four (24) hours thereafter, provide written Notice to GPA of the Forced Outage (the “Forced Outage Notice”). The Forced Outage Notice shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage. Seller shall return the Facility to service as soon as possible, consistent with Good Utility Practices, after the Forced Outage ceases to exist.

- (c) GPA Parts Inventory. To the extent GPA maintains an inventory of parts or components that are used or useful in the Facility and provided it can prudently do so under its own ordinary course operating practices and restrictions, GPA shall cooperate with Seller in a Commercially Reasonable manner by making such parts or components available to Seller at its request during the period of time Seller is obtaining replacement parts or components for the Facility in order to maximize output of Renewable Energy. If Seller obtains a replacement part or component from GPA, it shall at GPA’s option either replace such part or component with the new part or component ordered by Seller or return the borrowed part or component to GPA at such time as Seller obtains the replacement. Seller shall bear the installation, transportation and labor charges relating to GPA’s replacement parts or components, and if the parts or components are returned to GPA then Seller shall reimburse GPA for any damage to such parts or components while in Seller’s possession.

4.13 Operating Status Reports.

From the date of Commercial Operation through the Term, Seller shall provide GPA with Monthly reports regarding material data pertaining to the operation of the Facility. The operations data is generally identified as performance, Outage, and risk data and shall be sent electronically to GPA using a reasonably acceptable format provided by GPA. The operations data report format may be modified by agreement of the Parties from time-to-time during the Term of this Agreement.

4.14 Resource Quality Reporting: Forecasting.

Seller shall provide to GPA at its request copies of non-proprietary resource quality data in Seller's possession that could reasonably be expected to affect, in any material manner, the operation and/or productivity of the Facility, whether produced, compiled or otherwise generated by Seller or any third party in a Commercially Reasonable manner, so that GPA can evaluate the expected performance of the Facility. Seller shall provide such data as it is produced or otherwise made available to Seller. Upon Commercial Operation of the Facility, to the extent generated or procured by Seller, Seller shall also provide to GPA Monthly and day-ahead forecasting information for the Facility. Such information shall be in a format agreed to by the Parties and include, among other things: Seller's forecasts for the performance of the Facility based on Facility specifications, weather-based forecasting, and weather-related studies. Such information, which will be used by GPA solely for evaluation, Scheduling, and other purposes related to this Agreement, shall be provided as available. In no event shall the data and/or information provided to GPA pursuant to this Section 4.14 be binding upon Seller, nor shall Seller be liable for any penalties, charges or other damages based on the inaccuracy of such data or information.

4.15 Permit Violations.

Seller shall at all times during the Term of this Agreement maintain and comply in all material respects with all applicable permits for the development, ownership and maintenance of the Facility.

4.16 Delivery of RECs and Environmental Attributes.

- (a) Use of North American Renewables Registry. At least ten (10) days prior to COD, Seller shall transfer to GPA the authority to create, own and transfer all Environmental Attributes associated with the Renewable Energy produced by the Facility, by executing and delivering the form entitled "Generator Owner's Designation of Responsible Party" published by NAR, wherein Seller shall designate GPA as the "responsible party" for all matters relating to the creation, ownership, and transfer of RECs and Environmental Attributes from the Facility. Thereafter, GPA shall be responsible for all obligations relating to creating and transferring RECs and Environmental Attributes from the Facility and Seller shall have no further obligations or liabilities with respect thereto, provided, however, that Seller shall reimburse to GPA its costs of creating and maintaining the NAR account and NAR's fees charged to transfer the RECs and Environmental Attributes, up to an aggregate maximum amount of \$5,000 per annum. In the event this Agreement is terminated or suspended for any reason, the Parties agree to each consent to the termination of such designation in accordance with NAR procedures.
- (b) GPA Registration as a QRE. GPA shall be the QRE for the Facility as required by NAR and shall comply with any and all NAR Operating Procedures relating to the registration and operation as a QRE and the reporting of generation data from the Facility to NAR. As the QRE, each month upon receipt of an invoice and associated interval metering data from Seller in accordance with Section 7.5 herein, GPA shall report such data to NAR within three (3) Business Days following receipt of such data. The Parties shall cooperate to ensure that the Seller Metering Equipment and the resulting interval metering data meet the NAR requirements for metering equipment and generation data.
- (c) Change Event. During the Term, in the event that (i) the NAR Operating Procedures are amended or changed such that it becomes impossible for the Parties to utilize NAR as the REC tracking method and/or for GPA to continue as "responsible party" for purposes of creating, owning and transferring RECs and Environmental Attributes attributable to the Facility; (ii) the fees or charges imposed by NAR on either Seller or GPA to utilize the NAR REC tracking system are materially increased such that use of the NAR REC tracking system becomes uneconomic or infeasible; or (iii) the NAR REC tracking system is eliminated (each one individually, a "Change Event"), then the Parties shall promptly negotiate in good faith to reform the terms of this Agreement in order to give effect to the original intention of the Parties to the extent reasonable under the circumstances, including utilizing an alternative method for transferring RECs to GPA, but in no case shall Seller's cost with respect thereto exceed \$5,000

per annum.

4.17 [Reserved].

4.18 Energy Shifting and Rapid Reserve Response.

Seller shall be required to use ESS for the purpose of delivering produced energy at a different period of time than its production period. GPA shall receive all of the stored renewable energy before the next solar production period. The active, or real, power shall be dispatchable at the point of interconnection, between the hours of 6:00 PM to 6:00 AM, as required by the GPA Power System Control Center operators or a SCADA control point. The available capacity may also be dispatched outside of these hours if deemed necessary by the GPA Power System Control Center operators. The delivered output to the GPA grid shall be firm, non-intermittent power with a ramp-up and ramp-down rate limited to 1% of rated power output per minute. However, this rate may be exceeded at the request of the GPA Power System Control Center operators. Seller shall also provide a dispatchable reactive capability requirement up to 0.80 lag to lead at the point of interconnection as required by the GPA Power System Control Center operators or a SCADA control point. The project shall perform at +/- 0.80 PF Dynamic Range up to and including the maximum MW output and shall not reduce reactive capability near the peak real power output. The total energy available for dispatching shall be provided to the GPA Power System Control Center through a SCADA point every second. The additional function of the ESS is to provide rapid reserve in response to under-frequency events. The total energy exported for these events shall be included in the annual minimum energy requirement.

During the Delivery Period, Seller shall allow GPA to negotiate a revision in the ESS control function or integration with a grid controller to improve the reliability and/or stability of the GPA grid.

4.19 Performance.

During the Delivery Period, Seller shall cause the Facility to comply with the performance requirements set forth in Appendix C. If the Facility fails to meet the requirements, GPA may provide written notice to Seller of the failure to meet the requirements and a request for Seller to take steps needed to meet the requirements. In response to such a notice, Seller shall, within two (2) weeks from the date of such notice, provide GPA with a written remedial action plan that provides a detailed description of Seller's course of action and plan to meet the requirements and shall take steps to implement such remedial action within six (6) months of the date of such action plan; provided, however, GPA shall not be entitled to such a remedial action plan if the failure to achieve the requirements is due to a Force Majeure event, GPA Delay or an Event of Default by GPA. Seller's sole obligation with respect to any deficiency in the requirements is to follow its remedial action plan.

ARTICLE FIVE: SELLER FAILURE

5.1 Seller Failure.

In the event Seller fails to deliver to GPA any Quantity of Renewable Energy to which GPA is entitled in accordance with the terms of this Agreement and instead sells such Quantity of Renewable Energy to which GPA is entitled to a third party in violation of this Agreement (“Seller Failure”), then Seller shall pay to GPA the “Seller Failure Damages,” which shall mean the positive difference, if any, between the Replacement Price and the Contract Price for the period of such Seller failure, times such Quantity of Renewable Energy. GPA shall calculate the Seller Failure Damages and shall provide to Seller an invoice for such amount, including a written statement explaining in reasonable detail the calculation of such amount. Seller shall pay the Seller Failure Damages not later than ten (10) days following its receipt of such an invoice from GPA. If the Replacement Price is less than the Contract Price, then the Seller Failure Damages are deemed to be zero. The Seller Failure Damages represent the sole and exclusive remedy for Seller’s failure as described herein, except as provided in Section 6.1(f).

ARTICLE SIX: EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default.

An “Event of Default” shall mean, with respect to a Party (a “Defaulting Party”), the occurrence of any of the following:

- (a) The failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within ten (10) Business Days after receipt of written Notice;
- (b) Any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated, if such failure is not remedied within thirty (30) Business Days after receipt of written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (c) The failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default and except for such Party’s obligations to deliver or receive the Renewable Energy, the remedies for which are provided in Article Five) if such failure is not remedied within thirty (30) Business Days after written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (d) Such Party becomes Bankrupt (or if the Bankruptcy is involuntary, the failure of such Party to achieve dismissal of the Bankruptcy within ninety (90) days);
- (e) A Merger Event occurs with respect to such Party;
- (f) If during the Term of this Agreement there have occurred three (3) or more Seller Failures as that term is used in Section 5;
- (g) With respect to Seller, a material permit violation (that is not due to a GPA Delay) occurs and such violation is not remedied within forty (40) Business Days after Notice by either GPA or the relevant permitting authority, or such longer time, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (h) With respect to Seller, failure to maintain the Development Security and failure to reinstate the same within thirty (30) Business Days after Seller’s receipt of written Notice thereof from GPA;

6.2 Declaration of an Early Termination Date.

If an Event of Default with respect to a Defaulting Party shall have occurred on or after the Commercial Operation Date and be continuing, the other Party (the “Non-Defaulting Party”) shall have the right but not the obligation to: (i) designate a day, no earlier than the day such Notice is effective and no later than twenty (20) days after such Notice is effective, as an early termination date (“Early Termination Date”) to accelerate all amounts owing between the Parties and to liquidate and terminate this Agreement between the Parties; (ii) withhold any payments due to the Defaulting Party under this Agreement as setoff against termination costs and liabilities as determined herein (and until such amounts are determined); and (iii) suspend its performance under this Agreement.

6.3 Suspension of Performance and Other Remedies.

Except as otherwise expressly provided in this Agreement, if an Event of Default or a GPA Delay shall have occurred and be continuing, the Non-Defaulting Party, upon written Notice to the Defaulting Party, shall have the right (i) to suspend performance under this Agreement; and (ii) to the extent an Event of Default or a GPA Delay shall have occurred and be continuing to exercise any remedy available at law or in equity, for such suspension and/or termination, including any specific remedies set forth in this Agreement; provided, however, that any damages shall include only the direct actual damages incurred by the Non- Defaulting Party as provided in Section 8.1, (including, but not limited to, if the Non-Defaulting Party is the Seller, any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility), and Seller's aggregate total liability hereunder shall not exceed the amounts set forth in Section 4.4 prior to the Commercial Operation Date.

ARTICLE SEVEN: PAYMENT AND NETTING

7.1 Billing Period.

Unless otherwise specifically agreed upon by the Parties, the calendar Month shall be the standard period for all payments under this Agreement. No later than the tenth (10th) day after the end of each Month, each Party will render to the other Party an invoice (in the case of Seller, such invoice being rendered in accordance with Section 7.5) for the payment obligations of the non-invoicing Party, if any, incurred hereunder during the preceding Month.

7.2 Timeliness of Payment.

Unless otherwise agreed by the Parties, all invoices under this Agreement shall be due and payable in accordance with each Party's invoice instructions on or before the later of the twentieth (20th) day of each Month, or if later the tenth (10th) day after receipt of the invoice or, if such day is not a Business Day, then on the next Business Day. Each Party will make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any amounts not paid by the due date will be deemed delinquent and will accrue interest at the Interest Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

7.3 Disputes and Adjustments of Invoices.

A Party may, in good faith, dispute the correctness of any invoice or any adjustment to an invoice, rendered under this Agreement or adjust any invoice for any arithmetic or computational error within twelve (12) Months of the date the invoice, or adjustment to an invoice, was rendered. In the event an invoice or portion thereof, or any other claim or adjustment arising hereunder, is disputed, payment of the undisputed portion of the invoice shall be required to be made when due, with Notice of the objection given to the other Party. Any invoice dispute or invoice adjustment shall be in writing and shall state the basis for the dispute or adjustment. Except as otherwise provided in this Agreement, payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment shall be made within two (2) Business Days of such resolution along with interest accrued at the Interest Rate from and including the due date to but excluding the date paid. Inadvertent overpayments shall be returned upon request or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Interest Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment. Any dispute with respect to an invoice is waived unless the other Party is notified in accordance with this Section 7.3 within twelve (12) Months after the invoice is rendered or any specific adjustment to the invoice is made. If an invoice is not rendered within twelve (12) Months after the close of the Month during which performance of a Transaction occurred, the right to payment for such performance is waived.

7.4 Metering and Other Facilities.

Seller shall be responsible, at its sole expense, for providing the Seller Metering Equipment in accordance with Good Utility Practices. In accordance with the terms of the Interconnection Agreement, the Seller may elect to have GPA provide Seller with the Seller Metering Equipment; provided, however, the cost of such meters shall be borne solely by Seller at no cost to GPA. Seller shall be solely responsible for operating, maintaining, and repairing the Seller Metering Equipment at its own expense throughout the Term of this Agreement. Seller shall inspect and test the Seller Metering Equipment upon its installation and at least once every year at Seller's expense. Seller shall give GPA reasonable advance Notice of any test, and promptly provide GPA with the results of any such test. GPA may observe the test and conduct its own tests, at GPA's expense, to verify Seller's procedures and results. GPA shall give Seller reasonable advance Notice of any such test, and may observe the tests. GPA shall provide Seller with the results of any test by GPA promptly upon receipt of the results. Access by GPA for any such testing shall be in compliance with Section 12.4.

Upon an inaccurate read of the Seller Metering Equipment or if Seller knows of any material inaccuracy or material defect in Seller Metering Equipment, Seller shall notify GPA in writing within forty-eight (48) hours of such defect. Seller shall be solely responsible for adjusting, repairing, replacing or recalibrating such metering device as near as practicable to a condition of zero (-0-) error, and for paying any expenses associated with such adjustment, repair, replacement or recalibration. If a metering device fails to register or is found upon testing to be inaccurate, an adjustment will be made correcting all measurements by the inaccurate or defective metering device in the following manner:

- (a) In the event that an adjustment factor cannot be reliably calculated, the Parties shall use the measurements from GPA-owned meters if they are installed, fully operational and calibrated in accordance with Good Utility Practices. If for any reason the measurements cannot be obtained from GPA-owned meters, the Parties shall use data from Seller's computer monitoring system to determine the relevant measurements. If Seller's computer monitoring system is found to be inaccurate by more than two (2) percent, the Parties shall estimate the amount of the necessary adjustment using the site meteorological information for the period of the inaccuracy based upon deliveries of Renewable Energy delivered to GPA at the Delivery Point from the Facility during periods of similar operating conditions when the Seller Metering Equipment was registering accurately. The adjustment will be made for the period during which inaccurate measurements were made.
- (b) If the Parties cannot agree on the actual period during which the inaccurate measurements were made, the period during which the measurements are to be adjusted will be the shorter of: (1) the last one-half of the period from the last previous test of the metering device to the test that found the metering device to be defective or inaccurate; or (2) the one hundred and eighty 180-day period immediately preceding the test that found the metering device to be defective or inaccurate.
- (c) Upon determination of corrected measurements, the required payment adjustment shall be made according to the procedures set forth in Section 7.3.

7.5 Invoices.

Seller shall maintain and read the Seller Metering Equipment for measuring the Renewable Energy delivered hereunder. For review purposes, Seller shall furnish GPA with a written invoice reflecting the Contract Price; interval data from the Seller Metering Equipment used to calculate that invoice; and any other charges due, within ten (10) Business Days after Seller reads the Seller Metering Equipment. Such invoices may be furnished to GPA by facsimile transmission or by such other method as the Parties agree.

ARTICLE EIGHT: LIMITATIONS

8.1 Limitation of Remedies, Liability and Damages.

Except as set forth herein, there are no warranties by either party under this agreement, including warranties of merchantability or fitness for a particular purpose, and any and all implied warranties are disclaimed. The parties confirm that the express remedies and measures of damages provided in this agreement satisfy the essential purposes hereof. For breach of any provision for which an express remedy or measure of damages is provided herein, such express remedy or measure of damages shall be the sole and exclusive remedy and the obligor's liability shall be limited as set forth in such provision and all other remedies or damages at law or in equity are waived. If no remedy or measure of damages is expressly provided herein or in a transaction, the obligor's liability shall be limited to direct actual damages only, such direct actual damages shall be the sole and exclusive remedy and all other remedies or damages at law or in equity are waived. Unless expressly herein provided, neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages, lost profits or other business interruption damages, by statute, in tort or contract, under any indemnity provision or otherwise. It is the intent of the parties that the limitations herein imposed on remedies and the measure of damages be without regard to the cause or causes related thereto, including the negligence of any party, whether such negligence be sole, joint or concurrent, or active or passive. To the extent any damages required to be paid hereunder are liquidated, the parties acknowledge that the damages are difficult or impossible to determine, or otherwise obtaining an adequate remedy is inconvenient and the damages calculated hereunder constitute a reasonable approximation of the harm or loss.

Notwithstanding the foregoing, if GPA is the Defaulting Party, the Parties agree that the actual damages recoverable to Seller hereunder on account of an Event of Default by GPA shall include loss of Tax Benefits on a grossed up after tax basis, using the highest applicable United States marginal personal income tax rate.

Any assets transferred to GPA as required by the Interconnection Agreement shall require a one-year warranty on all construction work and extension of any manufacturer warranties from the transfer of such assets.

ARTICLE NINE: CREDIT AND COLLATERAL REQUIREMENTS

9.1 Development Security.

In order to secure Seller's obligations prior to Commercial Operation of the Facility, Seller shall post a Letter of Credit or cash in the amount of \$685,437 (the "Development Security"). The Development Security shall be held by GPA as security for Seller's obligations prior to the Commercial Operation Date under the Agreement. To the extent permitted under Section 4.4, GPA may draw on the Development Security at any time prior to the Commercial Operation Date, but only in the amounts and according to the schedule set forth in Section 4.4. Seller shall post the Development Security in accordance with the following terms and conditions:

- (a) Seller shall post the Development Security within ten (10) Business Days from the date when a binding credit agreement is executed pursuant to Section 4.3 but no later than the Financing Arrangement Deadline.
- (b) If the Development Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix E, respectively with such changes thereto as may be approved by Buyer and Seller in their reasonable discretion.
- (c) Any Development Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.3 of this Agreement.

9.2 Forfeiture of Development Security.

In the event that the Commercial Operation Date does not occur on or before the Scheduled Commercial Operation Date, as extended pursuant to the terms of this Agreement, and to the extent Seller does not remit any COD Extension Payment or Daily Delay Liquidated Damages payment when due pursuant to Section 4.2, then GPA shall be entitled to proceed against the Development Security in accordance with the terms thereof, to the extent of the amount(s) due and owing from time to time under Section 4.2. If the Development Security is exhausted up to the limits in Section 4.4 and further payments are due, then GPA shall be entitled to terminate this Agreement as its sole and exclusive remedy if Seller otherwise refuses to pay the amount due, and Seller shall have no further liability for damages hereunder. Seller acknowledges and agrees that forfeiture of all or a portion of the Development Security, as provided herein, represents reasonable compensation to GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements as a result of Seller's failure to achieve Commercial Operation by the Scheduled Commercial Operation Date. Notwithstanding the foregoing, if Seller terminates this Agreement prior to the Commercial Operation Date for the sole purpose of selling the Renewable Energy to a third party, GPA shall be entitled to both the Development Security and any other remedies available at law or in equity to the extent that GPA's actual damages exceed the value of the Development Security.

9.3 Return of Development Security.

Concurrently with the achievement of the Commercial Operation Date or the earlier termination of the Agreement pursuant to Section 4.2, GPA shall return to Seller any remaining portion of the Development Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Development Security was posted as a Letter of Credit, GPA shall return the Letter of Credit to Seller and Seller shall be entitled to immediately cancel such Letter of Credit. If the Development Security was posted in cash, GPA shall return to Seller the balance of the Development Security, together with daily interest at the Interest Rate, from and including the date that the Development Security was posted until, but not including, the date on which the Development Security is returned by GPA.

9.4 Performance Security.

In order to secure Seller's obligations after Commercial Operation of the Facility and during the Delivery Period hereunder, Seller hereby agrees to post security in one of the forms contemplated below, each of which is deemed acceptable by GPA (the "Performance Security"):

- (a) A Letter of Credit or cash in the amount of \$1,370,875; or

- (b) A Payment and Performance Bond in the amount of \$1,370,875; or
- (c) A subordinated lien on all real and personal property constituting the Project, to be effective as of the Commercial Operation Date (the “GPA Lien”) and Seller agrees to take such action as is reasonably required in order to perfect GPA’s security interest in, and lien on, such collateral and any and all proceeds resulting therefrom; provided, that concurrently with the grant of the such lien, GPA shall enter into such subordination, inter-creditor and other agreements with the senior financing parties pursuant to which GPA shall agree that their rights and remedies pursuant to their lien shall be subordinated in all respects to the senior first lien held by or the financing parties.

The Performance Security shall be held by GPA as security for Seller’s obligations after the Commercial Operation Date and during the Delivery Period, but GPA may draw on the Performance Security at any time only in full the amounts actually due and payable by Seller remaining liable to GPA pursuant to this Agreement. Seller may (i) post the Performance Security by posting a combination or one or more of the above acceptable forms of credit support in an aggregate amount of \$1,370,875, and (ii) at any time elect to substitute any form of one or more of the above acceptable forms of credit support for any existing Performance Security in which case GPA shall return the replaced Performance Security and reasonably cooperate with Seller in the exchange or cancellation of such credit support.

Seller shall post the Performance Security in accordance with the following terms and conditions:

- (a) Seller shall post the Performance Security within ten (10) business days following the Commercial Operation Date.
- (b) If the Performance Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix [F-1].
- (c) If the Performance Security is posted as a Payment and Performance Bond, it shall be in substantially the form attached hereto as Appendix [F-2].
- (d) Any Performance Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.5 of this Agreement.

9.5 Return of Performance Security.

At the end of the Term or upon the termination of this Agreement following the settlement and payment of any damages owed as a result of such termination, GPA shall return to Seller any remaining portion of the Performance Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Performance Security was posted as a Letter of Credit or a Payment and Performance Bond, then GPA shall return the Letter of Credit or Payment and Performance Bond to Seller and Seller shall be entitled to immediately cancel such Letter of Credit or Payment and Performance Bond. If the Performance Security was posted in cash, GPA shall return to Seller the balance of the Performance Security, together with daily interest at the Interest Rate, from and including the date that the Performance Security was posted until, but not including, the date on which the Performance Security is returned by GPA.

ARTICLE TEN: GOVERNMENTAL CHARGES

10.1 Cooperation.

Each Party shall use Commercially Reasonable Efforts to implement the provisions of and to administer this Agreement in accordance with the intent of the Parties to minimize all taxes, so long as neither Party is materially adversely affected by such efforts.

10.2 Governmental Charges.

Seller shall pay or cause to be paid all taxes imposed by any Government Authority (“Governmental Charges”) on or with respect to the Renewable Energy, Environmental Attributes or this Agreement arising prior to the Delivery Point. GPA shall pay or cause to be paid all Governmental Charges on or with respect to the Renewable Energy, Environmental Attributes, or this Agreement at and from the Delivery Point. All other tax or income taxes on the sale of the Renewable Energy by Seller hereunder and are, therefore, the responsibility of the Seller. In the event Seller is required by law or regulation to remit or pay Governmental Charges, which are GPA’s responsibility hereunder, GPA shall promptly reimburse Seller for such Governmental Charges. If GPA is required by law or regulation to remit or pay Governmental Charges which are Seller’s responsibility hereunder, GPA may deduct the amount of any such Governmental Charges from the sums due to Seller under Article Seven of this Agreement. Nothing shall obligate or cause a Party to pay or be liable to pay any Governmental Charges for which it is exempt under the law.

ARTICLE ELEVEN: ASSIGNMENT

11.1 Buyer Assignment.

Buyer may not assign this Agreement or assign or delegate its rights and obligations under this Agreement, in whole or in part, without Seller's consent, not to be unreasonably withheld.

11.2 Seller Assignment.

Seller shall not sell, transfer, pledge, encumber or assign this Agreement or any of the rights, interests or obligations hereunder without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed, except that Buyer shall have the right to withhold its consent if, in Buyer's reasonable determination, such sale, transfer, pledge, encumbrance or assignment will have a materially adverse effect on the timely construction of the Project or the economic interests of Buyer. Notwithstanding the foregoing, Seller may sell, transfer, pledge, encumber, or assign this Agreement or any of its rights, interests or obligations hereunder without the consent of Buyer, but with at least thirty (30) days' advance written notice to Buyer, either: (1) in connection with any financing or other financial arrangements for the Facility, including, but not limited to, any tax equity financing or any sale-leaseback financing arrangement; (2) to any of its Affiliates in connection with a transfer of the Facility to such Affiliate; or (3) to any person or entity succeeding to all or substantially all of the assets of Seller. In connection with any sale, transfer, pledge, encumbrance or assignment in accordance with the foregoing: (A) Seller's security shall remain in place until the assignee or transferee posts replacement credit support in accordance with this Agreement; and (B) Seller and Assignee shall enter into an assignment and assumption agreement, in form and substance reasonably satisfactory to Buyer, pursuant to which the assignee or transferee assumes all of Seller's obligations hereunder and otherwise agrees to be bound by the terms of this Agreement. Any assignment of this Agreement in violation of the foregoing shall be, at the option of Buyer, void.

11.3 Liability After Assignment.

A Party's assignment or transfer of rights or obligations pursuant to this Article 11 shall relieve said Party from any liability and financial responsibility for the performance thereof arising after any such transfer or assignment.

11.4 Transfers of Ownership.

Subject to any rights of first offer or refusal under this Agreement, during the Term, Seller shall not sell, transfer, assign or otherwise dispose of its interest in the Facility to any third-party absent (1) a transfer of this Agreement to such third-party and (2) Seller entering into an assignment and assumption agreement for this Agreement, in form and substance reasonably satisfactory to Buyer, with such third-party.

11.5 Successors and Assigns.

This Agreement and all of the provisions hereof are binding upon, and inure to the benefit of, the Parties and their respective successors and permitted assigns.

11.6 Collateral Assignment by Seller.

In the event that Seller pursuant to Section 11.2(1) transfers, pledges, encumbers or collaterally assigns this Agreement to Seller's lenders, Seller shall provide written notice to Buyer of such transfer, pledge, encumbrance or assignment, including the address of Seller's lenders. In connection with any financing or refinancing of the Facility, including tax equity financing, Buyer at Seller's request shall negotiate in good faith with Seller and Seller's lenders and financing parties to agree upon reasonable direct agreements, estoppels, opinions and other customary documentation to support the financing(s) with respect to this Agreement, which shall be in form and substance reasonably agreed to by Buyer, Seller and Seller's financing parties. The direct agreement shall include (but not be limited to) provisions substantially as follows:

- (a) The Parties shall not amend or modify this Agreement in any material respect without the prior written consent of the Seller's financing parties;

- (b) Prior to exercising its right to terminate this Agreement as a result of an Event of Default by Seller, Buyer shall give notice of such Event of Default by Seller to the administrative agent of Seller's lenders of Seller's financing parties, which Buyer has been provided written notice of; and
- (c) Seller's lenders or financing parties shall have the right, but not the obligation, to cure an Event of Default on behalf of Seller in accordance with the provisions of this Agreement, provided that Seller's lenders or financing parties shall be provided an additional ninety (90) days, from the end of the cure periods provided pursuant to Section 6.1, to effect a cure of such Event of Default

ARTICLE TWELVE: MISCELLANEOUS

12.1 Term of Agreement.

The Term of this Agreement shall commence on the Effective Date and shall remain in effect for the duration of the Delivery Period, as set forth in Section 2.1, unless earlier terminated by either Party in accordance with this Agreement herein (the "Term"); provided, however, that such termination shall not affect or excuse the performance of either Party under any provision of this Agreement that by its terms survives any such termination.

12.2 Insurance.

(a) At all times during the Term of this Agreement, Seller or an Affiliate shall maintain at its own expense insurance policies for the Facility and its tangible assets in such amounts and against such risks and losses as are consistent with Good Utility Practices and those policies listed below. Such insurance policies shall be maintained only with insurers rated at least A- VII by MVI Best or comparable ratings agency.

- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- ii. Commercial Auto Liability in the amount of \$1,000,000 combined single limit for bodily injury and property damage. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- iii. Excess Liability with limits of \$5,000,000. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- iv. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- v. Pollution Liability, when applicable, with limits for \$5,000,000. GPA is to be an additional insured. Seller or an Affiliate shall grant a waiver of Subrogation in favor of GPA.
- vi. Builder's Risk or Installation Floater, when applicable, is to be furnished by EPC Contractor.

(b) At all times after achieving COD, Seller or an Affiliate may discontinue or otherwise cancel each of the aforementioned policies, except the following insurance policies, which shall be maintained with the limits set forth below:

- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
- ii. Excess Liability with limits of \$5,000,000.00. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of

GPA.

- iii. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- iv. Property insurance that will keep the premises, property, improvements, structures, and machinery and equipment on the premises insured, at a minimum, against with an all risk property policy for full replacement value as determined from time to time. Such insurance shall be issued by any financially responsible insurer duly authorized to do business in Guam, and shall contain the standard form of waiver of subrogation. Nothing contained herein shall be construed as creating any liability or responsibility on the part of GPA for the adequacy of insurance coverage on the premises. As to any insurable risks of loss or damage to the premises not required to be insured hereunder, Seller or an Affiliate shall bear the cost of the same. Seller or an Affiliate shall be deemed to be self-insured as to the deductible or co-insurance amount applicable to such insurance coverage and shall pay any deductible or co-insurance amount applicable in the event of such loss or damage.
- v. Seller or an Affiliate is also required to carry Business Interruption in the amount of \$1,000,000.

If the Facility is lost or damaged due to a casualty, then only if and to the extent Seller or an Affiliate is not required to use available insurance proceeds to prepay the Facility Debt, Seller or an Affiliate shall re-build the Facility promptly and in a commercially reasonable manner, if and to the extent technically feasible and commercially reasonable in light of the available insurance proceeds and subject to the procurement by Seller or an Affiliate of the consent of any lender or financing party pursuant to the Financing Documents if required thereunder; provided, however, (i) if the time to re-build the Facility would result in less than five (5) years remaining in the Delivery Period then (A) Seller or an Affiliate shall have the option in lieu of re-building the Facility to pay to GPA the Buyout Payment and terminate this Agreement with no further costs or penalties provided that the Buyout Payment shall not in any case exceed the available insurance proceeds remaining following full prepayment of the Facility Debt, or (B) if Seller or an Affiliate nevertheless elects to re-build the Facility, then GPA shall reimburse Seller or an Affiliate for any deductibles payable by Seller or an Affiliate under its property insurance (not to exceed \$500,000), and (ii) regardless of when the casualty event occurs, if Seller or an Affiliate re-builds the Facility, then the Delivery Period shall be extended for the greater of one (1) year or two (2) times the length of the interruption of the sale of Renewable Energy (pro-rated based on the Minimum Production for partial interruptions) after the end of the Term, and the Contract Price shall be the price in effect, without escalation, at the end of the Term.

Within ten (10) Business Days after receipt of a request for the same from GPA, Seller or an Affiliate shall deliver to GPA a certificate of insurance for any or all policies maintained in accordance with this Section 12.2, which certificate shall include at least the following information: (i) the name of the insurance company, policy number and expiration date; and (ii) the coverage and limits on coverage, including the amount of deductibles or self-insured retentions.

Seller or an Affiliate shall furnish certificates of insurance and waiver of subrogation endorsements to GPA prior to commencement of construction of the Facility showing evidence of such coverage, including the statement to the effect that cancellation or termination of the insurance shall not be effective until at least [thirty (30)] days after receipt of written Notice to GPA. At all times Seller's or an Affiliate's insurance shall be primary and non-contributory to any other insurance that may be carried by GPA. The statement of limits of insurance coverage shall not be construed as in any way limiting the Seller's or an Affiliate's liability under this Agreement. GPA shall be an additional insured on all liability coverage and certificates of insurance shall clearly indicate such.

12.3 Indemnity.

To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party from and against any Claims arising from or out of any event, circumstance, act or incident first occurring or existing during the period when control and title to the Renewable Energy and Environmental Attributes is vested in such Party, unless a Claim is due to such Party's willful misconduct or gross negligence. To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party against any Governmental Charges for which such Party is responsible under Article Ten. Notwithstanding anything to the contrary contained in this Agreement, no individual representative of either Party shall have any personal liability to the other Party as a result of the breach of any representation, warranty, covenant or agreement contained herein.

12.4 Site Access and Inspection of Records.

Seller shall provide GPA with reasonable access to the Facility site for purposes of review and inspection during regular business hours within a reasonable time after a request for the same is made by GPA to Seller. During such reviews and inspections, GPA representatives shall be permitted to review such records relating to the Facility and reasonably related to the performance of this Agreement, including Facility maintenance and operations logs. GPA shall have access to the Facility site for the limited purposes described herein, but Seller shall at all times remain responsible and liable for the control and operation of the Facility and the Facility site. GPA representatives shall follow Seller's safety procedures when accessing the Facility site and shall conduct themselves in a manner that will not interfere with the operation of the Facility. Seller will provide GPA with information about such safety procedures to enable GPA to comply with this requirement.

12.5 Audit.

Subject to Section 7.3, each Party has the right, at its sole expense and during normal working hours, to examine copies of the records of the other Party to the extent reasonably necessary to verify the accuracy of any statement, charge or computation made pursuant to this Agreement.

12.6 Confidentiality.

The Parties will make Commercially Reasonable Efforts to safeguard Confidential Information against disclosure by employing the same means to protect such Confidential Information as that Party uses to protect its own non-public, confidential or proprietary information, and otherwise in accordance with the provisions of this Section 12.6. Specifically, no receiving Party shall itself, or permit its employees, consultants and/or agents to disclose to any person, corporation or other entity the Confidential Information without the prior written consent of the Party providing the Confidential Information, except a receiving Party may distribute the Confidential Information to its and its Affiliates' board members, officers, employees, agents, consultants, actual or potential investors, actual or potential purchasers, actual or potential Facility lenders or financing partners, and others who have a need for such Confidential Information in connection with the Transaction.

The Parties acknowledge, however, that a Party may need to disclose the Confidential Information in connection with its regulatory filings or to otherwise satisfy its governmental and regulatory requirements. In the event that a Party intends to disclose any of the Confidential Information to its regulatory authorities including, but not limited to, the Guam Public Utilities Commission, the FERC, or any employee, staff member, consultant, and/or agent of the foregoing, it shall give the other Party prompt prior written Notice of its intention so that the other Party may seek a protective order or other appropriate remedy. In addition, each Party specifically agrees not to use the other Party's name in connection with this Agreement or the Facility in any press releases, public meetings or hearings, or other public communications, including any release to any newswire service, without the express written consent of the other Party. The Parties anticipate that at some future time it may be in the best interests of one or both of them to disclose Confidential Information to the media and the Parties anticipate entering into a

subsequent agreement that will govern the terms of such disclosure. The Parties expressly agree, however, that unless and until such subsequent agreement is executed between the Parties, the terms of this Agreement shall be binding with respect to such disclosure.

In the event that any Party receiving the Confidential Information becomes legally compelled (by deposition, interrogatory, request for documents, subpoena, civil investigative demand or similar process) to disclose any of the Confidential Information, the legally compelled Party shall give the other Party providing the Confidential Information prompt prior written Notice of such requirement so that the providing Party may seek a protective order or other appropriate remedy and/or waive compliance with the terms of this Agreement. In the event that such protective order or other remedy is not obtained, the providing Party waives compliance with the terms hereof to the extent of the required disclosure.

Each Party acknowledges that the unauthorized disclosure of any Confidential Information may cause irreparable harm and significant injury that may be difficult to ascertain. Each Party therefore agrees that specific performance or injunctive relief, in addition to other legal and equitable relief, are appropriate remedies for any actual or threatened violation or breach of this Agreement, although neither Party shall be entitled to any special, consequential, indirect or punitive damages as a result of a breach of this Agreement, whether a claim is based in contract, tort or otherwise. The Parties agree that the respondent in any action for an injunction, specific performance decree or similar relief shall not allege or assert that the initiating Party has an adequate remedy at law in respect to the relief sought in the proceeding, nor shall the respondent seek the posting of a bond by the Party initiating the action. Under no circumstances will either Party's directors, management, employees, agents or consultants be individually liable for any damages resulting from the disclosure of Confidential Information in violation of the terms of this Agreement.

12.7 Notices.

All notices, requests, statements or payments ("Notices") shall be made as specified on Appendix B attached hereto and incorporated herein by reference. Notices (other than with respect to Scheduling) shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier service or facsimile. Notice by facsimile or hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a Business Day, and otherwise shall be effective at the close of business on the next Business Day. Notice by overnight United States mail or courier shall be effective on the next Business Day after it was sent. Notices relating to Facility operations and Scheduling, as required pursuant to Appendix H, may be given electronically and shall be deemed effective upon receipt; otherwise, electronic notices shall not be effective unless affirmatively acknowledged in writing (including by reply e-mail) by the receiving Party. A Party may change its addresses by providing Notice of same in accordance herewith.

12.8 Purchase Option.

- (a) Transfer During the Delivery Period. In the event that Seller desires to sell the Facility during the Delivery Period, Seller shall provide prior written Notice of the same to GPA, and agrees to engage in discussions with GPA for the purchase of the Facility by GPA during the exclusivity period described in this Section with GPA if GPA desires to purchase the Facility. Within ninety (90) days following Seller's Notice to GPA of its intent to sell the Facility, GPA may deliver to Seller an indicative purchase price at which it would be willing to purchase the Facility. If GPA does not deliver the indicative purchase price within ninety (90) days of receipt of the Notice, then Seller shall be free to transfer the Facility under any terms and conditions at any time thereafter. If GPA delivers the indicative purchase price within ninety (90) days of receipt of the Notice, then the Parties shall negotiate exclusively for a period of up to sixty (60) days after GPA delivers the indicative purchase price. If no binding agreement is entered into by the Parties during such sixty (60)-day period then Seller shall be free to transfer the Facility to any person on transactions terms,

including price, that are better for Seller than GPA's indicative offer, and neither Party shall have any further liability or obligation to the other Party in connection with such sale or as a result of the terminated negotiations. If Seller does not transfer the Facility on such basis within one (1) year following the end of the sixty (60)- day exclusive negotiation period, then the procedure in this paragraph shall apply to any subsequent sale of the Facility during the Term of this Agreement.

(b) Extension of Delivery Period and Facility Purchase at End of Delivery Period.

At least one (1) year prior to the end of the Delivery Period, GPA and Seller may agree to extend the Term of this Agreement up to five (5) years in the aggregate, in which case the Contract Price and terms shall be mutually agreeable to GPA and the Seller. At least one (1) year prior to the end of the Delivery Period, GPA may provide Notice to Seller that it elects to purchase the Facility at the end of the Delivery Period at a purchase price equal to the higher of (i) 100% of the Appraisal Price of the Facility at the end of the Delivery Period or (ii) the sum of (x) the amount necessary to repay any Facility Debt (including any swap or interest rate hedging breakage costs related thereto) in full plus (y) the amount which when applied pursuant to the governing documents for the Seller or any relevant subsidiary or upstream holding company through which the tax equity invests in the Facility is sufficient to repay any Facility Debt, including back-leverage financing and including any swap or interest rate hedging breakage costs related thereto, and for the tax equity investors to recover (to the extent not previously recovered) the higher of (1) their investment balance together with their targeted return or (2) the amount necessary to avoid a loss under US GAAP. If GPA fails to send such Notice of purchase then this Agreement shall terminate in accordance with the terms hereof. If GPA provides such a Notice of the purchase, Seller and GPA shall exercise Commercially Reasonable Efforts to consummate the purchase within thirty (30) days of the end of the Delivery Period, and at the end of such time period the purchase option shall expire. The documentation for the sale shall be mutually agreeable to the Parties. Any such sale will be on an "as is" basis, without the giving of any representations or warranties, except as to (i) each party's organization, power and authority; (ii) good standing; (iii) Seller's ownership of the Facility to be sold in such sale, and the existing liens and encumbrances thereon; (iv) the instrument(s) conveying the Facility to GPA constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller, in accordance with its terms; (v) such conveyance will not violate any contract or legal requirement applicable to Seller; and (vi) subject to applicable regulatory approvals, no consents, approvals, or filings are required to be obtained or made by Seller to convey the Facility to GPA other than those that have previously been obtained or made and are in full force and effect as of the date of the conveyance.

12.9 Alternative Dispute Resolution.

All disputes arising under this Agreement are subject to the provisions of this Section 12.9.

- (a) Mediation. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, and if the dispute or Claim cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration in accordance with Section 12.9(b) hereof; provided, however, that, during the pendency of any such mediation, (1) neither Party shall do anything to alter the status quo, and (2) either Party shall be entitled to seek interim,

conservatory or provisional relief from any court or tribunal of competent jurisdiction in order to protect its rights. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, consistent with the previous sentence, either Party may submit the matter to mediation in accordance with the Commercial Mediation Procedures of the American Arbitration Association. Within fourteen (14) days of such submission, the Parties shall attempt in good faith to mutually agree on the appointment of a mediator. If no such agreement is reached within fourteen (14) days of the submission of the dispute to mediation, then, unless otherwise agreed by the Parties, the American Arbitration Association shall appoint the mediator as promptly as possible in accordance with its Commercial Mediation Procedures or other rules it has adopted for this purpose. The Parties and the mediator shall schedule and complete the mediation within sixty (60) days from the date that the mediator is appointed. In the event that the mediation is not completed by such time, either Party shall be entitled to terminate the mediation and pursue arbitration of any outstanding dispute or Claim in accordance with subsection (b) of this Section 12.9.

(b) Arbitration. Subject to Section 12.9(a), if the parties cannot resolve any dispute or Claims for any reason, including but not limited to, the failure of either party to enter into mediation within thirty (30) calendar days after the submission of the matter to mediation, any disputes or Claims between the Parties and/or their respective representatives arising out of or relating to this Agreement, or the breach thereof, shall be submitted to binding arbitration, whether such disputes or Claims are in contract, tort or otherwise. The arbitration shall be conducted in accordance with the Federal Arbitration Act (9 U.S.C. Section 1, *et seq.*) and administered by the American Arbitration Association (the “Designated Arbitration Association”) pursuant to the then prevailing Commercial Arbitration Rules of the American Arbitration Association. The validity, construction, and interpretation of this Agreement to arbitrate and all procedural aspects of the arbitration conducted pursuant hereto shall be decided by the arbitrator(s). Submission shall be made upon the request of either Party.

(1) The arbitration will be conducted before a panel of one arbitrator if the amount in dispute is under \$1,000,000, and three (3) arbitrators if the amount in dispute is over \$1,000,000. Each arbitrator (whether there is a one or three arbitral panel), shall have at least 10 years’ experience as a lawyer or judge, and at least one arbitrator shall have at least 8 years’ experience with renewable energy agreements (“Qualified Arbitrator”). If three (3) arbitrators are required, both the claimant and the respondent shall appoint one (1) arbitrator within ten (10) calendar days after written Notice by either Party that three (3) arbitrators shall be necessary. The two (2) arbitrators so appointed shall then select the third arbitrator within twenty (20) calendar days, who shall be the chairperson of the tribunal. The chairperson shall be a person who has over eight (8) years of experience in renewable energy-related transactions, and none of the arbitrators shall have been previously employed by either Party or have any direct interest in either Party or the subject matter of the arbitration, unless such conflict is expressly acknowledged and waived in writing by both Parties.

(2) The parties will be entitled to engage in reasonable discovery,

including requests for the production of relevant, non-privileged documents, and answers to a reasonable number of interrogatories to be determined by the arbitrator or arbitral panel. Each Party will also be entitled to take up to three depositions for up to seven hours each. Additional depositions may be ordered by the arbitration panel upon a showing of either substantial need or that additional depositions will likely narrow the contested factual issues. Protection of trade secrets or other confidential or sensitive information will be achieved through the Parties' agreement to a nondisclosure agreement and/or a protective order.

- (3) It is agreed that the seat of the arbitration shall be Honolulu, Hawaii and that the arbitration proceeding shall be conducted in Honolulu, Hawaii, or another neutral location mutually agreed to by the Parties, however, the seat of the arbitration shall remain Honolulu, Hawaii.
- (4) The Qualified Arbitrator(s) may award compensatory or non-monetary or equitable relief and, in making an award, in no event shall the Qualified Arbitrator(s) exceeds their powers. The Qualified Arbitrator(s) will have no power to award damages inconsistent with this Agreement. The award of the Qualified Arbitrator(s) shall be accompanied by a reasoned opinion and shall contain the panels' essential findings and conclusions. It is further agreed that the arbitrator(s) shall have no authority to award consequential, treble, exemplary, or punitive damages of any type or kind regardless of whether such damages may be available under any law or right, with the Parties hereby affirmatively waiving their rights, if any, to recover or claim such damages. The compensation and any costs and expenses of the arbitrators shall be borne equally by the Parties. Any arbitration proceedings, decision or award rendered hereunder and the validity, effect and interpretation of this arbitration provision shall be governed by the Federal Arbitration Act. The award shall be final and binding on the Parties and judgment upon any award may be entered in any court of competent jurisdiction. The Parties agree that all information exchanged as a result of any proceeding as described herein shall be deemed Confidential Information.
- (5) Notwithstanding anything to the contrary, the Mediation and Arbitration provisions in paragraphs 12(a) and (b) may not be modified by the parties without the prior written approval of the Guam Public Utilities Commission.

- (c) Judicial Relief. Either Party may petition a court of appropriate jurisdiction, as described in Section 12.11, for non-monetary interim or provisional relief relating to any dispute or claim of breach arising out of or relating to this Agreement in order to prevent undue hardship relating to any such claimed breach pending the appointment of an arbitration panel as described in this Section 12.9.

12.10 Governing Law.

This agreement and the rights and duties of the parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of Guam, without regard to principles of conflicts of law.

12.11 Jurisdiction and Costs.

Subject to and without prejudice to the mandatory arbitration provision set out in Section 12.9 hereof, each Party hereby consents to the exclusive jurisdiction of the United States federal courts sitting in Guam for any action or proceeding to enforce the foregoing agreement to arbitrate, or ancillary to such arbitration proceedings, or to confirm or set aside any award rendered in such proceeding. Both Parties waive any right to trial by jury in any such action. described in this Section 12.11. In the event such judicial proceedings are instituted by either Party, the prevailing Party shall be entitled to award of its costs and reasonable attorneys' fees incurred in connection with such proceedings.

12.12 Financial Accounting Standards.

Under the latest interpretations of the Financial Accounting Standards Board's Interpretation No. 46(R) (FIN No. 46(R)), "Consolidation of Variable Interest Entities," GPA may be required to consolidate a seller's entity for which GPA has entered into a long-term power purchase agreement. Seller agrees to provide all reasonable commercially non-sensitive information needed and in Seller's possession in order for GPA to determine whether or not Seller or any special purpose entity which owns the Seller's Facility must be consolidated by GPA under FIN No. 46(R) upon request from GPA. If it is determined that GPA needs to consolidate Seller or such special purpose entity, Seller agrees to provide the minimum information in its possession that is needed to comply with the consolidation requirements of FIN 46(R) in a timely manner every calendar quarter during the Term upon request from GPA. If GPA is required to consolidate Seller or the special purpose entity that owns the Seller's Facility in its financial statements, Seller agrees to provide access to any needed records in its possession and personnel, as requested by GPA, so GPA's independent auditor, Ernst & Young LLP, can conduct financial statement audits in accordance with generally accepted auditing standards, as well as internal control audits in accordance with Section 404 of the Sarbanes-Oxley Act of 2002.

12.13 Forward Contract.

The Parties intend that in any relevant proceedings, each be regarded as a forward contract merchant in respect of this Agreement and that the Transaction and this Agreement be a forward contract for purposes of the United States Bankruptcy Code, 11 U.S.C. §§ 101 et seq., as amended from time to time, and the Puerto Rico Oversight, Management and Economic Stability Act, including Title III thereof.

12.14 General.

No delay of a Party in the exercise of, or the failure to exercise, any rights under this Agreement shall operate as a waiver of such rights, a waiver of any other rights under this Agreement or a release of the other Party from any of its obligations under this Agreement. Any provision declared or rendered unlawful by any applicable court of law or regulatory agency or deemed unlawful because of a statutory change will not otherwise affect the remaining lawful obligations that arise under this Agreement; and provided, further, that if such an event occurs, the Parties shall use their Commercially Reasonable Efforts to reform this Agreement in order to give effect to the original intention of the Parties. The term "including" when used in this Agreement shall be by way of example only and shall not be considered in any way to be in limitation. The headings used herein are for convenience and reference purposes only. The indemnity provisions of this Agreement shall survive the termination of this Agreement for the period of the applicable statute of limitations. The audit provisions of this Agreement shall survive the termination of this Agreement for a period of twelve (12) Months. This Agreement shall be binding on each Party's successors and permitted assigns.

12.15 Entire Agreement; Amendment.

This Agreement, together with any appendices, schedules, and any written supplements hereto constitutes the entire agreement between the Parties relating to the subject matter hereof. This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of the preparation, substitution, submission or other event of negotiation, drafting or execution hereof. Except to the extent herein provided for, no amendment

or modification to this Agreement shall be enforceable unless reduced to writing and executed by both Parties.

12.16 Appendices.

The following Appendices are included in this Agreement for all purposes:

<u>Appendix A</u>	Contract Price and Minimum Production
<u>Appendix B</u>	Notice Addresses
<u>Appendix C</u>	Energy Storage System and Performance Criteria
<u>Appendix D</u>	Independent Engineers
<u>Appendix E</u>	Permits
<u>Appendix F</u>	Form of Letter of Credit
<u>Appendix G</u>	Calculation of Curtailed Amount Due to Dispatch Down
<u>Appendix H</u>	Scheduling and Coordination
<u>Appendix I</u>	Base Conditions and Facility Test Protocol
<u>Appendix J</u>	Interconnection Agreement
<u>Appendix K</u>	Calculation of Weather Hours
<u>Appendix L</u>	Calculation of Shortfall Damages

12.17 Special Provisions.

12.17.1 Prohibition Against Discrimination. It is the policy of GPA not to discriminate on the basis of age, race, sex, color, national origin, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Seller certifies and warrants it will comply with this policy. No person shall be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in GPA's contracted programs or activities, on the grounds of such person's handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Guam law; nor shall any person be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in performance of contracts with GPA or in the employment practices of GPA's contractors. Accordingly, all persons entering into contracts with GPA shall, upon request, be required to show proof of such nondiscrimination and to post notices of non-discrimination in conspicuous places that are available to all employees and applicants.

12.17.2 Prohibition Against Contingent Fees. Seller hereby represents that Seller has not been retained or retained any persons to solicit or secure a contract from GPA upon an agreement or understanding for a contingent commission, percentage, or brokerage fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business. Breach of the provisions of this section is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Government Authority.

12.17.3 Statement Concerning Ethical Standards. In accordance with 2 GAR, Div. 4 § 11103(b),

Seller represents that it has not knowingly influenced and promises that it will not knowingly influence a government employee to breach any of the ethical standards set forth in 5 GCA Chapter 5 Article 11 (Ethics in Public Contracting) of the Guam Procurement Act and in Chapter 11 of the Guam Procurement Regulations.

It shall be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefor. It shall be breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontractor or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Governmental Authority.

12.17.4 Prohibition Against Employment of Sex Offenders. Seller warrants that no person providing services on behalf of Seller or in its employment who has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 of the Guam Code Annotated, or convicted of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated regardless of the jurisdiction in which the conviction was obtained, shall provide services on behalf of Seller relative to this Agreement. If any person employed by Seller and providing services under this Agreement is convicted subsequent to the date of this Agreement, then Seller warrants that it will notify GPA of the conviction within twenty-four hours of being made aware of the conviction, and will immediately remove such convicted person from providing services under this Agreement. If Seller is found to be in violation of any of the provisions of this paragraph, then GPA shall give Notice to Seller to take corrective action. Seller shall take corrective action within twenty-four hours of Notice from GPA, and Seller shall notify GPA when action has been taken. If Seller fails to take corrective steps within twenty- four hours of Notice from GPA, then GPA in its sole discretion may suspend this Agreement temporarily upon prior written Notice to Seller until the individual in question is removed from service to GPA.

12.17.5 Wage Determination. Seller has read and understands the provisions of 5 GCA § 5801 and § 5802 governing wage and benefits determination. Seller acknowledges the obligation to pay its employees on Guam who are delivering services to Guam in accordance with the U.S. DOL Wages and Benefits Determination as stated in 5 GCA §§ 5801 and 5802. A copy of the most recent U.S. DOL Wages and Benefits Determination for the Guam Region is attached hereto and incorporated by reference to this Contract. Seller shall apply the Wage and Benefits Determination for Guam promulgated by the U.S. Department of Labor on a date most recent to the renewal date of the Contract in accordance with 5 GCA §§ 5801 and 5802.

12.18 Waiver of Immunity.

To the extent that GPA may in any jurisdiction claim for itself or its assets or revenues immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to GPA or its assets or revenues such immunity (whether or not claimed), GPA agrees not to claim and irrevocably waives such immunity to the full extent permitted by the laws of such jurisdiction.

12.19 Contract Documents.

- (a) Documents Included. The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute

the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

1. This Renewable Energy Purchase Agreement (REPA), Interconnection Agreement (IA) and Amendments to the REPA and IA
2. Amendments to Multi-Step Bid No.: GPA-012-23
3. Multi-Step Bid No.: GPA-012-23
4. Seller's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

- (b) Discrepancies. In the case of discrepancies or conflicts between the above-referenced contract documents, the REPA and IA shall take precedence over GPA-012-23, and Seller's proposal submitted in response to the Multi-Step Bid. If Seller believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Seller shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.
- (c) Presumption of Familiarity. It will be conclusively presumed that Seller has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Seller is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Seller will not relieve Seller from responsibility.

IN WITNESS THEREOF, the Parties hereto made and executed this Agreement, signed by their duly authorized officers or individuals, as of the dates listed below.

**GUAM POWER AUTHORITY
GPA or Buyer**

**PRU PULANTAT, LLC
Seller**

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: July __, 2025

By: _____

Name:

Title: President

Date: July __, 2025

[Signature Page to Renewable Energy Purchase Agreement]

APPENDICES

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APPENDIX A

CONTRACT PRICE, MINIMUM PRODUCTION AND GUARANTEED OUTPUT

Contract Year	Annual Contract Price (\$/MWh)	Estimated Annual Production (MWh) (= Minimum Production or Guaranteed Output)	90% of Minimum Production (MWh)
1	179.00	7,658.519	6,892.667
2	180.79	7,623.432	6,864.089
3	182.59	7,590.738	6,831.664
4	184.41	7,558.544	6,802.690
5	186.25	7,526.535	6,773.882
6	188.11	7,494.886	6,745.397
7	189.99	7,463.396	6,717.056
8	191.88	7,432.432	6,689.189
9	193.79	7,401.720	6,661.548
10	195.72	7,370.750	6,633.675
11	197.67	7,339.955	6,605.960
12	199.64	7,309.158	6,578.242
13	201.63	7,278.674	6,550.807
14	203.64	7,248.346	6,523.511
15	205.67	7,218.088	6,496.279
16	207.72	7,188.092	6,469.283
17	209.79	7,158.015	6,442.214
18	211.88	7,127.111	6,414.400
19	213.99	7,095.424	6,385.882
20	216.12	7,063.970	6,357.573
21	218.28	7,032.992	6,329.693
22	220.46	7,002.137	6,301.923
23	222.66	6,971.312	6,274.181
24	224.88	6,941.031	6,246.928
25	227.12	6,910.703	6,219.633

APPENDIX B

NOTICE ADDRESSES

[GPA and Seller shall complete the Notice Addresses prior to COD]

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APPENDIX C

ENERGY STORAGE SYSTEM AND PERFORMANCE CRITERIA

As part of the Facility, Seller shall install the Energy Storage System for the purpose of meeting GPA's requirements set forth in Section 4 and this Appendix C.

1.1 The Energy Storage System shall be comprised of:

3.45 MW/15 MWh Energy Storage System which will have the capability to control the Facility's ramp-rate under 1% of the Facility Capacity (i.e. 46 kW) per minute. The control period for the ramp-rate will be no more than 1 second and the Energy Storage System's performance will be verified as set out in this Appendix C below. The Energy Storage System may be dedicated to meet GPA's requirements for energy shifting and rapid reserve as described in Section 4.18.

1.2 Voltage and Frequency Ride-through

The Facility shall meet the voltage and frequency ride-through requirements shown in Table 1 below. Voltage and frequency measurements in the table are to be taken at the Delivery Point.

Table 1 – Voltage and Frequency Ride-through Settings

	Settings at Point of Interconnection (34.5 kV) (V is magnitude in per unit) (F is frequency in Hz) (T is time in seconds)	
	Setpoint	Trip Time
Under-voltage	$V < 0.88$	$T > 2.00$
Normal voltage	$0.88 < V < 1.10$	no trip allowed
Over-voltage	$1.10 < V < 1.20$	$T > 2.00$
Over-voltage	$1.20 < V$	$T > 0.16$
Under-frequency	$F < 57.0$	$T > 0.16$
Normal frequency	$57.0 < F < 63.0$	no trip allowed
Over-frequency	$63.0 < F$	$T > 0.16$

1.3 General Performance

1.3.1 Seller's output shall not produce undesirable effects on the GPA grid, such as issues with outages, frequency or voltage. GPA shall notify Seller of such undesirable effects and shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point until Seller has corrected the issue. GPA will not be required to pay for any curtailments during this period.

1.3.2 Evaluation of Performance Verification

During the Delivery Period, Seller shall submit a performance verification report of the Seller's output and Energy Storage System for GPA's review on a monthly basis. Seller shall also provide annual data storage in the Facility database and GPA SCADA.

1.4 Ramp-Rate Control Performance

- 1.4.1 Energy Storage System will control the ramping rate under 1% of the Facility Capacity (i.e. 46 kW) per minute and the control period for the ramping rate will be no more than 1 second. Detailed ramping control algorithm will be finalized through discussions between GPA and Seller after the final design of the Energy Storage System is put in place but no later than one (1) month before the commissioning test of the Facility will start. Notwithstanding the foregoing, Seller will be required to adhere to the ramp-rate control requirement specified in this Appendix C at all times, unless requested otherwise by PSCC, including the period when the Energy Storage System is used for energy-shifting purposes as described in Section 4.18.

1.4.2 Evaluation of Performance Verification

- (a) During the Delivery Period, on an annual basis, Seller shall carry out the evaluation process for the performance verification of the Energy Storage System, including power test and 1% ramp-rate control test in the presence of GPA, once every year with annual data storage in the Facility database and GPA SCADA. Seller shall include the 1% ramp-rate control success rate in the monthly report submitted to GPA. The performance data shall be downloaded from the Facility database by GPA for verification of success rate calculation.

Given that the meter logs data for delivered power at a given time, t , we can represent the ramp-rate controlled power in kW as:

$$P_{ramp} = |P(t) - P(t - \Delta t)|$$

The ramp-rate shall be calculated every second in one-minute intervals, using the following equation:

$$RR = \frac{|P(t) - P(t - \Delta t)|}{\Delta t}$$

or simply:

$$RR = \frac{P_{ramp}}{\Delta t}$$

Where:

t = time

Δt = 1 minute

$P(t)$ = ramp-rate-controlled power in kW at time, t

P_{ramp} = active power considering ramp-rate per 1min window

RR = the ramp-rate, in kW per minute

Satisfaction of the following equation shall be considered a failure case of ramp rate control performance:

$$P_{ramp} > 0.01 P_{rated}$$

Conversely, the satisfaction of the following equation shall be considered a success case of ramp-rate control performance:

$$P_{ramp} \leq 0.01 P_{rated}$$

- (b) Ramp-rate control shall be based on a plus or minus ($\pm$) 1% of rated power of 4.6MW plant ("Measured Value").
- (c) At least 95 % of the total number of calculated ramp-rate-controlled power outputs must be successful.

Success rate of ramp-rate control output is calculated as follows:

$$SR_{annual} = \frac{N_{successes}}{N_{total}} \times 100\%$$

Where:

SR_{annual} = annual success rate (%)

$N_{successes}$ = number of successful tests in a year

N_{total} = number of tests (each second) in a year

The guaranteed success rate of 95% is considered to have been met by Seller during the energy production period if the following equation is satisfied:

$$\frac{N_{successes}}{N_{total}} \times 100\% \geq 95\%$$

or simply:

$$SR \geq 95\%$$

- (d) If the success rate exceeds the guaranteed 95%, GPA will not provide any credits or deductions against future penalties for under-performance. In other words, achieving a success rate higher than 95% will not offset or reduce penalties for failing to meet the 95% success rate in future periods.
- (e) The 1% ramp-rate guaranteed success rate shall be 95% for Contract Years 1 through 25.

1.4.3 Ramp-Rate Control Liquidated Damages

GPA will not pay for the portion of the energy that falls short of the guaranteed success rate. Specifically, liquidated damages will be applied if the guaranteed success rate for ramp control (95%) is not achieved for the energy delivery period.

The liquidated damages amount is calculated using the formula:

$$AP = (95\% - SR_{annual}) \times E \times C$$

Where:

AP = annual penalty, in USD (\$)

SR_{annual} = Ramp Control Success Rate, in %

E = contractor's total energy delivered at the POI for the delivery period (i.e. Contract Year), in MWh

C = contract year energy price in \$/MWh

For example, if the calculated annual success rate for one contract year is 93%, then GPA will not pay for 2% (95%-93%) of the annual energy. The liquidated damages may be deducted from one of the monthly invoices or the Seller may issue a separate liquidated damages payment check to GPA. The liquidated damages calculation amount shall not exceed 2.5% of the annual energy delivered to the GPA grid.

APPENDIX D
INDEPENDENT ENGINEER

A&R Corporation, Barrigada, Guam
Acme Universal Inc., Barrigada, Guam
AECOM Technical Services, Inc., Hagatna, Guam
AIC International Inc., Hagatna, Guam
Allied Pacific Builders, Inc., Barrigada, Guam
American Builder LLC, Tumon, Guam
Amorient Contracting, Inc., Tamuning, Guam
Anen Construction, Dededo, Guam
APTIM, Tamuning, Guam
ARS Aleut Construction, Tamuning, Guam
ART Constructors LLC, Tamuning, Guam
Asanuma Corporation, Barrigada, Guam
Beacon Construction Co., Mangilao, Guam
Black Construction Corporation, Barrigada, Guam
Black and Veatch, Kansas City, Kansas
BME & Sons Inc., Barrigada, Guam
Brixco LLC, Tamuning, Guam
Brownstone Construction, Inc., Tamuning, Guam
BW24 Corporation, Tamuning, Guam
Caddell-Nan JV (CNJV), Montgomery, Alabama
CH Construction, LLC, Tamuning, Guam
Chugach Consolidated Solutions, LLC, Tamuning, Guam
CH2M HILL, Englewood, Colorado
Circle A Construction, Barrigada, Guam
Citi Development & Construction, Inc., Tamuning, Guam

Clayarch, Inc., Tamuning, Guam
CMS Corporation, Barrigada, Guam
Core Tech International Corporation, Tamuning, Guam
DMS Construction, Yigo, Guam
Detry Corporation, Tamuning, Guam
DLR Corporation, Tamuning, Guam
DN Tanks Inc., El Cajon, California
DZSP21 LLC, Hagatna, Guam
E.M.B. Electrical, Inc., Barrigada, Guam
EMC2 Mechanical, Inc., Barrigada, Guam
E3 Consulting, Denver, Colorado
Environmental Chemical Corporation (ECC), Tamuning, Guam
Fargo Pacific Inc., Hagatna, Guam
First Pacific Builders, LLC, Tamuning, Guam
Fix Builders, Barrigada, Guam
Future World Corporation, Barrigada, Guam
Geo-Engineering & Testing, Inc., Tamuning, Guam
Global Pacific Design Builders, LLC, Tamuning, Guam
GPPC, Inc., Saipan, Northern Mariana Islands
Granite Construction Company Guam, Tamuning, Guam
Green Community Development, dba Surface Solutions, Tamuning, Guam
GSI Pacific, Inc., Dededo, Guam
GTX Construction, LLC, Barrigada, Guam
Guam Advance Enterprises, Inc., Tamuning, Guam
Guam Marine Services, Inc., Yigo, Guam
Guam Pacific Mechanical and Electrical, LLC, Dededo, Guam
Hagens Inc., Tamuning, Guam
Hardwire Electrical, Dededo, Guam
Hawaiian Rock Products, Mangilao, Guam

HDCC Guam, LLC, Dededo, Guam
HDR, Omaha, Nebraska
Healy Tibbitts Builders, Inc., Hagatna, Guam
Hensel Phelps Construction Co., Tamuning, Guam
HEXEL Works, Inc. fma Rokko & Associates, Inc., Tamuning, Guam
HKS Inc., Dallas, Texas
I-Built Construction, Yigo, Guam
IAN Corporation, Barrigada, Guam
IMC Construction Group, Tamuning, Guam
Infratech International LLC, Tamuning, Guam
J&B Modern Tech, Tamuning, Guam
J&RS Equipment Company, Tamuning, Guam
Jacobs, Pasadena, California
JHC Corporation, Tamuning, Guam
JMI Edison, Tamuning, Guam
JMSI Electrical LLC, Tamuning, Guam
JRN Air Conditioning & Refrigeration, Inc., Tamuning, Guam
Kinden Corporation, Tamuning, Guam
Korando Corporation, Barrigada, Guam
LAA Construction, Barrigada, Guam
MCS Constructors Inc., Tamuning, Guam
Mega United Corp. Ltd., Tamuning, Guam
Modern International, Inc., Tamuning, Guam
Motorola, Inc., Harmon, Guam
Mott MacDonald Group, United Kingdom
MZ Corporation, Barrigada, Guam
N.C. Macario & Associates, Inc., Hagatna, Guam
Nakoa Guam, Inc., Tamuning, Guam
Nan Inc., Barrigada, Guam

NBBJ, Seattle, Washington
Obayashi Corporation, Dededo, Guam
P.E.P Construction, Barrigada, Guam
Pacific Armor Screen, Tamuning, Guam
Pacific Metal Works Corporation, Tamuning, Guam
Pacific Modair Corporation, Tamuning, Guam
Pacific Rim Constructors, Inc., Dededo, Guam
Pacific Unlimited Inc., Tamuning, Guam
Paxia Builders, Inc., Tamuning, Guam
Perkins+Will, Chicago, Illinois
PW Investment Corporation, Tamuning, Guam
QRONUS8 Corporation, Barrigada, Guam
Reaction Co., Barrigada, Guam
REG Builders General Construction, Dededo, Guam
Reliable Builders Inc., Tamuning, Guam
Relyant Global, LLC, Tamuning, Guam
SAIC, San Diego, California
SE Construction Corp, Tamuning, Guam
Serrano Construction and Development Corp., Dededo, Guam
Smithbridge Guam, Yigo, Guam
Southcall Construction, Dededo, Guam
Sumitomo Mitsui Construction Co. Ltd., Tamuning, Guam
TC Pacific Construction, LLC, Tamuning, Guam
TECHNI-CON, INC., Tamuning, Guam
Tetra Tech Inc., Pasadena, California
TG Engineers, PC, Barrigada, Guam
Triple Tech Incorporated, Barrigada, Guam
Tutugan Hill Group, Ltd., Tamuning, Guam
Uniss Enterprises, LLC, Tamuning, Guam

URS Corp., San Francisco, California

Valcon Guam, LLC, Barrigada, Guam

Vertex Guam, Barrigada, Guam

VICC International, LLC, Herndon, Virginia

VRM General Contractor, Tamuning, Guam

West Enterprises, Incorporated, Tamuning, Guam

WJ Construction Guam, LLC

APPENDIX E

PERMITS

[NOT USED]

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APPENDIX F

FORM OF LETTER OF CREDIT

(Provided is sample which may be replaced by Bank / Financial Institution Form)

(Bank or Financial Institution)

_____, 202__

Irrevocable Standby Letter of Credit No. ____

Beneficiary:

Guam Power Authority

P.O. Box 2977

Guam 96932-2977

Attn:

Applicant:

Dear _____:

We hereby establish for the account of (Company Name) ("Applicant") our irrevocable standby letter of credit in your favor for an amount of USD \$[_____] ([_____] United States Dollars). Applicant has advised us that this letter of credit is issued in connection with the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between the Applicant, and Guam Power Authority (the "Beneficiary"). This letter of credit shall become effective immediately on the date hereof and shall expire on _____ [the date that is XX days after the date first set forth above] (such date, or such later date(s) as determined by Applicant in accordance with the next succeeding sentence, the "Expiration Date"). The Expiration Date can be extended on one or more occasions by written notice to us from the Applicant, provided that such written notice is received at least 10 days prior to the Expiration Date. This letter of credit is subject to the following:

1. Funds under this letter of credit shall be made available to Beneficiary against its draft drawn on us in the form of Annex 1 hereto, accompanied by (a) a certificate in the form of Annex 2 hereto, appropriately completed and signed by an authorized officer of Beneficiary, dated the date of presentation, and (b) the original of the letter of credit (the "Accompanying Documents") and presented at our office located at (Bank/Financial Institution Address) attention _____ (or at any other office which may be designated by us by written notice delivered to you). A presentation under this letter of credit may be made only on a day, and during hours, in which such office is open for business (a "Business Day"). If we receive your draft and the Accompanying Documents at such office on any Business Day, all in strict conformity with the terms and conditions of this letter of credit, we will honor the same by making payment in accordance with your payment instructions on the third succeeding Business Day after presentation.

2. This letter of credit shall terminate upon the earliest to occur of (i) our receipt of a notice in the form of Annex 3 hereto signed by an authorized officer of Beneficiary, accompanied by this letter of credit for cancellation, or (ii) our close of business at our aforesaid office on the Expiration Date, or if the Expiration Date is not a Business Day, then on the succeeding Business Day. This letter of credit shall be surrendered to us by you upon the earlier of presentation or expiration.

3. This letter of credit is issued and subject to the International Standby Practices 1998 (ISP98) International Chamber of Commerce Publication No. 590, and as to matters not addressed by ISP98, shall be governed by and construed in accordance with the laws of the State of New York and application of U.S. Federal Law.

4. This letter of credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except for Annexes 1, 2 and 3 hereto and the notices referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except as otherwise provided in this paragraph 4.

5. Communications with respect to this letter of credit shall be in writing and shall be addressed to us at the address referred to in paragraph 1 above, and shall specifically refer to this letter of credit no. _____.

Very truly yours,

Authorized signature
(Bank or Financial Institution)

under LETTER OF CREDIT No. _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

[Month, Day , Year]

On Sight

Pay to Guam Power Authority U.S. \$ _____ [not to exceed amount available to be drawn]

Wire to:

Bank's Name: Bank of Guam

Bank's Location: 111 Chalan Santo Papa St., Hagatna, Guam 96910

Bank's Mailing Address: P.O. Box BW, Hagatna, Guam 96932

Account Name: Guam Power Authority Revenue Fund Account

Acct. No.: (to be provided)

Routing No.: (to be provided)

For value received and charge to account of Letter of Credit No. _____ of (Company Name)

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Drawing under Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

The undersigned, a duly authorized officer of the Guam Power Authority, ("Beneficiary"), hereby certifies on behalf of Beneficiary to (Bank or Financial Institution) and to (Company Name) (the "Applicant") with reference to irrevocable standby Letter of Credit No. _____ (the "Letter of Credit") issued for the account of (Company Name) ("Applicant"), that:

- 1) pursuant to the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between Applicant and Beneficiary and as of the date hereof, Beneficiary is entitled to draw under the Letter of Credit;
- 2) by presenting this certificate and the accompanying sight draft, Beneficiary is requesting that payment in the amount of \$_____, as specified on said draft, be made under the Letter of Credit by wire transfer or deposit of funds into the account specified on said draft; and
- 3) the amount specified on the sight draft accompanying this certificate does not exceed the remaining amount to which Beneficiary is entitled to draft under said Renewable Energy Purchase Agreement.

In witness whereof, Beneficiary has caused this certificate to be duly executed and delivered by its duly authorized officer as of the date and year written below.

Date: _____

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Notice of surrender of Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

Re: Letter of Credit No. _____ issued for the account of (Company Name)

Ladies and Gentlemen:

We refer to your above-mentioned irrevocable standby Letter of Credit (the "Letter of Credit"). The undersigned hereby surrenders the Letter of Credit to you for cancellation as of the date hereof. No payment is demanded of you under this Letter of Credit in connection with this surrender.

Very truly yours,

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

APPENDIX G

CALCULATION OF CURTAILED AMOUNT DUE TO GPA DISPATCH DOWN

Buyer shall pay Seller, on the date payment would otherwise be due in respect of the day in which any curtailment is initiated by GPA for reasons other than Force Majeure or Seller Event of Default (“Dispatch Down”), an amount equal to the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such Dispatch Down, pursuant to the limitations provided in Appendix H, Section 1.2, which allow GPA to curtail energy delivered from Seller 2% of the Guaranteed Output in each Contract Year. The determination of the curtailed amount associated with any Dispatch Down shall be calculated as follows:

1) Identification of weather conditions for the period of Dispatch Down

For any period the Facility was Dispatched Down, Seller shall document the Weather Data associated therewith. (“Weather Data” means solar irradiation, ambient temperatures.)

2) Curtailed amount calculation

a. Seller shall use PVSyst energy simulation software or other software as agreed by the Parties to generate hypothetical generation amounts for the Dispatch Down period (curtailed amount MWh) by utilizing the Weather Data.

b. In addition to “Annual Facility Test” (as described in Section 4.9 of this Agreement), GPA shall be entitled to check the accuracy of the equipment associated with the Weather Data once in each Contract Year as agreed with Seller. However, GPA shall be entitled to additional Facility Tests if an issue arises with the measured data.

During Excused Hours,

- a. In the event only a part of the inverters are Dispatched Down, the curtailed amount shall be calculated using the average generation amount of the inverters in normal operation.
- b. In the event all of the inverters are Dispatched Down, the curtailed amount shall be calculated using the formula below. Provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used. If mutually agreed to by GPA and Seller, the formula and ratios in Table 1 may be adjusted if needed.

$$\sum_i EN_{AC\_i} = \sum PR_{monthly} * \left\{ P_{STC} * \left(\frac{G_{POA\_i}}{G_{STC}} \right) \right\} * TS_i$$

EN_{AC_i} = Net AC energy measured at the PV production meter during time step i [kWh]

P_{STC} = Total DC power installed based on module quantity and rated power [kW]

G_{POA_i} = Measured plane-of-array irradiance as the average of measurements

from all tilted pyranometers, averaged for time step i [W/m^2]

- G_{STC} = Irradiance at Standard Test Condition (STC) [$1000 \text{ W}/\text{m}^2$]
 TS_i = Time step duration for the data interval i (5 minutes = 0.08333hr) [hr]
 i = 5 minute time step
 PR_{Monthly} = Monthly PR based on PVsyst (from Table 1 – Base Case Performance Ratios)

Table 1 – Base Case Performance Ratios [to be completed based on Independent Engineer Report]

Month	Monthly PR [%]	Ambient Temperature[°C] (Applied in Monthly PR)	POA irradiance[kWh/m²] (Applied in Monthly PR)
January	87.2	27.7	162.8
February	87.1	27.3	164.5
March	85.9	27.5	205.4
April	85.8	28.0	208.5
May	86.0	28.6	209.5
June	86.8	28.9	193.0
July	86.9	28.6	171.0
August	87.4	28.5	149.4
September	86.8	28.5	146.0
October	87.2	28.5	142.3
November	88.0	28.7	117.3
December	88.2	28.3	125.7

APPENDIX H

SCHEDULING AND COORDINATION PROCEDURES⁶

The Parties acknowledge that as of the Effective Date GPA has not yet established protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process. As soon as practicable, in consultation with Seller (and after taking into account and accommodating Seller's reasonable comments), GPA shall establish such protocols. As soon as practicable after such protocols have been established, become effective and been provided to Seller, but not more than ninety (90) days thereafter, Seller shall use commercially reasonable efforts to cause the Project to become certified as an available resource, including negotiating and executing documents to become an available resource in Guam. Following certification and whenever applicable, Seller shall use commercially reasonable efforts to comply with all additional reasonable protocols issued by GPA relating to available resources during the Delivery Period, and GPA shall consult with Seller (and take into account and accommodate Seller's reasonable comments) in connection with the preparation of any such additional protocols. Seller shall not be required to incur additional costs to comply with such future protocols or to become an available resource under future requirements to be established by GPA. In the event that any protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process is established after the Effective Date and such protocols conflict with the procedures set forth in this Appendix H, the procedures set forth in this Appendix H shall control.

1.1 General

- (a) Notices. Seller shall submit to GPA notices and updates required under this Agreement regarding the Project's status, including, but not limited to, outage requests, Forced Outages and Forced Outage reports. If a web based system is not available, Seller shall promptly submit such information to GPA (in order of preference) telephonically, by electronic mail, or facsimile transmission to the personnel designated to receive such information. Seller shall also provide additional reporting requirements specified by the GPA Power System Control Center.
- (b) GPA Settlements. GPA shall be responsible for all settlement functions within GPA related to the Project.
- (c) Resource Data Template. Seller shall provide the data to GPA that is required for GPA's resource data template (or successor data system) for the Project consistent with this Agreement. Neither Party shall change the template for such data without the other Party's prior written consent.
- (d) Annual Delivery Schedules. No later than forty-five (45) days before (A) the first day of the first Contract Year and (B) the beginning of each calendar year for every subsequent Contract Year during the Delivery Period, Seller shall provide a non-binding forecast of each month's average-day expected Actual Renewable Energy for the following calendar year.

⁶ Appendix H and scheduling and coordination procedures TBD (including PSCC requirements for Hourly Reports, Daily Production Reports, etc.).

- (e) Monthly Delivery Schedules. Ten (10) Business Days before the beginning of each month during the Delivery Period, Seller shall provide a non-binding forecast of each day's average expected Actual Renewable Energy for the following month ("Monthly Delivery Forecast") .
- (f) Daily Delivery Schedules. By 5:30 AM Guam Prevailing Time on the Business Day immediately preceding the date of delivery, Seller shall provide GPA with a non-binding forecast of the Project's available energy (a "Day-Ahead Forecast"). A Day-Ahead Forecast provided in a day prior to any non-Business Day(s) shall include Schedules for the immediate day, each succeeding non-Business Day and the next Business Day. Each Day-Ahead Forecast shall clearly identify, for each hour, Seller's estimate of the Project's available energy. Seller may not change such Schedule past the deadlines provided in this section except in the event of a Forced Outage or Schedule change imposed by GPA, in which case Seller shall promptly provide GPA with a copy of any and all updates to such Schedule indicating changes from the then-current Schedule. These notices and changes to the Schedules shall be sent to GPA's on-duty scheduling coordinator. If Seller fails to provide GPA with a Day-Ahead Forecast as required herein, then for such unscheduled delivery period only GPA shall rely on the delivery Schedule provided in the Monthly Delivery Forecast or GPA's best estimate based on information reasonably available to GPA and Seller shall be liable for Scheduling and delivery based on such Monthly Delivery Forecast or GPA's best estimate.
- (g) Hourly Delivery Schedules. Notwithstanding anything to the contrary herein, in the event Seller makes a change to its Schedule on the actual date of delivery for any reason, including Forced Outages (other than a scheduling change imposed by GPA), that results in a change to its deliveries (whether in part or in whole), Seller shall notify GPA immediately by calling GPA's on-duty scheduling coordinator. Seller shall notify GPA of Forced Outages in accordance with this Agreement. Seller shall keep GPA reasonably informed of any developments that are reasonably expected to affect either the duration of the outage or the availability of the Project during or after the end of the outage.

1.2 Dispatch Down/Curtailment.

- (a) GPA shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point pursuant to a Notice of a Dispatch Down (as defined in Appendix G) delivered to Seller at least one (1) day prior to the curtailment date, when practical, provided that the value attributable to any Renewable Energy curtailed of more than 2% of the Guaranteed Output for any Contract Year which is not delivered during such curtailment periods, whether for transmission/distribution unavailability, operational dispatch or pre-set ramping parameters or otherwise shall be reimbursed in accordance with subsection (d) below.
- (b) Seller shall have the right in its discretion to make up any curtailed quantities, as calculated in accordance with Appendix G, of Renewable Energy as a result of a Dispatch Down ("Dispatch Down Makeup Production"), for which it is not reimbursed pursuant to this Appendix H, in the first and any subsequent

Contract Year in which at least the Minimum Production is delivered and to extend the Term to the extent necessary, but not to exceed six (6) months, to make up any curtailed quantities. The Contract Price for the Contract Year in which the make-up occurs shall apply to Dispatch Down Makeup Production. Production in excess of Guaranteed Output for any Contract Year as set forth in the third column of Appendix A will first be applied to any previous years' Deficiency Amounts, then to Dispatch Down Makeup Production, then treated under this Agreement as production in excess of Guaranteed Output.

- (c) GPA shall provide to Seller all technical information necessary to justify and support each Dispatch Down. Seller agrees to reduce the Project's Renewable Energy as set forth in such a Notice of Dispatch Down that meets the requirements set forth herein.
- (d) For each MWh of Renewable Energy from the Facility curtailed by GPA until the end of this Agreement, GPA shall pay Seller, on the date payment would otherwise be due in respect of the month in which any such curtailment occurred, an amount equal to the product of the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to GPA but for such curtailment ("Lost Revenue"); provided that no Lost Revenue shall be due and payable from GPA to Seller for curtailments of up to 2% of the Guaranteed Output and curtailments due to undesirable effects on the GPA grid caused by Seller's output.
- (e) For purposes of clarification, no curtailment by GPA, as a result of a warranted failure of or defect in the interconnection facilities transferred by Seller to GPA pursuant to the Interconnection Agreement, during the one-year warranty term thereof, shall count against the 2% curtailment threshold set forth above. During the one-year warranty term of the interconnection facilities transferred, any curtailment by GPA which results from such failure of or defect in the interconnection facilities transferred will not be eligible for reimbursement by GPA to Seller as Lost Revenue payments.

1.3 Outage Notification.

- (a) Planned Outages. Seller shall schedule Planned Outages in accordance with Good Utility Practices and with the prior written consent of GPA, which consent may not be unreasonably withheld, conditioned or delayed. Nonetheless, the Parties acknowledge that in all circumstances, Good Utility Practices shall dictate when Planned Outages should occur. Seller shall notify GPA of Seller's proposed Planned Outage schedule for the Project for the following calendar year by submitting a written Planned Outage schedule no later than October 1st of each year during the Delivery Period. The Planned Outage schedule is subject to GPA's concurrence, which concurrence may not be unreasonably withheld, conditioned or delayed. GPA shall promptly respond with its approval or with reasonable modifications to the Planned Outage schedule and Seller shall use its commercially reasonable efforts in accordance with Good Utility Practices to accommodate GPA's requested modifications. Notwithstanding the submission of the Planned Outage schedule described above, Seller shall also submit a completed form of outage notification to GPA no later than fourteen (14) days prior to each Planned

Outage and reasonably appropriate outage information or requests to GPA. Seller shall contact GPA with any requested changes to the Planned Outage schedule if Seller believes the Project must be shut down to conduct maintenance that cannot be delayed until the next scheduled Planned Outage consistent with Good Utility Practices. Seller shall not change its Planned Outage schedule without GPA's concurrence, not to be unreasonably withheld, conditioned or delayed.

- (b) Forced Outages. Within two hours of any Forced Outage Seller shall submit a completed form of outage notification to GPA in accordance with the instructions shown on the agreed form and shall submit outage information to GPA. Seller shall not substitute Renewable Energy from any other source for the output of the Project during a Forced Outage.
- (c) Coordination with GPA. GPA shall cooperate with Seller in arranging and coordinating all Project outages.

1.4 Operations Logs and Access Rights.

- (a) Operations Logs. Seller shall maintain a log of all material operations and maintenance information on a daily basis. Such log shall include, but not be limited to, information on power production, efficiency, availability, maintenance performed, outages, results of inspections, manufacturer recommended services, replacements, and control settings or adjustments of equipment and protective devices. Seller shall maintain this information for at least two (2) years and shall provide this information electronically to GPA within five days of GPA's request.
- (b) Access Rights. GPA, its authorized agents, employees and inspectors shall have the right of ingress to and egress from the Project during normal business hours upon reasonable advance notice and for any purposes reasonably connected with this Agreement and in accordance with Section 12.4 and the other applicable requirements of this Agreement.

APPENDIX I

BASE CONDITIONS AND FACILITY TEST PROTOCOL

[GPA and Seller shall complete a mutually agreed process for commissioning and performance testing prior to COD and to any curtailment claims]

1. Notice of Test plan to GPA

2. Facility Test

There are two types of “Facility Test”: “Ramp-Rate Control” and “Output Capacity Test” performed for 1 (one) day each. Both tests can be performed on the same day. For example, if the Ramp-Rate Control Test is successful while conducting the Output Capacity Test, both tests are considered to have met the test requirements. Before the test, SCADA should be installed completely for data acquisition and analysis, and data such as power generation and irradiation should be collected automatically. The “Facility Test” results could be differ depending on the weather condition, so if it is determined that there is a weather condition problem, “Facility Test” should be performed another day within a week.

2.1 Ramp Rate Control

- (1) Test procedure for one day follows “1.3.2 Evaluation Performance Verification of Appendix C.”
- (2) If success rate is equal or greater than the Guaranteed Success Rate (in Appendix C), then Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If success rate is less than the Guaranteed Success Rate (in Appendix C), then contractor shall analyze and solve the cause, and test should be performed the following day.

2.2 Output Capacity

- (1) One day output capacity should be measured at Delivery Point.
- (2) If measured one day output capacity values is equal or greater than 90% of the expected average daily output capacity as set forth in the fourth column of Appendix A ([“90% of Minimum Production (MWh)”]/365), then the Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If measured one day output capacity value is less than 90% of expected average daily output capacity ([“90% of Minimum Production (MWh)”]/365), then contractor shall compare the irradiance of tested day and expected irradiance ($2268.7/365 = \text{total sum of “POA irradiance [kWh/m}^2\text{] (Applied in Monthly PR)” of Appendix G/365}$). If irradiance of tested day is less than expected irradiance, then test should be performed another day within a week.

3. Exclusion

The Facility Test shall be redone if any of the following occur during the Facility Test:

- (a) Failure of Facility to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- (b) Force Majeure events or GPA Delays; or
- (c) Disconnection from the utility grid not caused by Seller or its subcontractors.

APPENDIX J

INTERCONNECTION AGREEMENT

DRAFT

INTERCONNECTION AGREEMENT

BETWEEN

GUAM POWER AUTHORITY

AND

PRU PULANTAT, LLC

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ATTACHMENTS

Attachment 1 – Glossary of Terms

Attachment 2 – Description and Costs of the Generating Facility, Interconnection Facilities, and Metering Equipment

Attachment 3 – One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment

Attachment 4 – Milestones

Attachment 5 – Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Attachment 6 – Distribution Provider's Description of its Network Upgrades and Network Upgrade Costs

Attachment 7 - Bill of Sale

Attachment 8 – Recommendation of System Impact Study

Attachment 9 – Engineering Drawings and Details for Reference

INTERCONNECTION AGREEMENT

This Interconnection Agreement ("Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by Guam Power Authority ("GPA" or "Distribution Provider"), and PRU PULANTAT, LLC ("Interconnection Customer" or "Contractor") each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties."

Distribution Provider Information

Distribution Provider: Guam Power Authority
Attention: John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

Interconnection Customer Information

Interconnection Customer: PRU PULANTAT, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning, Guam,
96913
Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Interconnection Customer Application No: [2025-]

In consideration of the mutual covenants set forth herein, the Parties agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement governs the terms and conditions under which the Interconnection Customer's Generating Facility will interconnect with, and operate in parallel with, the Distribution System.
- 1.2 This Agreement does not constitute an agreement to purchase or deliver the Interconnection Customer's power. The purchase or delivery of power and other services that the Interconnection Customer may require will be covered under a separate agreement. The Interconnection Customer will be responsible for separately making all necessary arrangements (including scheduling) for delivery of electricity to GPA in accordance with GPA's standard procedures, as provided by GPA to Interconnection Customer no later than ninety (90) days prior to commencement of testing of the Generating Facility.
- 1.3 Responsibilities of the Parties
 - 1.3.1 The Parties shall perform all obligations of this Agreement in accordance with all Applicable Laws and Regulations, Operating Requirements, and Good Utility Practice.
 - 1.3.2 The Interconnection Customer shall construct, interconnect, operate and maintain its Generating Facility and construct or cause to be constructed the Interconnection Facilities in accordance with this Agreement, Good Utility Practice and the requirements of Section 1.3.4 below.
 - 1.3.2.1 The cost of constructing, interconnecting, operating and maintaining the Generating Facility shall be borne entirely by Interconnection Customer.
 - 1.3.2.2 The cost of developing, designing, procuring, constructing and installing the Interconnection Facilities shall be borne by Interconnection Customer
 - 1.3.2.3 On or before the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), the Interconnection Customer shall transfer the Interconnection Facilities (other than as contemplated in this Agreement, Renewable Energy Purchase Agreement or as otherwise agreed to between the Parties) to GPA by execution and delivery of the Bill of Sale attached hereto as Attachment 7.
 - 1.3.3 GPA shall operate and maintain the Distribution System, the Interconnection Facilities and the Network Upgrades in accordance with this Agreement and Good Utility Practice.

1.3.3.1 The Parties agree that System Stability Upgrades and Network Upgrades will be required solely as a result of Interconnection Customer installing the Generating Facility and the Interconnection Facilities.

1.3.4 The Interconnection Customer agrees to construct the Interconnection Facilities in accordance with applicable specifications that meet or exceed those provided by the National Electrical Safety Code, the American National Standards Institute, IEEE Standards, Underwriter's Laboratory, and Operating Requirements in effect at the time of construction and other applicable national and local codes and standards. This is to include GPA equipment and construction technical specifications and standards. The Interconnection Customer agrees to design and install its Generating Facility so as to reasonably minimize the likelihood of a disturbance adversely affecting or impairing the system or equipment of GPA.

1.3.5 Interconnection Customer shall be responsible for the safe installation of the Interconnection Facilities. Following transfer by Interconnection Customer in accordance with Section 1.3.2.3, GPA shall be responsible for the safe operation, maintenance, repair, inspection and condition of the Interconnection Facilities and the Distribution System, including System Stability Upgrades and Network Upgrades.

1.3.6 GPA shall provide without cost to Interconnection Customer the reasonable use of labor, personnel and equipment necessary for Interconnection Customer's installation of the Small Generating Facility and the Interconnection Facilities, so long as GPA does not incur material out-of-pocket cost or constraint of resources as a result thereof.

1.4 Parallel Operation Obligations

Once the Generating Facility has been authorized to commence parallel operation, the Interconnection Customer shall abide by all rules and procedures pertaining to the parallel operation of the Generating Facility in the Guam control area, including, but not limited to: 1) the rules and procedures concerning the operation of generation set forth by the Distribution Provider for the Distribution System and 2) the Operating Requirements set forth in Appendix H of the Renewable Energy Purchase Agreement.

1.5 Metering

The Parties' responsibilities with respect to purchase, installation, operation, maintenance, testing, repair and replacement of metering and data acquisition equipment are specified in Section 7.4 of the Renewable Energy Purchase Agreement.

1.6 Reactive Power

The Interconnection Customer shall design its Generating Facility to maintain a composite power delivery at continuous rated power output at the Point of Interconnection at all power factors over the range of 0.8 leading to 0.8 lagging, unless GPA has established different requirements that apply to all similarly situated generators in the control area on a comparable basis. The Generating Facility shall be capable of continuous dynamic operation throughout the power factor design range as measured at the Point of Interconnection.

1.7 Definitions

Capitalized terms used herein shall have the meanings specified in the Glossary of Terms in Attachment 1 or the body of this Agreement.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection

2.1.1 The Interconnection Customer shall test and inspect its Generating Facility and the Interconnection Facilities prior to interconnection. Interconnection Facilities tests and inspections shall comply with GPA requirements for Site Acceptance Testing. The Interconnection Customer shall notify GPA of such activities no fewer than five Business Days (or as may be agreed to by the Parties) prior to such testing and inspection. The notification shall be made by submitting a test plan for GPA's approval prior to the first scheduled testing date. GPA shall provide feedback within ten (10) business days. The test plan shall include all relevant testing details including but not limited to the date and time of each test, and expected MW and MVAR output of the Generating Facility. Testing and inspection shall occur on a Business Day. GPA may, at its own expense, send qualified personnel to the Generating Facility site to inspect the interconnection and observe the testing. The Interconnection Customer shall provide GPA a written test report when such testing and inspection are completed.

2.1.1.1 Site Acceptance Testing (SAT) and inspection of interconnection infrastructure and equipment shall be performed by a NETA certified test group or accredited organization as part of the Interconnection Customer's test and inspection plan. SAT test reports for interconnection infrastructure and equipment shall be certified by the NETA certified group or organization.

2.1.2 GPA shall provide the Interconnection Customer written acknowledgment within five (5) Business Days, that it has received the Interconnection Customer's written test report. Such written acknowledgment shall not be deemed to be or construed

as any representation, assurance, guarantee, or warranty by GPA of the safety, durability, suitability, or reliability of the Generating Facility or any associated control, protective, and safety devices owned or controlled by the Interconnection Customer or the quality of power produced by the Generating Facility.

2.2 Authorization Required Prior to Parallel Operation

- 2.2.1 GPA has listed applicable parallel operation requirements in Appendix H of the Renewable Energy Purchase Agreement. Additionally, GPA shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. GPA shall make Reasonable Efforts to cooperate with the Interconnection Customer in meeting requirements necessary for the Interconnection Customer to commence parallel operations by the in-service date specified in Attachment 4.
- 2.2.2 The Interconnection Customer shall not operate its Generating Facility in parallel with the Distribution System without the one-time prior written authorization of GPA. GPA will provide such authorization once GPA receives notification that the Interconnection Customer has complied with all applicable parallel operation requirements set forth in Appendix H of the Renewable Energy Purchase Agreement. Such authorization shall not be unreasonably withheld, conditioned, or delayed.
- 2.2.3 GPA shall have control of the power distribution system including the interconnecting distribution line breaker at the point of interconnection.

2.3 Right of Access

- 2.3.1 Upon reasonable notice, GPA may send a qualified person to the premises of the Interconnection Customer at or immediately before the time the Generating Facility first produces energy to inspect the interconnection, and observe the commissioning of the Generating Facility (including any required testing), startup, and operation for a period of up to three (3) Business Days after initial start-up of the unit.
- 2.3.2 Following the initial inspection process described above, at reasonable hours, and upon reasonable notice, or at any time without written notice in the event of an emergency or hazardous condition, GPA shall have access to the Interconnection Customer's premises for any reasonable purpose in connection with the performance of the obligations imposed on it by this Agreement or if necessary to meet its legal obligation to provide service to its customers. Within forty-eight (48) hours after a GPA access due to an emergency or hazardous condition, GPA

shall provide a written summary of any such access and of any work performed during such access.

- 2.3.3 Each Party shall be responsible for its own costs associated with following this article.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date

This Agreement shall become effective on the Effective Date.

3.2 Term of Agreement

This Agreement shall become effective on the Effective Date and shall remain in effect for a period of twenty-five (25) years, and plus optional five (5) years according to the Renewable Energy Purchase Agreement, from the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), or such other longer period as the Interconnection Customer may request and shall be automatically renewed for each successive one-year period thereafter, unless terminated earlier in accordance with Article 3.3 of this Agreement. In no event, however, shall GPA be entitled to terminate this Agreement unless and until the Renewable Energy Purchase Agreement is terminated.

3.3 Termination

No termination shall become effective until the Parties have complied with all Applicable Laws and Regulations applicable to such termination.

- 3.3.1 The Interconnection Customer may terminate this Agreement at any time by giving GPA twenty (20) Business Days written notice.

- 3.3.2 Distribution Provider may terminate this Agreement if the Generating Facility has ceased commercial operation for three (3) consecutive years, beginning with the last date of commercial operation for the Generating Facility, after giving the Interconnection Customer twenty (20) Business Days advance written notice. The Small Generating Facility will not be deemed to have ceased commercial operation for purposes of this Article 3.3.2 if the Interconnection Customer can document that it has taken other significant steps to maintain or restore operational readiness of the Generating Facility for the purpose of returning the Generating Facility to commercial operation as soon as possible.

- 3.3.3 Either Party may terminate this Agreement after Default pursuant to Article 6 of the Renewable Energy Purchase Agreement.
- 3.3.4 Upon termination of this Agreement, the Generating Facility will be disconnected from the Distribution System. All costs required to effectuate such disconnection shall be borne by the terminating Party, unless such termination resulted from the non-terminating Party's Default of this Agreement or such non-terminating Party otherwise is responsible for these costs under this Agreement.
- 3.3.5 The termination of this Agreement shall not relieve either Party of its liabilities and obligations, owed or continuing at the time of the termination.
- 3.3.6 The provisions of this Article shall survive termination or expiration of this Agreement.

3.4 Temporary Disconnection

Temporary disconnection shall continue only for so long as reasonably necessary under Good Utility Practice in accordance with Section 1.2(d) of Appendix H of the Renewable Energy Purchase Agreement.

3.4.1 Emergency Conditions

"Emergency Condition" shall mean a condition or situation: (1) that in the judgment of the Party making the claim is imminently likely to endanger life or property; or (2) that, in the case of GPA, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Distribution System or the Interconnection Facilities; or (3) that, in the case of the Interconnection Customer, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Generating Facility, or with respect to the Interconnection Facilities until transferred to GPA pursuant to this Agreement. Under Emergency Conditions, if GPA believes that the Emergency Condition may reasonably be expected to affect the Distribution System or the Interconnection Facilities, GPA may immediately suspend interconnection service and temporarily disconnect the Generating Facility. GPA shall notify the Interconnection Customer promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Interconnection Customer's operation of the Generating Facility. The Interconnection Customer shall notify GPA promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Distribution System. To the extent information is known, the notification shall describe the Emergency Condition, the extent of the damage or

deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Routine Maintenance, Construction, and Repair by GPA

GPA may interrupt interconnection service or curtail the output of the Generating Facility and temporarily disconnect the Generating Facility from the Distribution System when necessary, according to Good Utility Practice, for routine maintenance and non-emergency construction and repairs on the Distribution System. GPA shall provide the Interconnection Customer with ten (10) Business Days notice prior to such interruption. GPA shall use Reasonable Efforts to coordinate such reduction or temporary disconnection with the Interconnection Customer. The interruption or curtailment shall continue only for so long as reasonably necessary under Good Utility Practice.

3.4.3 Forced Outages for Emergency Repairs

During any forced outage, GPA may suspend interconnection service to effect immediate repairs on the Distribution System. GPA shall use Reasonable Efforts to provide the Interconnection Customer with prior notice. If prior notice is not given, GPA shall, upon request, provide the Interconnection Customer written documentation after the fact explaining the circumstances of the disconnection.

3.4.4 Adverse Operating Effects

GPA shall notify the Interconnection Customer as soon as practicable if, based on Good Utility Practice, there is a significant probability that operation of the Generating Facility will cause damage to the Distribution System. Supporting documentation used to reach the decision to disconnect shall be provided to the Interconnection Customer upon request. If, after notice, the Interconnection Customer fails to remedy the adverse operating effect within a reasonable time, GPA may disconnect the Generating Facility. GPA shall provide the Interconnection Customer with five (5) Business Days notice of such disconnection, unless the provisions of Article 3.4.1 apply.

3.4.5 Modification of the Generating Facility

The Interconnection Customer must receive written authorization from GPA before making any change to the Generating Facility that may have a material impact on the safety or reliability of the Distribution System. Such authorization shall not be unreasonably withheld. Modifications shall be done in accordance with Good Utility Practice. If the Interconnection Customer makes such modification without GPA's prior written authorization, GPA shall have the right

to temporarily disconnect the Generating Facility until the Interconnection Customer makes necessary changes in order for the Generating Facility not to have a material impact on the safety or reliability of the Distribution System.

3.4.6 Reconnection

The Parties shall cooperate with each other to restore the Generating Facility, Interconnection Facilities, and the Distribution System to their normal operating state as soon as reasonably practicable following a temporary disconnection.

3.4.7 Outages During Construction Requested by the Interconnection Customer

For all scheduled outages required to perform the work, the Interconnection Customer shall:

- A. Submit a written request to the GPA Power System Control Center, addressed to the Chief Dispatcher, two weeks (14 days) prior to the outage date. Outages will not be granted without a written request.
- B. Coordinate closely with the GPA T&D Superintendent of Overhead and/or Underground Lines, or his designated representative.
- C. For outages affecting GPA customers, limit outages to a maximum of six (6) hours daily. GPA Customers shall not experience a scheduled interruption exceeding six (6) hours per day. Scheduled interruptions affecting the same customers on consecutive days are also not permitted.
- D. For outages affecting transmission circuits only (and not affecting GPA customers), limit outages to eight (8) hours per day (8:00 AM to 4:00 PM).
- E. Submit an outage plan on areas affecting schools to GPA for approval prior to the start of work. The following shall be incorporated in the outage plan in addition to the requirements indicated above:
 - i. Outages shall not be permitted during school hours.
 - ii. The outage plan shall be practical and incorporated in the project schedule to meet the required completion date.
 - iii. GPA will not consider any requests for time extension due to outage restrictions caused by school schedules.
- F. For outages affecting Navy circuits, submit a written request to GPA and Navy DZSP 30 days prior to the outage date. The Interconnection Customer shall directly coordinate with Navy DZSP for outages affecting navy circuits.
- G. Submit outage requests for one work location per day. Due to manpower limitations to monitor contractors and potential power quality issues, GPA will not approve outages at two separate work locations.

GPA will be responsible for de-energizing and re-energizing circuits as required by the project. GPA will also be responsible for notifying the media and public announcements regarding the planned outages.

Article 4. Cost Responsibility for Interconnection Facilities

4.1 Interconnection Facilities

The Interconnection Customer shall install and pay for the cost of the Interconnection Facilities itemized in Attachment 2 of this Agreement, and as further set forth in Section 1.3.

4.2 System Stability Upgrades

It is agreed that system operational characteristic changes or Generator Facility modifications shall be required to be installed by the Interconnection Customer as a result of the development, installation or operation of the Generating Facility or other generation installed in Guam.

Article 5. Network Upgrades

5.1 (Reserved)

5.2 (Reserved)

Article 6. Billing, Payment, Milestones, and Financial Security

6.1 Milestones

The Parties shall, prior to financial closing under the Financing Documents (as defined under the Renewable Energy Purchase Agreement) agree on milestones for which each Party is responsible and list them in Attachment 4 of this Agreement. A Party's obligations under this provision may be extended by agreement. If a Party anticipates that it will be unable to meet a milestone for any reason other than a Force Majeure Event as that term is defined in Section 1.49 of the Renewable Energy Purchase Agreement, it shall immediately notify the other Party of the reason(s) for not meeting the milestone and (1) propose the earliest reasonable alternate date by which it can attain this and future milestones, and (2) request appropriate amendments to Attachment 4. The Party affected

by the failure to meet a milestone shall not unreasonably withhold agreement to such an amendment unless (1) it will suffer significant uncompensated economic or operational harm from the delay, (2) attainment of the same milestone has previously been delayed, or (3) it has reason to believe that the delay in meeting the milestone is intentional or unwarranted notwithstanding the circumstances explained by the Party proposing the amendment.

Article 7. Not Used

Article 8. Contract Documents

8.1 Documents Included

The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

- A. This Interconnection Agreement (IA) and Renewable Energy Purchase Agreement (REPA) and Amendments to the IA and REPA
- B. Amendments to Multi-Step Bid No.: GPA-012-23
- C. Multi-Step Bid No.: GPA-012-23
- D. Contractor's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

8.2 Discrepancies

In the case of discrepancies or conflicts between the above-referenced contract documents, the IA and REPA shall take precedence over GPA-012-23, and Contractor's proposal submitted in response to the Multi-Step Bid. If Contractor believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Contractor shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.

8.3 Presumption of Familiarity

It will be conclusively presumed that Contractor has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Contractor is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the

work. Ignorance of law on the part of Contractor will not relieve Contractor from responsibility.

Article 9. Confidentiality

- 9.1 Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated “Confidential.” For purposes of this Agreement all design, operating specifications, and metering data provided by the Interconnection Customer shall be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such.
- 9.2 Confidential Information does not include information previously in the public domain, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be divulged in an action to enforce this Agreement. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without the prior written authorization from the Party providing that information, except to any permitted disclosee of Confidential Information pursuant to the Renewable Energy Purchase Agreement, to fulfill obligations under this Agreement, or to fulfill legal or regulatory requirements.
- 9.2.1 Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.
- 9.2.2 Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages, and may seek other remedies available at law or in equity for breach of this provision.
- 9.3 Notwithstanding anything in this Article to the contrary, if during the course of an investigation by a Governmental Authority or otherwise, a Governmental Authority requests information from one of the Parties that is otherwise required to be maintained in confidence pursuant to this Agreement, the Party receiving the request, if required under Applicable Laws and Regulations, shall provide the requested information to the Governmental Authority conducting the investigation, within the time provided for in the request for information. In providing the information, the Party may request that the information be treated as confidential and non-public by the Governmental Authority and that the information be withheld from public disclosure. The Party shall notify the other Party to this Agreement when it is notified by a Governmental Authority that a request to

release Confidential Information has been received, at which time either of the Parties may respond before such information would be made public.

Article 10. Disputes

- 10.1 The Parties agree to resolve all disputes arising out of this Agreement according to the provisions of the Renewable Energy Purchase Agreement.

Article 11. Not Used

Article 12. Miscellaneous

12.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the Territory of Guam (where the Point of Interconnection is located), without regard to its conflicts of law principles. This Agreement is subject to all Applicable Laws and Regulations. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any laws, orders, or regulations of a Governmental Authority.

12.2 Amendment

The Parties may amend this Agreement by a written instrument duly executed by both Parties.

12.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties, their successors in interest and where permitted, their assigns.

12.4 Waiver

12.4.1 The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party.

12.4.2 Any waiver at any time by either Party of its rights with respect to this Agreement shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, duty of this Agreement. Termination or Default under this Agreement for any reason by the Interconnection Customer shall not constitute a waiver of the Interconnection Customer's legal rights to obtain an interconnection from GPA. Any waiver of this Agreement shall, if requested, be provided in writing.

12.5 Entire Agreement

This Agreement, including all Attachments, constitutes the entire agreement between the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants which constitute any part of the consideration for or any condition to, either Party's compliance with its obligations under this Agreement.

12.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

12.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

12.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other Governmental Authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

12.9 Security Arrangements

Infrastructure security of electric system equipment and operations and control hardware and software is essential to ensure day-to-day reliability and operational security. Both Parties are expected to meet basic standards for system infrastructure and operational security, including physical, operational, and cyber-security practices.

12.10 Environmental Releases

Each Party shall notify the other Party, first orally and then in writing, of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the Generating Facility or the Interconnection Facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided such Party makes a good faith effort to provide the notice no later than twenty-four (24) hours after such Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

12.11 Subcontractors

Nothing in this Agreement shall prevent a Party from utilizing the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing such services and each Party shall remain primarily liable to the other Party for the performance of such subcontractor.

- 12.11.1 The creation of any subcontract relationship shall not relieve the hiring Party of any of its obligations under this Agreement. The hiring Party shall be fully responsible to the other Party for the acts or omissions of any subcontractor the hiring Party hires as if no

subcontract had been made; provided, however, that in no event shall a Party be liable for the actions or inactions of the other Party or its subcontractors with respect to obligations of the first Party under this Agreement. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of such Party.

12.11.2 The obligations under this Article will not be limited in any way by any limitation of subcontractor's insurance.

Article 13. Notices

13.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to the Interconnection Customer:

Attention:

Physical Address:

Phone:

Email:

Fax:

PRU PULANTAT, LLC

Andrew Park

#220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913

(671) 646-5248

pecteam@pecguam.com

(671) 646-4388

If to the Distribution Provider:

Guam Power Authority
Attention: John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

13.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

Interconnection Customer:

PRU PULANTAT, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913

Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Distribution Provider:

Guam Power Authority
Attention: John J.E. Kim, Chief Financial Officer
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3120/3119
Email: jjekim@gpagwa.com
Fax: (671) 648-3290

13.3 Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other and not required by this Agreement to be given in writing may be so given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out below:

If to the Interconnection Customer:

Attention:	PRU PULANTAT, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290
cc:	Jennifer G. Sablan, P.E., Assistant General Manager, Operations jsablan@gpagwa.com

13.4 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications which may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Interconnection Customer: PRU PULANTAT, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913

Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Distribution Provider's Operating Representative:

Guam Power Authority
Attention: Jennifer G. Sablan, P.E., Assistant General
Manager, Operations
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3212
Email: jsablano@gpagwa.com
Fax: (671) 648-3290

With a copy of all notices, including notices of any defaults, sent to legal counsel of the applicable Party, as follows:

PRU PULANTAT, LLC
Attention: Michael Gatewood
Physical Address: 330 Hernan Cortez Avenue, Suite 300, Hagåtña,
Guam 96910

Phone: (671) 473-6285
Email: michael@gatewoodlegal.com

Guam Power Authority
Attention: Marianne Woloschuk, General Counsel
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3203
Email: mwoloschuk@gpagwa.com

Fax:

(671) 648-3290

13.5 Changes to the Notice Information

Either Party may change this information by giving five Business Days written notice prior to the effective date of the change.

[Signature page follows]

Article 14. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Distribution Provider

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: _____, 2025

For the Interconnection Customer

By: _____

Name: Andrew Park

Title: President

Date: _____, 2025

Glossary of Terms

Applicable Laws and Regulations – All duly promulgated applicable federal, state, territorial and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any Governmental Authority.

Business Day – Any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business.

Default – The failure of a breaching Party to cure its breach under this Agreement pursuant to Article 6 of the Renewable Energy Purchase Agreement.

Distribution Provider – As defined in the preamble hereto.

Distribution System – The facilities owned, controlled or operated by the Distribution Provider that connect to the Interconnection Facilities and are used to provide distribution service under the Tariff.

Effective Date – The date first set forth in the preamble hereto.

Generating Facility – The Interconnection Customer's device for the production of electricity, but shall not include the Interconnection Facilities.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be generally acceptable and consistently adhered to acceptable practices, methods, or acts.

Governmental Authority – Any federal, territorial or local governmental body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

IEEE Standards – The standards of the Institute of Electrical and Electronics Engineers (IEEE), or its IEEE Standards Association (IEEE-SA), in effect as of the Effective Date.

Interconnection Customer – As defined in the preamble hereto.

Interconnection Facilities – The Interconnection Facilities include all facilities and equipment between the Generating Facility and the designated substation, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the Generating Facility to such facilities. The Interconnection Facilities are described in more detail in Attachment 2 and Attachment 3 hereto.

Network Upgrades – Additions, modifications, and upgrades to the Distribution System required for steady state system stability at or beyond GPA's existing substations to accommodate the interconnection, at the Point of Interconnection, of the Interconnection Customer's facility with the Interconnection Facilities. Network Upgrades are described in more detail in Attachment 6 and do not include the Interconnection Facilities.

Operating Requirements – Any operating and technical requirements that may be applicable and are set forth in the Renewable Energy Purchase Agreement or in this Interconnection Agreement, including Attachment 5 hereto.

Party or Parties – The Distribution Provider, Interconnection Customer or any combination of the above.

Point of Interconnection – The point at the Generating Facility site where the Generating Facility connects with the Interconnection Facilities, as shown in Attachment 3.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under the Interconnection Agreement, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Renewable Energy Purchase Agreement - The Renewable Energy Purchase Agreement for the sale by Interconnection Customer and the purchase by GPA of renewable solar energy from the Generating Facility, dated as of the date hereof.

System Stability Upgrades – Additions, modifications, and upgrades to the Distribution System, System Operational Characteristics or Generating Facility required for power system recovery as a result of faults or loss of generation events, which are not considered as Network Upgrades.

Tariff – The Distribution Provider's tariff through which open access distribution service and interconnection services are offered and as amended or supplemented from time to time, or any successor tariff.

Description of the Generating Facility, Interconnection Facilities, and Metering Equipment

Equipment, including the Generating Facility, Interconnection Facilities, and metering equipment shall be itemized and identified as being owned by the Interconnection Customer or by GPA.

Interconnection Facilities:

The Interconnection Facilities include the following:

Description of work:

- a) Primary Metering and Protection
 - 1. Interconnection Customer shall provide and install two (2) each 6-inch concrete-encased PVC conduits from riser to manhole to handhole to metering/breaker/switch per GPA Standard 2205 Rev. 1.
 - 2. Interconnection Customer shall provide and install one (1) 4x5 handhole per GPA Standard 2103 Rev. 1 and 2104 Rev 1. Exception to 2104.2 item 1; steel lifting device shall be stainless steel. The conduit penetrations shall be determined on-site with GPA Transmission & Distribution crew.
 - 3. Interconnection Customer shall provide and install a concrete pad at a minimum of 6 inches above grade to support the primary metering and switch/breaker cabinets. The pad shall extend a minimum of 1 foot beyond the cabinet footprint on all sides. Construction of pad shall follow GPA's transformer pad specifications.
 - 4. Interconnection Customer shall install three (3) each 15 kV, 500 kcmil copper, 133% insulation XLPE conductors. Conductors shall be terminated at manhole and metering cabinet with 15 kV Terminator Kit and 600 A deadbreak elbows as described in Attachment 9A.
 - 5. Interconnection Customer shall install Federal Pacific's Gridconnex pad-mounted metering/breaker/switch or approved equivalent. Training shall also be provided for the maintenance of the equipment. See below for required components and typical ratings:
 - a. Typical Switch Ratings
 - i. 13.8 kV system voltage line-to-line (rated voltage 15 kV or 14.4 kV)

- ii. 60 Hz
 - iii. 20 kA short circuit (sym)
 - iv. Undergrounded delta line side (2VT/2CT set up) 14400:120 VT and CT sized according to solar output (e.g., 300:5) (Revenue Grade VT/CTs required)
 - v. 95 kV BIL
 - b. Component requirements
 - i. Enclosure, doors, hood, and hinges shall be stainless steel 304.
 - ii. Enclosure color shall be munsell green
 - iii. Shall be equipped with SEL-751 protection relay and test switch with appropriate protection-grade CT's
 - iv. Shall be equipped with revenue grade metering via SEL-735 with GPS clock
 - v. Shall be SCADA control capable (DNP3 Protocol, Ethernet)
 - vi. Shall be equipped with backup control power
 - vii. Shall be equipped with lightning arrestors on the solar side (if lighting arresters not already present at MDP.)
 - viii. Shall be equipped with visible disconnect
 - c. Shall be equipped with a three phase breaker
 - d. Shall be equipped with 600 A dead-break bushings.
 - e. Shall be equipped with a local/remote switch, breaker status indication, breaker control switch.
 - f. Shall be equipped with Heater for condensation prevention.
 - g. Shall be equipped with Spare fuses for VT and any other control fusing.
 - h. Shall be equipped with GPS clock for Relay and metering synchronization.
6. Interconnection Customer shall install and terminate (24 strand) fiber from the SEL-735 and SEL-751 in the metering cabinet to an outdoor-rated Cisco switch with minimum qty. four (4) Ethernet port and minimum qty. four (4) Fiber module ports and minimum speed of 1 Gbps.
 7. Interconnection Customer shall provide appropriate mounting hardware (e.g., DIN Rail or Rack mounts) to safely secure communications devices within the cabinet, if no mounting is provided in it.
 8. Interconnection Customers shall upgrade feeder conductors according to the conclusion of the System impact study.(Attachment 8, if applicable)
- b) Communications Infrastructure
1. From designated substation to Generating Facility to switch, the Interconnection Customer shall procure and install SCADA infrastructure required to support monitoring and control as detailed herein. Additional requirements and integration details shall be

determined during design phase.

- a. Interconnection Customer shall route Corning Fiber Optic Cables via underground route (microtrench) from the substation to the Generating Facility, then to the pad mount switch. Outside plant Fiber Optic Cables shall transition inside plant Fiber Optic Cable if it will be more than 50 feet from the control building point of entrance.
- b. When installing handholes, the Interconnection Customer shall use handholes that meet the specifications and installation requirements below and as described in Attachment 9B:
 - i. Specifications
 1. Design Load: 22,500 lbs or better
 2. Test Load: 33,750 lbs or better
 3. Standard Compliance: ANSI Tier 22 or better
 4. Mouse Holes: Two (2) 4-inch diameter mouse holes on each end
 5. Traffic-rated
 - ii. Installation Requirements
 1. Fiber Optic Cable Handholes shall be installed flush with concrete sidewalk or top of natural ground
 2. Fiber Optic Cable Handholes shall have two (2) two-tone bollards, one for each shorter side, 1 inch from the edge of the handhole.
 3. Fiber Optic Cable Handhole Bollards shall have bollard labels, color, length, and terminals approved by the Distribution Provider.
 4. If handhole is to be installed on dirt, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area surrounding the handhole box and the space above the connecting ducts shall be filled with compacted, solid backfill material to ensure structural stability.
 5. If handhole is to be installed on new concrete or existing concrete, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area around the box and above the ducts shall be filled with compacted, solid backfill up to 12 inches below the top of the shutterbox cover. The remaining 12 inches to the top shall be poured with 4000 PSI concrete with rebar mesh wire. If adjoining existing concrete, the new concrete shall be joined to the existing slab using matching rebar mesh.
- c. Interconnection Customer shall have their fiber optic cable compatibility with the existing fiber optic cable verified by their Designer-of-Record (DOR) and Registered Communications Distributions Designer (RCDD).
- d. Interconnection Customer shall submit its fiber optic cable installation plan for Distribution Provider's approval.

Spare Parts:

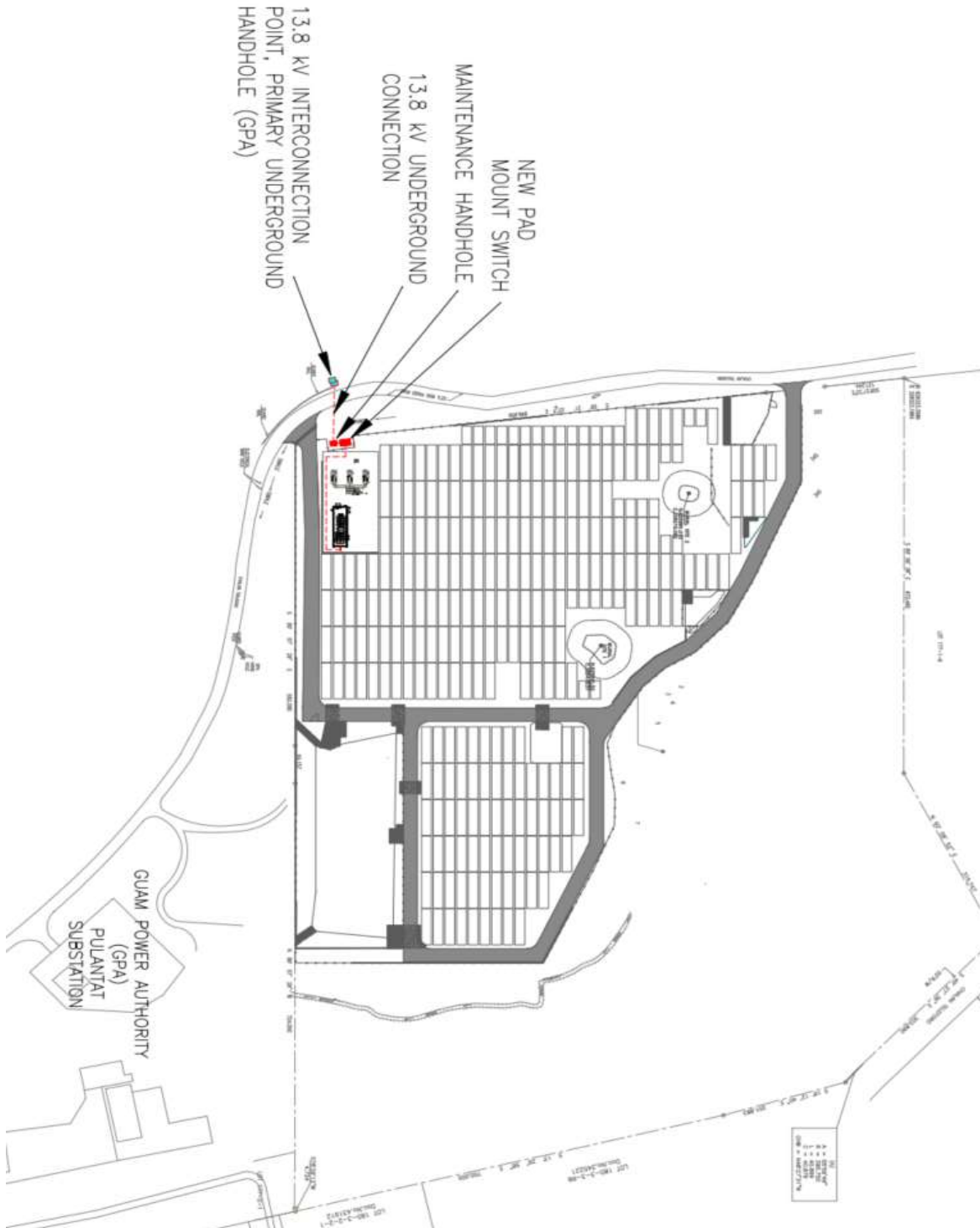
The Interconnection Customer shall provide the following spare parts with proper storage;

- a. For each equipment supplied, the manufacturer's recommended spare parts shall be provided in accordance with best utility practices.
- b. Non-standard/inventory materials: Provide replacement or replacement parts.
- c. Others: TBD

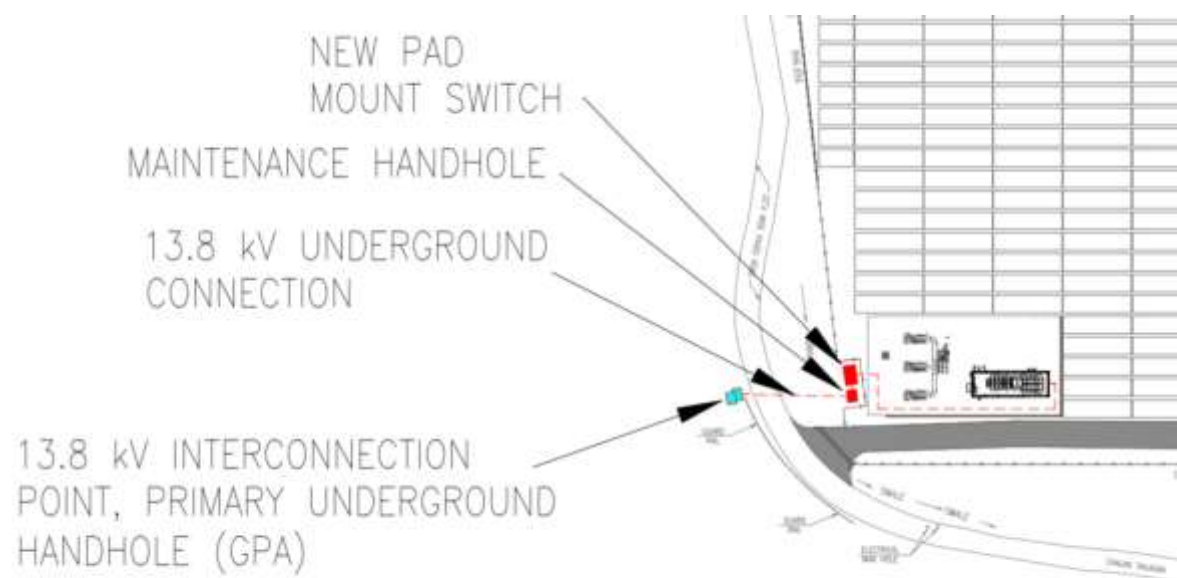
Generating Facility:

The general location of the Generating Facility and its associated Substation are noted on the Addendum to Attachment 2 Project Site Plan. The Generating Facility will be a 4.6MW AC fixed tilt solar and 3.45 MW/15 MWh Energy Storage System (ESS) for Ramp-rate control and Energy Shifting generating facility. The Facility location is in Pulantat, Guam. Its Affiliate will receive a Conditional Use Permit to allow for the development, construction and operation of the Generating Facility. The Generating Facility will be equipped with high efficiency solar panels generating direct current that will be converted to alternating current (AC) using thirty (30) four thousand six hundred (4,600) kW inverters manufactured by SMA. Inverter will generate 690V AC power that will be transformed by one (1) 690 V to 13.8 kV transformers located in close proximity to the inverter. These 4.6 MW solar generators are connected with Renewable Integrated ESS which is located in the ESS area. The ESS consists of one (1) 3,450 kW PCS and 15 MWh Batteries. The PCS will generate 630 V AC power that will be transformed by 600V to 13.8 kV transformers located in close proximity to the PCS. The onsite underground constructed 13.8 kV collection grid will bring the 1% ramp rate controlled 4.6 MW solar generated electricity to the substation to be located on the site of the Generating Facility, where GPA will accept the metered power under the Renewable Energy Purchase Agreement.

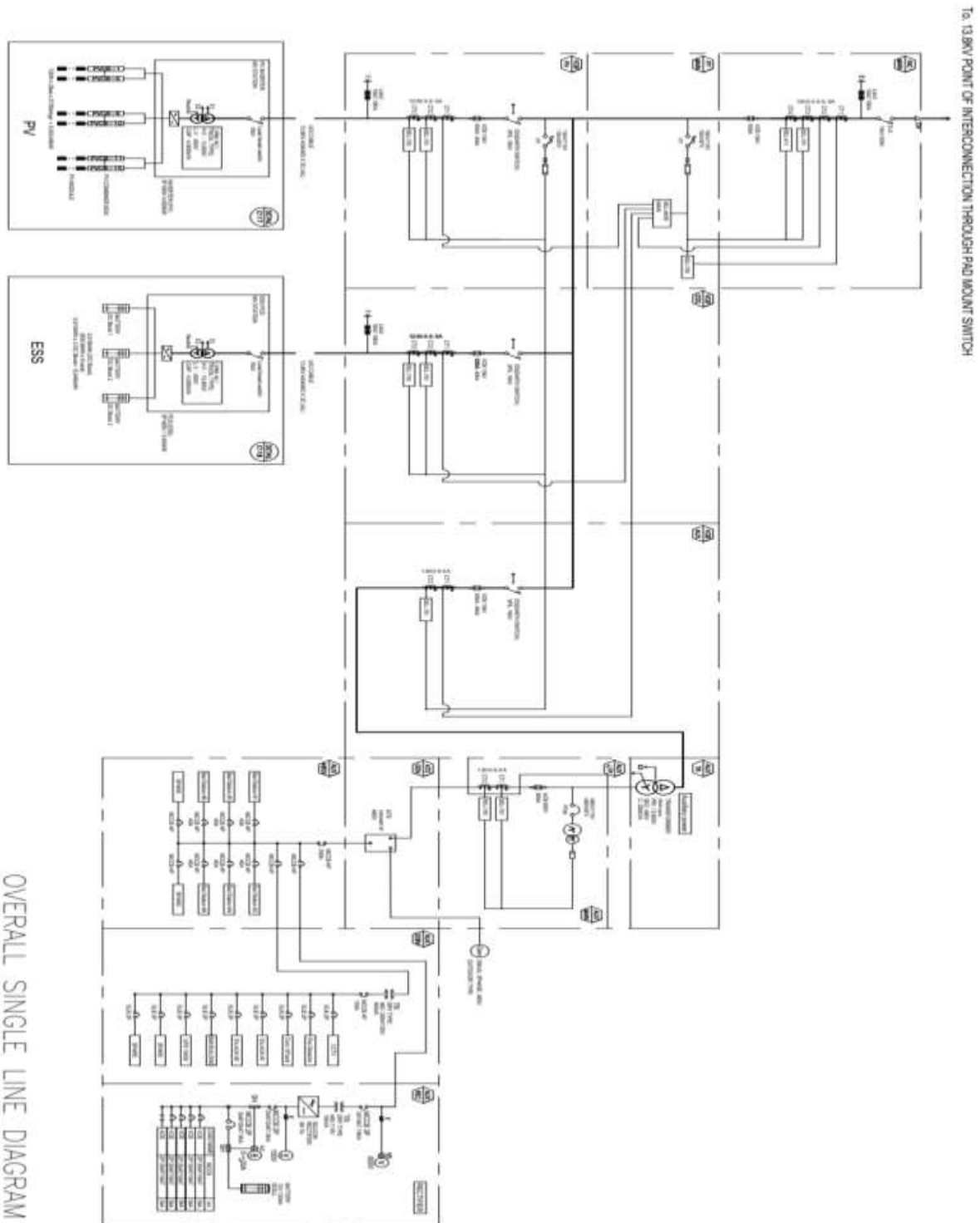
**Addendum to Attachment 2 -- Project Site Plan
[Preliminary and subject to changes]**



Addendum to Attachment 2 – Overall Interconnection Route (Subject to change)



**One-line Diagram Depicting the Generating Facility,
Interconnection Facilities and Metering Equipment (Subject to change)**



Milestones

In-Service Date: The Scheduled Commercial Operation Date (as defined under the Renewable Energy Purchase Agreement, which date is February 28, 2028, as may be extended pursuant to the terms of the Renewable Energy Purchase Agreement)

Critical milestones and responsibility as agreed to by the Parties:

Milestone/Date	Responsible Party
(1) Preliminary design for Interconnection Facilities 30% Design: 180 days after signing 60% Design: 240 days after signing Final Design: 300 days after signing	Interconnection Customer
(2) GPA approval of design basis 30% Design: 10 business days after submission of 30% design 60% Design: 10 business days after submission of 60% design Final Design: 10 business days after submission of Final Design	GPA
(3) Interconnection Customer to have all permits in hand for Interconnection Customer construction to start on public roads (supported by GPA engineering) - 365 days after signing	Interconnection Customer
(4) Insurance - 365 days after signing (Construction Notice to Proceed)	Interconnection Customer
(5) Development Security - Within ten (10) Business Days from the date when a binding credit agreement is executed but no later than the Financing Arrangement Deadline of - 365 days after signing	Interconnection Customer
(6) Construction completion - 36 months after contract execution date	Interconnection Customer

Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Curtailment due to a ramp rate greater than 3 MW/minute

If ramp rate is greater than 3 MW/minute and this situation lasts more than ten (10) times per day or five (5) consecutive times per day, Seller shall reduce plant output to meet ramp rate of less than 3 MW/minute. If system issues remain, GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate less than 3 MW/minute.

- (a) GPA counts the ramp rate as a failure if it is greater than 3 MW/minute.
 - i. If the number of failures is greater than ten (10) times per day or five (5) consecutive times per day, GPA SCADA sends the warning command to Seller's EMS/PMS or informs Seller via email. The period from the initial failure to the point where successful operation continues for more than one minute shall be considered as one failure event.
 - ii. Seller's EMS/PMS double checks the number of failure times, and sends back to GPA SCADA to verify the exact number of failure times.
 - iii. Seller sends the restore documentation including analysis of the data, how to fix, fix plan and expected results to GPA for confirmation.
 - iv. When Seller restores operation with a ramp rate of less than 3 MW/minute for full renewable power (4.6 MW), then Seller sends the restoration result documentation to GPA.
 - v. GPA reviews the restoration result documentation and allows Seller to operate Seller's renewable plant in its full capacity (4.6MW).
- (b) If GPA's ESS or UFLS is activated twice during a single day due to Seller's failure to meet 3 MW per minute ramp rate, then GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate of less than 3 MW/minute. Parties will verify ramp performance during these events at the end of each Contract Year (as defined in the Renewable Energy Purchase Agreement) to determine if it qualifies as a Dispatch Down (as defined in the Renewable Energy Purchase Agreement) curtailment.

The Interconnection Customer is interconnecting into an established GPA power grid. The Interconnection Customer shall design, construct, and operate its facilities to ensure compatible operations with GPA and protect its facilities against any grid events. These measures shall comply with inverter ride-through and/or ramping requirements as stated in the System Impact Study.

The ramp rate threshold for curtailment shall be 3 MW/minute, unless GPA has established different requirements to maintain grid stability.

**Distribution Provider's Description of its Network Upgrades
and Network Upgrade Costs**

Interconnection Customer shall install fiber optic lines or provide for fiber optic line communications connectivity for the Generating Facility to the Substation designated by GPA..

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Bill of Sale

THIS BILL OF SALE (this “Bill of Sale”) is made and entered into by PRU PULANTAT, LLC (“Seller”), and Guam Power Authority (“Buyer”, and together with Seller, the “Parties”), effective as of [____], 20__.

RECITALS

WHEREAS, Seller in connection with the development, construction and ownership of a solar power generating station and related assets located in the Territory of Guam (the “Project”) has designed, developed and constructed, and owns, certain distribution, switching and related assets described more fully on Exhibit “A” hereto, together with all ancillary rights and interests (including all manufacturers’ and contractors’ warranties) relating thereto and further described on Exhibit “A” hereto (the “Assets”); and

WHEREAS, Seller and Buyer entered into a Renewable Energy Purchase Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to sell and purchase renewable energy generated by the Project (the “Seller Purchase Agreement”), and Seller and Buyer entered into a Generator Interconnection Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to the installation and interconnection of the Project with Buyer’s distribution system (the “GIA”); and

WHEREAS, as contemplated by the GIA, and in connection with the operation of the Project by Seller and the purchase and sale of renewable energy pursuant to the Purchase Agreement, Seller desires to transfer and Buyer desires to receive the Assets.

NOW, THEREFORE, BE IT KNOWN THAT:

1. Conveyance and Assignment. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller does hereby **GRANT, BARGAIN, ASSIGN, TRANSFER, SET OVER, DELIVER AND CONVEY** to Buyer all of Seller’s right, title and interest in and to the Assets, **TO HAVE AND TO HOLD** the Assets by Buyer and its successors and permitted assigns, forever.

2. NO WARRANTY. **THE ASSETS ARE HEREBY CONVEYED AS IS, WHERE IS, AND SELLER HEREBY GIVES NO WARRANTY OF DESIGN, MATERIALS, WORKMANSHIP OR PERFORMANCE OF THE ASSETS, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** However, Seller covenants and agrees that the manufacturers’ and contractors’ warranties transferred hereby as part of the Assets shall extend for a period of at least one (1) year from the acceptance of the Assets by Seller.

3. Further Assurances. Seller for itself, its successors and assigns, hereby covenants and agrees that, at any time and from time to time upon the written request of Buyer, Seller will

do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such further acts, deeds, assignments, transfers, conveyances, powers of attorney and assurances as may be reasonably required in order to assign, transfer, set over, convey, assure and confirm unto and vest in Buyer, its successors and assigns, title to the assets sold, conveyed and transferred by this Bill of Sale.

4. Counterparts. This Bill of Sale may be executed in counterparts.

5. Governing Law. This Bill of Sale shall be governed by and construed in and interpreted in accordance with the laws of the Territory of Guam.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale as of the date above first written.

Seller:

By: _____

Name: _____

Title: _____

Buyer:

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENTS

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of Guam Power Authority, an autonomous instrumentality of the government of the Territory of Guam, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Exhibit “A”

Description of Assets

[Description of Interconnection Facilities; see § 4.1 of GIA]

[Description to be added, if applicable]

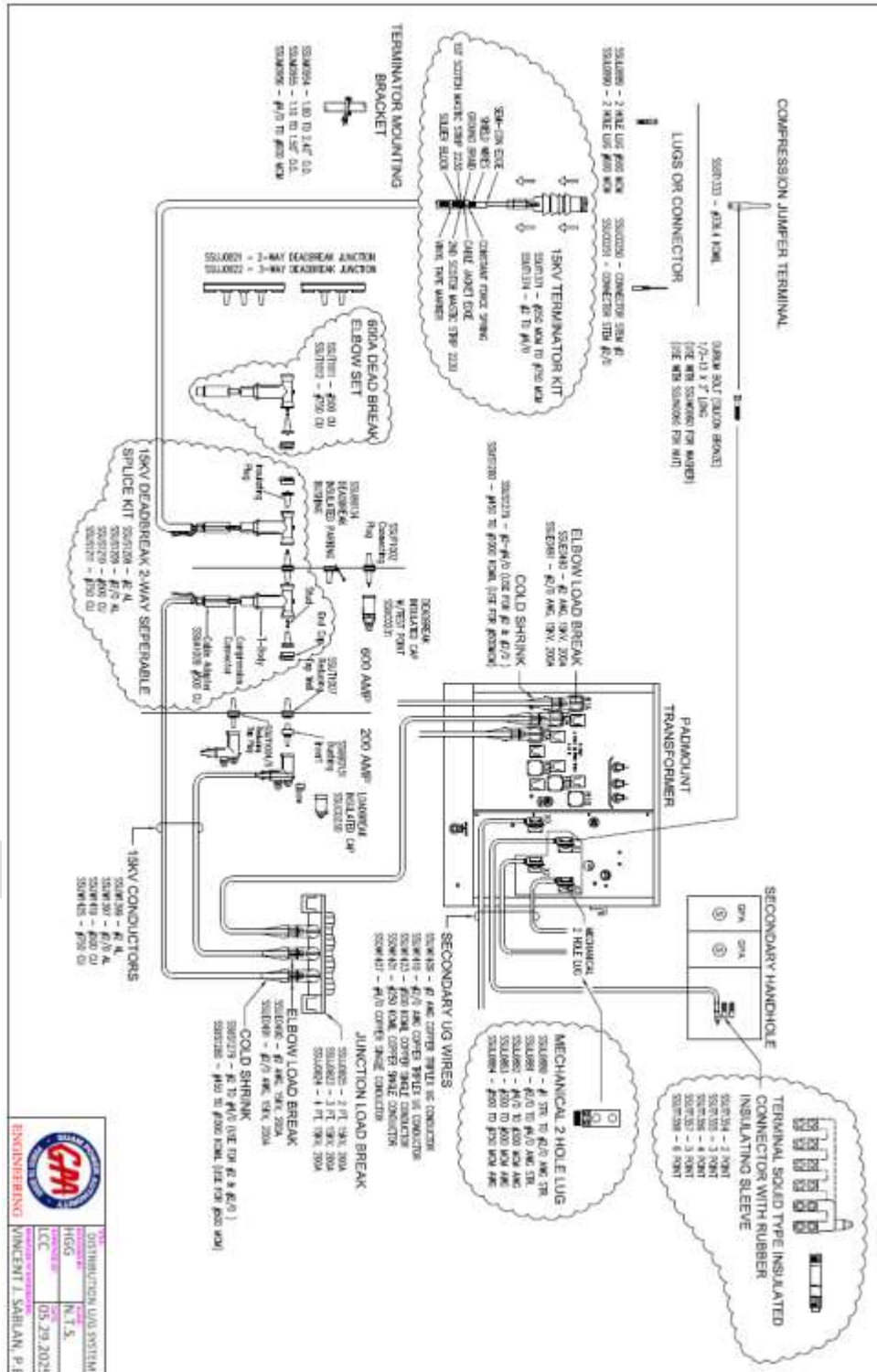
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Recommendation of System Impact Study

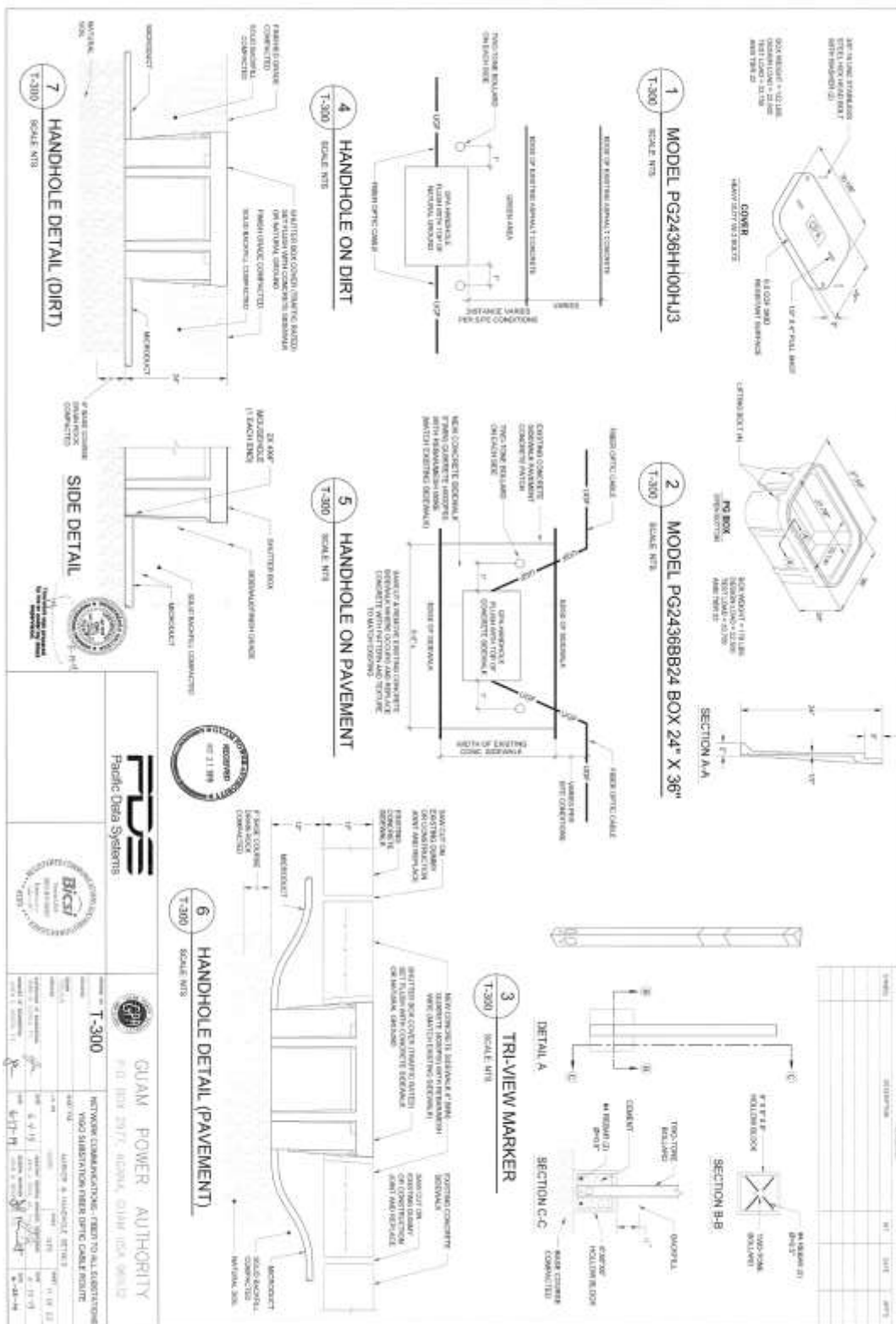
[Refer to Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025)]

Exhibit 4 Page 116 of 122

9A: 15 kV Terminator Kit and Dead Break Splice Kit



9B: Fiber Optic Cable details for handholes



APPENDIX K

CALCULATION OF WEATHER HOURS; DAMAGES FOR FAILURE TO PURCHASE RENEWABLE ENERGY

For each applicable period, Seller shall calculate (1) the expected production of the Facility using the historical Weather Data from Solargis for irradiance and ambient temperature (the “Expected Historical Production”) and (2) the expected production of the Facility using the actual Weather Data (the “Expected Actual Production”). Seller shall then obtain the quotient, rounded to the fourth decimal place (the “Production Factor”), equal to the Expected Actual Production divided by the Expected Historical Production. If the Production Factor is greater than one (1), then no Weather Hours shall be deemed to have occurred. However, if the Production Factor is less than one (1), then Weather Hours shall be deemed to have occurred. The portion of any Deficiency Amount (as defined in the Agreement) attributable to such Weather Hours shall be the difference equal to (A) the aggregate Minimum Production amount for that period minus (B) the product of (x) the Production Factor and (y) the aggregate Minimum Production amount for that period. The Deficiency Amount due to weather shall not be penalized.

If the Parties disagree with respect to any Deficiency Amount due to weather, the Parties shall promptly negotiate in good faith to resolve such dispute for a further 5 Business Days following which, if the Parties are still unable to agree, the Parties shall appoint an independent auditor at a cost shared by both Parties equally who shall be instructed to provide its determination with respect to the Deficiency Amount and such determination shall be conclusive and binding on the Parties.

For GPA’s failure to purchase and receive Renewable Energy and/or Test Energy after both parties have determined that Seller’s energy is ready for delivery to GPA’s grid, Seller’s damages shall be an amount equal to the Contract Price times the Expected Actual Production representing the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such failure by GPA. Seller’s energy shall not be delivered to the grid until both parties have mutually agreed on the completion of all requirements, including but not limited to, the equipment and facilities for the PV, BESS, protection and interconnection. Expected Actual Production shall be calculated using the Solargis and PVSyst with the assumptions set forth below; provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used.

**PVsyst V7.3.4**

VC0: Simulation date:
10/13/23 08:53
with v7.3.4

Project: Pufantat (NSRDB 2011~2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

General parameters**Grid-Connected System****PV Field Orientation****Orientation**

Sheds
Tilt 5 °
Azimuth 0 °

Horizon

Free Horizon

Bifacial system

Model 2D Calculation
unlimited sheds

Bifacial model geometry

Sheds spacing 5.83 m
Sheds width 4.93 m
Limit profile angle 25.1 °
GCR 84.6 %
Height above ground 0.50 m

Unlimited sheds**Sheds configuration**

Nb. of sheds 5 units
Unlimited sheds

Sizes

Sheds spacing 5.83 m
Collector width 4.93 m
Ground Cov. Ratio (GCR) 84.6 %

Shading limit angle

Limit profile angle 25.1 °

Near Shadings

Mutual shadings of sheds

Models used

Transposition Perez
Diffuse Perez, Meteonorm
Circumsolar separate

User's needs

Unlimited load (grid)

PV Array Characteristics**PV module**

Manufacturer JA Solar
Model JAM72042-630/LB
(Custom parameters definition)
Unit Nom. Power 630 Wp
Number of PV modules 8036 units
Nominal (STC) 5063 kWp

Array #1 - PV Array

Number of PV modules 2156 units
Nominal (STC) 1358 kWp
Modules 77 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1214 kWp
U mpp 1090 V
I mpp 1114 A

Array #2 - Sub-array #2

Number of PV modules 2100 units
Nominal (STC) 1323 kWp
Modules 75 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1183 kWp
U mpp 1090 V
I mpp 1085 A

Inverter

Manufacturer Sungrow
Model SG4400UD-US
(Custom parameters definition)
Unit Nom. Power 4400 kWac
Number of Inverters 1 unit
Total power 4400 kWac

Number of Inverters 1 + MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.23

Number of Inverters 1 + MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Pnom ratio (DC:AC) 1.20



PVsyst V7.3.4

VC0, Simulation date:
10/13/23 08:53
with v7.3.4

Project: Pulantat (NSRDB 2011~2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

PV Array Characteristics

Array #3 - Sub-array #3			
Number of PV modules	2100 units	Number of Inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1323 kWp	Total power	1100 kWac
Modules	75 Strings x 28 in series		
At operating cond. (60°C)			
Pmpp	1183 kWp	Operating voltage	915-1500 V
U mpp	1090 V	Phom ratio (DC/AC)	1.20
I mpp	1085 A		
Array #4 - Sub-array #4			
Number of PV modules	1680 units	Number of Inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1058 kWp	Total power	1100 kWac
Modules	60 Strings x 28 in series		
At operating cond. (60°C)			
Pmpp	946 kWp	Operating voltage	915-1500 V
U mpp	1090 V	Phom ratio (DC/AC)	0.96
I mpp	868 A		
Total PV power		Total inverter power	
Nominal (STC)	5063 kWp	Total power	4400 kWac
Total	8038 modules	Number of Inverters	1 unit
Module area	22463 m²	Phom ratio	1.15
		No power sharing	

Array losses

Array losses									
Array Soiling Losses		Thermal Loss factor				Series Diode Loss			
Loss Fraction	0.5 %	Module temperature according to irradiance				Voltage drop 0.7 V			
		Uc (const) 21.4 W/m²K				Loss Fraction 0.1 % at STC			
		Uv (wind) 0.0 W/m²K/m/s							
LID - Light Induced Degradation		Module Quality Loss				Module mismatch losses			
Loss Fraction	0.6 %	Loss Fraction -0.5 %				Loss Fraction 0.5 % at MPP			
IAM loss factor									
Incidence effect (IAM): User defined profile									
0°	40°	50°	60°	70°	75°	80°	85°	90°	
1.000	1.000	1.000	1.000	0.970	0.939	0.865	0.712	0.000	

DC wiring losses

Global wiring resistance	4.5 mΩ		
Loss Fraction	1.5 % at STC		
Array #1 - PV Array		Array #2 - Sub-array #2	
Global array res.	17 mΩ	Global array res.	17 mΩ
Loss Fraction	1.5 % at STC	Loss Fraction	1.5 % at STC
Array #3 - Sub-array #3		Array #4 - Sub-array #4	
Global array res.	17 mΩ	Global array res.	21 mΩ
Loss Fraction	1.5 % at STC	Loss Fraction	1.5 % at STC

System losses

Auxiliaries loss	
Proportional to Power	4.0 W/kW
0.0 kW from Power thresh.	

10/13/23

PVsyst Licensed to: Pacific Energy Corp. (Guam)

Page 4/8

* The system brand, product specification and its configuration in the simulation report above is not final version and could be changed upon the final detailed design.

APPENDIX L

CALCULATION OF SHORTFALL DAMAGES

The Shortfall Damages shall be the sum of the product of Deficiency Amounts and the applicable Incremental Price for production shortfalls below 90% during Contract Year evaluation and for production shortfalls after the five year make up period for any production shortfalls between 90% and 100% of the Minimum Production.

The following sets the conditions for Incremental Price and illustrates the calculation:

The Incremental Price shall be deemed as below:

1. In the event that the Actual Renewable Energy of the Contract Year is less than the 90% of Minimum Production as set forth in the fourth column of Appendix A, “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)

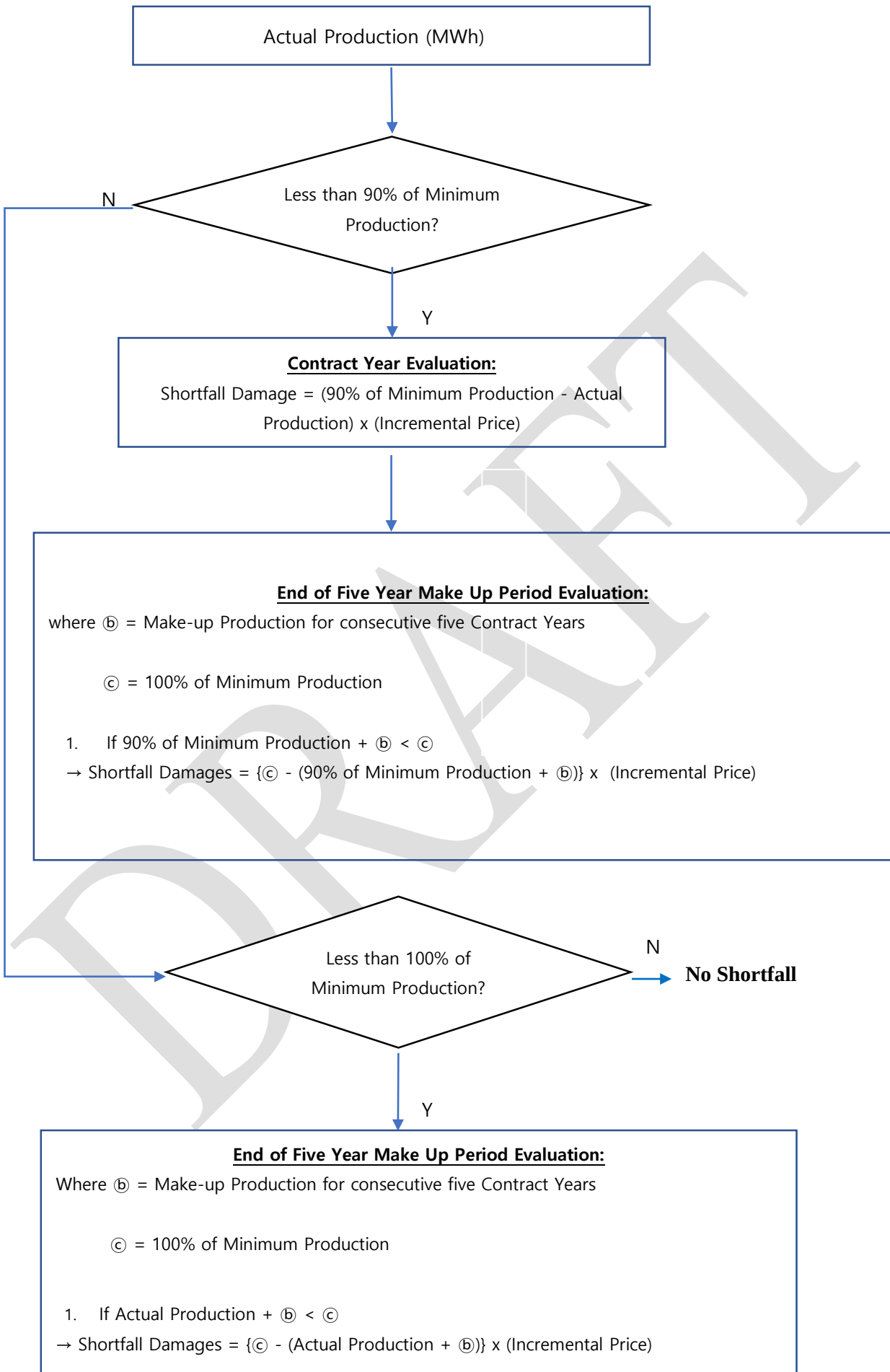
2. In the event that the Actual Renewable Energy is equal to or greater than the 90% of Minimum Production as set forth in the fourth column of Appendix A and less than Guaranteed Output as set forth in the third column of Appendix A, and the sum of Actual Renewable Energy and the Make-up Renewable Energy of consecutive five (5) Contract Years is less than the 100% of the Minimum Production as set forth in the third column of Appendix A, then “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price, then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)



**RENEWABLE ENERGY
PURCHASE AGREEMENT**

**BETWEEN
GUAM POWER AUTHORITY
AND
PRU BARRIGADA, LLC**

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**RENEWABLE ENERGY PURCHASE AGREEMENT
BETWEEN
GUAM POWER AUTHORITY
AND
PRU BARRIGADA, LLC**

THIS RENEWABLE ENERGY PURCHASE AGREEMENT (the "Agreement"), effective as of last date set forth on the signature page hereto (the "Effective Date"), is entered into by and between Guam Power Authority, ("GPA" or "Buyer") and PRU BARRIGADA, LLC, ("Seller"). The purpose of this Agreement is to establish the terms and conditions under which Seller shall sell and GPA shall purchase Renewable Energy and associated Renewable Energy Credits ("RECs") and Environmental Attributes, as defined herein. In this Agreement, Seller and GPA may be individually referred to as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, Seller desires to sell to GPA at the Delivery Point all of the Renewable Energy and associated RECs and Environmental Attributes from the Facility and GPA desires to buy the same from the Seller at the Delivery Point.

Therefore, for good and valuable consideration, including, without limitation, the covenants and agreements of the Parties contained in this Agreement, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

ARTICLE ONE: DEFINITIONS

The following definitions apply to this Agreement:

1.1 "Actual Renewable Energy" means the actual energy output of the Facility (expressed in MWhs), measured at the Delivery Point, over any Production Measurement Period. Actual Renewable Energy shall be measured by the Seller Metering Equipment and adjusted as applicable in accordance with Section 7.4.

1.2 "Affiliate" means, with respect to any party, any other party (other than an individual) that, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under common control with, such party. For this purpose, "control" means the direct or indirect ownership of fifty percent (50%) or more of the outstanding capital stock or other equity interests having ordinary voting power.

1.3 "Agreement" has the meaning set forth in the initial paragraph above.

1.4 "Appraisal Price" means the average of three (3) appraisals of the market value of the Facility at the end of the Delivery Period, delivered by three (3) independent appraisers qualified by experience and expertise to determine the arms' length market value of the Facility and assuming that energy and Environmental Attributes produced by the Facility will be sold at fair market value prices over the remaining economic useful life of the Facility. If the Parties do not agree on the independent appraisers, then they shall be determined by arbitration in accordance with Section 12.9.

1.5 "Approval" or "Approvals" means all permits, licenses, consents, authorizations, approvals, no objection certificates, visas, registrations, grants, acknowledgements or agreements required under the laws to be obtained from any Governmental Authority for the Project, including but not limited to the electricity license, main permit from Guam Land Use Commission;

1.6 "Bankrupt" means with respect to any entity, such entity (i) files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization or similar law, including but not limited to, under Chapter 11 or Chapter 9 of the United States Bankruptcy Code and Title III of Puerto Rico Oversight, Management and Economic Stability Act, or has any such valid petition filed or commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator or similar official appointed with respect to it or any substantial portion of its property or assets, or (v) is generally unable to pay its debts as they fall due.

1.7 “Bid Security” or “Bid Bond” means \$150,000.00, which is the amount of the security provided by Seller in connection with its initial bid to GPA for the Project prior to entering into the PPA.

1.8 “Business Day” means any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business. The relevant Party, in each instance unless otherwise specified, shall be the Party by whom the Notice or payment or delivery is to be received.

1.9 “Buyer” has the meaning set forth in the initial paragraph above.

1.10 “Buyout Payment” means, with respect to Seller’s election not to re-build the Facility pursuant to Section 12.2, an amount equal to: Minimum Production x the number of Contract Years (or portion thereof) remaining in the Delivery Period x the Incremental Price,

1.11 “Change Event” has the meaning set forth in Section 4.16(c).

1.12 “Claiming Party” has the meaning set forth in Section 4.11.

1.13 “Claims” means all claims or actions, threatened or filed and, whether groundless, false, fraudulent or otherwise, that directly or indirectly relate to the subject matter of an indemnity, and the resulting losses, damages, expenses, attorneys’ fees and court costs, whether incurred by settlement or otherwise.

1.14 “COD Extension” has the meaning set forth in Section 4.2(a).

1.15 “COD Extension Payment” has the meaning set forth in Section 4.2(a).

1.16 “Commercially Reasonable” or “Commercially Reasonable Efforts” means, with respect to any purchase, sale, decision, or other action made, attempted or taken by a Party, such efforts as a reasonably prudent business would undertake for the protection of its own interest under the conditions affecting such purchase, sale, decision or other action, consistent with Good Utility Practices, including, without limitation, electric system reliability and stability or other regulatory mandates relating to renewable energy portfolio requirements, the cost of such action (including whether such cost is reasonable), the amount of notice of the need to take a particular action, the duration and type of purchase or sale or other action, and the commercial environment in which such purchase, sale, decision or other action occurs. “Commercially Reasonable” or “Commercially Reasonable Efforts” shall be reviewed and determined based upon the facts and circumstances known, or which could have been known with the exercise of reasonable efforts, at the time that a sale, purchase, or other action is taken and shall not be based upon a retroactive review of what would have been optimal at such time.

1.17 “Commercial Operation” has the meaning set forth in Section 4.1.

1.18 “Commercial Operation Date” or “COD” means the date that Commercial Operation of the Project has been achieved in accordance with Section 4.1.

1.19 “Confidential Information” means all information, whether written or oral, that is disclosed or otherwise available in connection with this Agreement or the performance by either Party of any of its duties hereunder, except any information which: (i) at the time of disclosure or thereafter is generally available to the public (other than as a result of a disclosure by any Party in violation of this Agreement); (ii) was available to any Party on a non-confidential basis from a source other than the Party hereto providing the Confidential Information, provided that such source is not bound by a confidentiality agreement that protected the Confidential Information and the Party receiving such Confidential Information is aware of such confidentiality agreement; or (iii) has been independently acquired or developed by any Party without violating any of its obligations under this Agreement.

1.20 “Contract Price” means the price in U.S. Dollars (unless otherwise provided for) rounded to the nearest \$0.01, to be paid by GPA to Seller for the purchase of the Renewable Energy, as described in Appendix A.

1.21 “Contract Year” means the annual period, beginning on the Commercial Operation Date, and each annual period thereafter commencing on each anniversary of the Commercial Operation Date.

1.22 “Conventional Energy Resource” is an energy resource that is non-renewable in nature, such as natural gas, coal, oil, and uranium, or electricity that is produced with energy resources that are not Renewable Energy Resources.

1.23 “Credit Rating” means, with respect to any entity, the rating then assigned to such entity’s unsecured, senior long-term debt obligations (not supported by third party credit enhancements), or if such entity does not have a rating for its unsecured senior long-term debt obligations, then the rating then assigned to such entity as an issuer rating by S&P, Moody’s or any other rating agency agreed by the Parties.

1.24 “Daily Delay Liquidated Damages” has the meaning set forth in Section 4.2(b).

1.25 “Defaulting Party” has the meaning set forth in Section 6.1.

1.26 “Deficiency Amount” has the meaning set forth in Section 4.8

1.27 “Delivery Period” means the period of delivery under this Agreement, commencing on the Commercial Operation Date and continuing for a term of twenty five (25) Contract Years or up to thirty (30) Contract Years if contract extensions are applied.

1.28 “Delivery Point” means the point at which the Renewable Energy will be delivered and received, as specified in Section 2.1 herein, or such other delivery point as may be agreed to by the Parties.

1.29 “Development Security” means the security required to be posted by Seller during construction of the Facility prior to Commercial Operation Date. Pursuant to Section 9.1. The Development Security shall be 50% of the total projected payment for the first Contract Year based on the Seller’s first Contract Year Contract Price and the Guaranteed Output for the first Contract Year. The amount of the Development Security is set out in Section 2.1.

1.30 “Early Termination Date” has the meaning set forth in Section 6.2.

1.31 “Effective Date” means the date first set forth above.

1.32 “Eligible Renewable Energy Resources” are applications of the following defined technologies that displace Conventional Energy Resources that could otherwise be used to provide electricity to GPA’s customers: biogas electricity generator, biomass electricity generator, fuel cells that use only renewable fuels, geothermal generator, hybrid wind and solar electric generator, landfill gas generator, solar electricity resources, wind generator and such other generally accepted Renewable Energy Resources.

1.33 “Emergency” means any abnormal interconnection or system condition (including, without limitation, equipment or transmission/distribution limitations and constraints caused by thermal limits, stability, voltage, or loop flows) that Buyer determines in accordance with Good Utility Practices: (a) requires automatic or immediate manual operation to prevent or limit loss of Buyer’s system or generation supply; (b) could adversely affect the reliability of the Buyer system or generation supply; (c) could adversely affect the reliability of any interconnected electric system; or (d) could otherwise pose a threat to public safety.

1.34 “Energy Storage System” shall mean the energy storage system described in Appendix C that is integrated with the Project as part of the Facility.

1.35 “Environmental Attributes” means environmental characteristics that are attributable to Renewable Energy or the Project, including credits; credits towards achieving local, national or international renewable portfolio standards; green tags; Renewable Energy Credits; greenhouse gas or emissions reductions, credits, offsets, allowances or benefits; actual SO₂, NO_x, CO₂, CO, Carbon, VOC, PM₁₀, mercury, and other emissions avoided; and any and all other green energy or other environmental benefits associated with the generation of Renewable Energy (regardless of how any present or future law or regulation attributes or allocates such characteristics). Such Environmental Attributes shall be expressed in kWh or, as applicable in the case of emissions credits, in tonne equivalent or other allowance measurement. Environmental Attributes do not include Tax Benefits, or any energy, capacity, reliability, or other power attributes used by Seller to provide electricity services.

1.36 “EPC Contractor” means the contractor(s) under the engineering, procurement and construction contract for the Project.

1.37 “Event of Default” has the meaning set forth in Section 6.1.

1.38 “Excused Hours” means the hours in the applicable Production Measurement Period in which (i) Seller or Buyer has declared Force Majeure, (ii) GPA has initiated a Dispatch Down, or (iii) Seller’s delivery to GPA of Renewable Energy is adversely affected as a result of failure by GPA to perform its obligations under this Agreement or the Interconnection Agreement, provided, however, if the Project is not able to generate Renewable Energy during any hour of a Production Measurement Period due solely to Seller’s failure to establish and maintain the “Voltage and Frequency Ride-Through Settings” set forth in Appendix C (“Voltage and Frequency Ride-Through Settings”), such hours shall not constitute Excused Hours.

1.39 “Facility” means all of the following: the Project, as defined in Section 2.1 of this Agreement, the purpose of which is to produce Renewable Energy including Seller’s Interconnection Facilities and Energy Storage System and all equipment and other tangible assets, land rights and contract rights owned by Seller and reasonably necessary for the construction, operation, and maintenance of the Project.

1.40 “Facility Capacity” has the meaning set forth in Section 2.1.

1.41 “Facility Test” has the meaning set forth in Section 4.1 (e).

1.42 “Facility Debt” means the obligations of Seller or its Affiliates to any direct or indirect Facility lender pursuant to the Financing Documents, including without limitation, principal of, premium and interest on indebtedness, reimbursement obligations regarding letters of credit, obligations under financing leases, fees, expenses or penalties, amounts due upon acceleration, prepayment or restructuring, swap or interest rate hedging obligations and breakage costs and any claims or interest due with respect to any of the foregoing. Facility Debt does not include trade debt or obligations incurred in the ordinary course of business.

1.43 “FERC” means the Federal Energy Regulatory Commission or any successor government agency.

1.44 “Financing Arrangement Deadline” has the meaning set forth in Section 4.3.

1.45 “Financing Arrangement Provision Date” has the meaning set forth in Section 4.3.

1.46 “Financing Documents” means the loan and credit agreements, notes, bonds, indentures, security agreements, lease financing agreements, mortgages, deeds of trust, interest rate exchanges, swap agreements and other documents relating to the development, bridge, construction and/or permanent debt financing or a tax equity investment for the Facility (including any portfolio debt financing of which the Facility is included), including any credit enhancement, credit support, working capital financing, or refinancing documents, and any and all amendments, modifications, or supplements to the foregoing that may be entered into from time to time at the discretion of Seller and/or its Affiliates in connection with development, construction, ownership, leasing, operation or maintenance of the Facility.

1.47 “Forced Outage” means the shutdown or unavailability of the Facility, or a portion thereof other than as a Planned Outage, for reasons including, but not limited to, unanticipated equipment breakdown, human error, or Emergency conditions. A Forced Outage shall not include any Outage that may be deferred consistent with Good Utility Practices and without causing safety risk damage to equipment or additional costs.

1.48 “Forced Outage Notice” has the meaning set forth in Section 4.12(b).

1.49 “Force Majeure” means an event or circumstance which prevents one Party from performing its obligations under this Transaction, which event or circumstance was not anticipated as of the date the Transaction was agreed to, which is not within the reasonable control of, or the result of the negligence of, the Claiming Party, and which, by the exercise of due diligence, the Claiming Party is unable to overcome or avoid or cause to be avoided. So long as the requirements of the preceding sentence are met, a “Force Majeure” event may include, but shall not be limited to flood, drought, military ordinances or archaeological discoveries at the Project site, change in applicable law or interpretation or application thereof, failure or delay by any Governmental Authority in issuing any required permit, an earthquake, storm, fire, tidal wave, wind, explosion, lightning, epidemic, war, terrorism, riot, opposition or interference from neighboring residents or communities or any similar cataclysmic occurrence. Notwithstanding the foregoing, Force Majeure shall not be based on (i) the loss of Buyer's markets; (ii) Buyer's inability economically to use or resell the Renewable Energy purchased hereunder; (iii) the loss or failure of Seller's supply, including materials or equipment, unless such loss or failure is caused by a Force Majeure event; (iv) the delay in or inability of Seller to obtain financing or economic hardship of any kind unless such delay or inability is caused by a Force Majeure Event; or (v) Seller's ability to sell the Renewable Energy at a price greater than the Contract Price or Buyer's ability to purchase the Renewable Energy at a price less than the Contract Price; or (vi) strike or other labor dispute (other than strikes at a national, Guam or regional level). Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a distribution provider unless such curtailment is due to "force majeure" or "uncontrollable force" or a similar term as defined under the distribution provider's tariff.

1.50 “Force Majeure Extension” has the meaning set forth in Section 4.2(c).

1.51 “Good Utility Practices” means any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result consistent with good business practices, economy, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to be generally accepted and consistently adhered to acceptable practices, methods, or acts.

1.52 “Governmental Authority” means any federal, territorial or local government body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

1.53 “Governmental Charges” has the meaning set forth in Section 10.2.

1.54 “GPA” has the meaning set forth in the initial paragraph above.

1.55 “GPA Delay” means any delay by GPA in performing an obligation under this Agreement or under the Interconnection Agreement which results in a delay to Seller achieving COD.

1.56 “Guaranteed Output” is equal to the Minimum Production as set forth in the third column of the table in Appendix A.

1.57 “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is less than the Contract Price then the Incremental Price shall be deemed to be zero.

1.58 “Independent Engineer” shall mean one of the engineering firms set forth in Appendix D hereto, and any other independent engineer or engineering firm, nationally recognized in the United States and having knowledge and expertise in the United States generation industry (including specifically the design and construction of utility scale solar photovoltaic power projects), and which is mutually agreed to by the Parties.

1.59 “Interconnection Agreement” means the agreement for interconnection service relating to the Facility between GPA and Seller, executed and delivered as of the Effective Date in the form attached hereto as Appendix J.

1.60 “Interest Rate” means, for any date, the lesser of (a) the per annum rate of interest equal to the prime lending rate as may from time to time be published in The Wall Street Journal under “Money Rates” on such day (or if not published on such day on the most recent preceding day on which published), plus two percent

(2%) and (b) the maximum rate permitted by applicable law.

1.61 “ITC” means the federal income tax credit available under Sections 38(b)(1), 46 and 48(a) of the Internal Revenue Code, and any federal grants, credits or other incentives issues or arising in addition to or in lieu thereof.

1.62 “kWh” means kilowatt hour.

1.63 “LEAC Rate” means the “Fuel Recovery Charge” (expressed in US\$/MWh) as set forth in GPA’s most recent approved tariff in effect as of any date of determination of the LEAC Rate under this Agreement.

1.64 “Letter(s) of Credit” means one or more irrevocable standby letters of credit issued by a U.S. commercial bank or a foreign bank with a U.S. branch with such bank having a Credit Rating of at least A- from S&P or A3 from Moody’s, in substantially the form set forth in Appendix F hereto; provided, however that such form may be modified by the issuing bank as long as such modifications are acceptable to the beneficiary in its reasonable discretion. Costs of a Letter of Credit shall be borne by the applicant for such Letter of Credit.

1.65 “Make-up Renewable Energy” for Contract years where Seller has not met the Minimum Production but has produced 90% or more of the Minimum Production, means the difference between the Minimum Production and the Actual Production. This number shall be at most 10% of the Minimum Production. For Contract years where Seller has produced less than 90% of the Minimum Production, Make-up Renewable Energy means 10% of the Minimum Production.

1.66 “Merger Event” means, with respect to a Party, that such Party consolidates or amalgamates with, or merges into or with, or transfers substantially all of its assets to another entity and (i) the resulting entity fails to assume all of the obligations of such Party hereunder or (ii) the benefits of any credit support provided pursuant to this Agreement fail to extend to the performance by such resulting, surviving or transferee entity of its obligations hereunder and such benefits are not replaced with equivalent credit support or (iii) the resulting entity’s Credit Rating upon the occurrence of the Merger Event is lower than that of such Party immediately prior to such action and is not supplemented by credit support such that the resulting entity’s credit is equal to or better than the predecessor entity.

1.67 “Minimum Production” has the meaning set forth in Section 4.8.

1.68 “Month” means a calendar Month. The term “Monthly” shall have a meaning correlative to a Month.

1.69 “Moody’s” means Moody’s Investor Services, Inc. or its successor.

1.70 “MW” or “MWh” means megawatt or megawatt hour, in each case rounded to the nearest whole MW or MWh.

1.71 “NAR” means the North American Renewables Registry.

1.72 “NAR Operating Procedures” means any and all guidelines, procedures, requirements and obligations established by the NAR, including the terms of use, operating procedures, and fee schedules, as such may be amended from time to time.

1.73 “Non-Defaulting Party” has the meaning set forth in Section 6.

1.74 “Notice” has the meaning set forth in Section 12.7.

1.75 “Notice to Proceed” means the written notice provided by Seller to the EPC Contractor to begin full (and not limited) procurement and construction activity at the Project site.

1.76 “Outage” means the period during which the Facility or a portion thereof is out of service.

1.77 “Outside Commercial Operation Date” has the meaning set forth in Section 4.2(b).

1.78 “Party” and “Parties” has the meaning set forth in the initial paragraph above.

1.79 “Planned Outage” means any Outage that is not a Forced Outage, and refers to the shutdown or unavailability of the Facility or a portion thereof for inspection or maintenance in accordance with an advance schedule.

- 1.80 “Production Measurement Period” has the meaning set forth in Section 4.8.
- 1.81 “Project” has the meaning set forth in Section 2.1.
- 1.82 “QRE” means the Qualified Reporting Entity as such term is defined in the NAR Operating Procedures.
- 1.83 “Quantity” means the actual quantity of Renewable Energy sold by Seller and purchased by and delivered to GPA pursuant to this Agreement. The Quantity shall be measured based on the metered data from the Seller Metering Equipment at the Delivery Point.
- 1.84 “Renewable Energy” means energy derived from a Renewable Energy Resource.
- 1.85 “Renewable Energy Credit” (“REC”) means the unit created to track kWh derived from an Eligible Renewable Energy Resources or kWh equivalent of Conventional Energy Resources displaced by Renewable Energy Resources.
- 1.86 “Renewable Energy Resource” means an energy resource that is replaced rapidly by a natural, ongoing process and that is not nuclear or fossil fuel.
- 1.87 “Replacement Price” means the price at which GPA, acting in a commercially reasonable manner, purchases electricity in place of Renewable Energy.
- 1.88 “S&P” means the Standard & Poor's Rating Group (a division of McGraw-Hill, Inc.) or its successor.
- 1.89 “SCADA” means “supervisory control and data acquisition” and shall refer to that category of software application program that can be used to gather data from the Facility remotely in real time in order to monitor Facility equipment and conditions.
- 1.90 “Schedule,” “Scheduled” or “Scheduling” means the actions of Seller, Buyer and/or their designated representatives, of notifying, requesting and confirming to each other the quantity and type of Renewable Energy to be delivered on any given day or days during the Delivery Period at a specified Delivery Point.
- 1.91 “Scheduled Commercial Operation Date” has the meaning set forth in Section 4.2(a).
- 1.92 “Seller” has the meaning set forth in the initial paragraph above.
- 1.93 “Seller Failure” has the meaning set forth in Section 5.1.
- 1.94 “Seller Failure Damages” has the meaning set forth in Section 5.1.
- 1.95 “Seller’s Interconnection Facilities” means Seller’s equipment as specified in the Interconnection Agreement.
- 1.96 “Seller Metering Equipment” means all metering equipment and data processing equipment used to measure the Quantity delivered to the Delivery Point.
- 1.97 “Shortfall Damages” has the meaning set forth in Section 4.8.
- 1.98 “Study” means the Renewable IFB System Impact Study, which consists of the Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025).
- 1.99 “Tax Benefits” means any and all tax benefits arising from the ownership and operation of the Facility, including without limitation Renewable Energy related tax credits or other benefits, including those established under Section 45 and Section 48 of the Internal Revenue Code, as amended, or any similar or successor provision of the Internal Revenue Code, or any other applicable tax law, regulation, or code.
- 1.100 “Term” has the meaning set forth in Section 12.1.
- 1.101 “Termination Damages” has the meaning set forth in Section 4.4.

1.102 “Test Energy” means non-firm Renewable Energy generated by the Facility prior to the Commercial Operation Date, subject to immediate interruption, fluctuations or reduction/increase with no prior Notice, due to unit performance.

1.103 “Transaction” means the transaction relating to the purchase or sale of Renewable Energy and Environmental Attributes as contemplated in this Agreement.

1.104 “Unit Contingent” means that the Renewable Energy is intended to be supplied from the Facility as it is produced.

1.105 “Weather Hours” means the total hours in any Production Measurement Period, as applicable, in which the Facility is derated as a result of cumulative weather conditions which are outside historical average conditions for any applicable Month during the Production Measurement Period in which the deration occurs, calculated in accordance with Appendix K.

ARTICLE TWO: COMMERCIAL TERMS

2.1 Commercial Terms.

The following commercial terms apply to the Transaction that is the subject of this Agreement, each as more fully described herein:

Buyer: GPA	Seller: PRU BARRIGADA, LLC
Project: PRU BARRIGADA Project	
Delivery Point: Seller's meter located on the Project site at the interconnection with the transmission/distribution line extending from the Project site to the connection point designated by GPA	
Guaranteed Output (MWhs): As set forth in the third column of <u>Appendix A</u> (also known as Minimum Production)	Estimated Annual Production (Minimum Production (MWhs)): As set forth in the third column of <u>Appendix A</u>
	Facility Capacity (MWac): 4.6 MWac
Delivery Period: 25 Contract Years with Option of a Five-Year Extension	Contract Price (\$/MWh): See <u>Appendix A</u>
Renewable Energy Type: Unit Contingent (solar and ESS) and associated RECs	Development Security: \$ 753,592
Day(s) of week: Monday through Sunday, including Holidays	Hours: Hour Ending 0100 – Hour Ending 2400, Monday through Sunday Chamorro Standard Time (CHST), Guam time
Commercial Operation Date: July 28, 2028	
Test Energy: Seller agrees to sell and Buyer agrees to purchase all Test Energy from the Facility. Test Energy Period shall be up to 6 months from the commencement date identified in Seller's advance notice. The price of such Test Energy for the first month shall be the higher of the Year 1 Contract Price set out in <u>Appendix A</u> and current LEAC Rate and then shall be the Year 1 Contract Price set out in <u>Appendix A</u> for the second month up to sixth month. Test Energy shall be delivered in accordance with the Scheduling provisions contained herein. Both Parties agree that Seller will use Commercially Reasonable Efforts to pre-schedule the Test Energy, but Buyer shall nonetheless be obligated to accept all Test Energy up to 4.6 MW per hour of Test Energy. Seller shall provide to Buyer all RECs and other Environmental Attributes associated with the Test Energy produced by the Facility in accordance with <u>Section 4.16</u> .	

ARTICLE THREE: REPRESENTATIONS AND WARRANTIES

3.1 Mutual Representations and Warranties.

On the Effective Date of this Agreement, each Party represents and warrants to the other Party that:

- (a) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation;
- (b) It has all regulatory authorizations necessary for it to legally perform its obligations under this Agreement (other than permits or regulatory authorizations to be obtained by Seller for the construction, operation or maintenance of the Facility, which Seller reasonably anticipates it will be able to obtain in due course);
- (c) The execution, delivery and performance of this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any law, rule, regulation, order or the like applicable to it, and the Agreement constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any equitable defenses.
- (d) It is not Bankrupt and there are no proceedings pending or being contemplated by it or, to its knowledge, threatened against it which would result in it being or becoming Bankrupt;
- (e) There is not pending or, to its knowledge, threatened against it or any of its Affiliates any legal proceedings that could materially adversely affect its ability to perform its obligations under this Agreement;
- (f) No Event of Default or potential Event of Default with respect to it has occurred and is continuing and no such event or circumstance would occur as a result of its entering into or performing its obligations under this Agreement; and
- (g) It is acting for its own account, has made its own independent decision to enter into this Agreement and as to whether this Agreement is appropriate or proper for it based upon its own judgment, is not relying upon the advice or recommendations of the other Party in so doing, and is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions and risks of this Agreement;

3.2 Seller Representations and Warranties.

Seller affirmatively represents and warrants to GPA that:

- (a) On the Effective Date of this Agreement, or in due course as required in accordance with the Scheduled Commercial Operation Date, Seller has (or reasonably expects to have in due course), good defensible title, or valid and effective leasehold rights in the case of leased property, to the Facility, free and clear of all liens, charges, claims, pledges, security interests, equities and encumbrances of any nature whatsoever other than the lien of current taxes not delinquent, liens, charges, claims, pledges, security, interests, equities and encumbrances relating to Facility Debt as provided for herein, or that are permitted by the Facility Debt, or that in the aggregate do not materially detract from or interfere with the ability of Seller to deliver the Quantity of the Renewable Energy;
- (b) All acts necessary to the valid execution, delivery and performance of this Agreement by Seller have or will be taken and performed as required under Seller's ordinances, operating agreement, or other regulations including, but not limited to (i) the valid authority of the person executing this Agreement to bind Seller and (ii) the Term of this Agreement does not extend beyond any limitation applicable to Seller imposed by relevant governing documents and applicable law; and
- (c) Seller will have at the time of sale, title to and ownership of the RECs and Environmental Attributes sold hereunder.

3.3 GPA Representations and Warranties.

GPA represents and warrants that the board of directors of GPA and the Consolidated Commission on Utilities has made all certifications required by the Guam Public Utilities Commission and the Guam Legislature in order for the valid execution, delivery and performance of this Agreement by GPA.

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ARTICLE FOUR: PERFORMANCE REQUIREMENTS & APPROVALS

4.1 Commercial Operation.

Seller shall achieve Commercial Operation of the Project no later than the Scheduled Commercial Operation Date, except to the extent such date is extended pursuant to Section 4.2, in which case Commercial Operation shall occur on or prior to the Outside Commercial Operation Date. Commercial Operation shall be achieved as of the date on which Seller certifies to Buyer in writing that each of the following conditions precedent has been satisfied or waived in writing by the Parties, as applicable ("Commercial Operation"):

- (a) Seller shall have obtained all governmental and regulatory authorizations, including any applicable permits, required for the construction, ownership, operation and maintenance of the Project and for the sale of the Renewable Energy therefrom (except for any permits or authorizations typically obtained after Commercial Operation and that Seller reasonably believes will be obtained in due course);
- (b) Seller and Buyer shall have entered into the Interconnection Agreement;
- (c) Seller shall have established SCADA information and real time data feed to enable GPA to view parameters or data points that relate to Facility availability, Renewable Energy data and other actual resource data for the Facility;
- (d) Seller shall be capable of delivering the Renewable Energy from the Facility to GPA at the Delivery Point.
- (e) Seller shall perform at its cost a capacity test in accordance with the protocol outlined in Appendix I to determine the capacity of the Facility ("Facility Test"). GPA shall receive the entire Renewable Energy from the Facility during such test as contemplated in Section 2.1. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

GPA shall use all available Commercially Reasonable Efforts to assist Seller in achieving the Scheduled Commercial Operation Date. Seller shall present to GPA a certificate executed by its duly executed officer, and by an Independent Engineer as to items (d) and (e), verifying that each of the foregoing conditions has been satisfied or waived in writing by the Parties and Commercial Operation shall be deemed to have occurred upon the delivery of such certificate to GPA unless GPA objects to such certificate on the grounds that the condition has not been satisfied within ten (10) Business Days of delivery thereof and such objections are either agreed by Seller or resolved pursuant to Section 12.9 hereof. Upon any acceptance or deemed acceptance of Seller's certificate by GPA, all conditions, set forth above shall no longer be a condition precedent to Commercial Operation of the Project. If the Commercial Operation Date does not occur on or before the Outside Commercial Operation Date, as such date may be extended in accordance with Section 4.2 herein; either Party shall have the right to terminate the Agreement upon written Notice to the other Party. In the event of such termination by either Party, GPA shall be entitled to Termination Damages set forth in Section 4.4; provided, however, that in accordance with Section 4.2(c), GPA shall not be entitled to such Termination Damages if the Outside Commercial Operation Date is not achieved due to a Force Majeure event or a GPA Delay.

4.2 Extension of Commercial Operation Date.

- (a) Planned Extension. The Parties agree that the Commercial Operation Date is expected to occur on or before July 28, 2028 ("Scheduled Commercial Operation Date"). Seller may elect to extend the Commercial Operation Date beyond the Scheduled Commercial Operation Date (the "COD Extension") by paying GPA for such extension (the "COD Extension Payment"). The COD Extension Payment shall be in the amount of fifty percent (50%) of the daily Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year) per day for each day (or portion thereof) after but not including the date of the COD Extension until, but not including, the date on which the Project actually achieves Commercial Operation. Shortfall Damages for purposes of calculating COD Extension Payment shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,578.018MWh x \$25/MWh), prorated for each month of extension). To extend the Commercial Operation Date, Seller must, as early as reasonably possible, but in no event later than fourteen (14) days prior to the first day of the proposed extension, provide GPA with Notice of its election to extend the

Commercial Operation Date along with an estimate of the duration of the extension. The COD Extension Payment is in addition to and not to be considered part of the Development Security, and shall be paid to GPA in arrears on a monthly basis after delivery of the Notice hereunder. Seller's request to extend the Commercial Operation Date shall not be valid unless proper Notice and payment are timely received by GPA. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein, and GPA shall not have the right to terminate the Agreement or to receive Termination Damages with respect to such extension so long as Seller has provided the Notice, estimation and payment as provided in this Section 4.2(a). Seller may further extend the Commercial Operation Date beyond the original COD Extension, subject to the foregoing Notice, estimation and payment terms applicable to the original COD Extension.

Seller shall be entitled to a prompt refund, without interest, of any portion of the COD Extension Payment held by GPA which exceeds the amount required to cover the number of days by which the Commercial Operation Date was actually extended. In no event may Seller extend the Commercial Operation Date by more than six (6) months through the payment of the COD Extension Payment, except as provided in Section 4.2(b). In the event that the Project does not achieve Commercial Operation on or before the expiration of any COD Extension period as provided herein, either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Sections 4.2(b) or (c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (b) Unplanned Extension/Additional Planned Extension. In the event that (i) the Project does not achieve Commercial Operation by the Scheduled Commercial Operation Date and Seller fails to provide sufficient Notice and/or payment in order to extend the Commercial Operation Date as provided in Section 4.2(a), or (ii) the Commercial Operation Date shall not have occurred within the six (6) months extension period provided under Section 4.2(a), then Seller may still extend the Commercial Operation Date by paying GPA damages ("Daily Delay Liquidated Damages"). The Daily Delay Liquidated Damages shall be in the amount of one hundred percent (100%) of the Shortfall Damages (based on ninety percent (90%) of the Minimum Production for the first Contract Year (Shortfall Damages for purposes of calculating Daily Delay Liquidated Damages shall follow the formula in Appendix L hereto, based on ninety percent (90%) of the Minimum Production for the first Contract Year and the "Incremental Price" shall mean \$25/MWh (e.g., 50% x (7,578.018 MWh x \$25 MWh), pro-rated for each month of extension) per day for each day (or portion thereof) after but not including the earlier of the dates set forth in sub-clauses (i) or (ii) above, or until, but not including, the date on which the Project actually achieves Commercial Operation, and shall be payable on a monthly basis in arrears within ten (10) Business Days following receipt of an invoice from GPA for any such Daily Delay Liquidated Damages. No Event of Default shall be deemed to have occurred with respect to Seller's extension as provided herein and GPA shall not have the right to terminate the Agreement with respect to such extension or to receive Termination Damages so long as Seller has extended the Commercial Operation Date and pays the Daily Delay Liquidated Damages as provided in this Section 4.2(b).

In the event that the Project does not achieve Commercial Operation on or before twelve (12) months from the Scheduled Commercial Operation Date (as extended pursuant to this Agreement, the "Outside Commercial Operation Date"), then either Party shall have the right to terminate the Agreement upon written Notice to the other, subject to any further extension rights pursuant to Section 4.2(c) below. In the event of such termination by either Party in accordance with this provision, GPA shall be entitled to Termination Damages as set forth in Section 4.4 as its sole and exclusive remedy, subject to Section 4.2(c).

- (c) Force Majeure and GPA Delay Extension. The Scheduled Commercial Operation Date and the Outside Commercial Operation Date shall also be extended, without payment or other penalty being accrued to GPA, on a day-for-day basis for each day of delay caused by reason of Force Majeure (a "Force Majeure Extension") or by reason of GPA Delay. Any Force Majeure Extension or GPA Delay shall also extend the period of any planned or unplanned extensions pursuant to Sections 4.2(a) or (b) on a day-for-day basis for each day during the Force Majeure Extension or GPA Delay, and Seller shall not be required to pay any COD Extension Payments or Daily Delay Liquidated Damages, as applicable, for any days during

the Force Majeure Extension or GPA Delay. Notwithstanding any other provision in this Agreement, if, due solely to a Force Majeure event or a GPA Delay, the Project does not achieve Commercial Operation on or before the Outside Commercial Operation Date, then the Parties by mutual agreement may terminate this Agreement without penalty or further obligation to either Party, and after one hundred and eighty (180) days following the Outside Commercial Operation Date, either Party may unilaterally terminate this Agreement without penalty or further obligation to either Party. For the sake of clarity, in the event of any such termination, GPA shall not be entitled to Termination Damages.

With the exception of payments, in the case of any delays caused by GPA Delay in excess of fifteen (15) days beyond a reasonable time to cure as agreed by the Parties, and as noticed to GPA in writing, Seller shall be entitled to all remedies available under Section 6.3, as well as reimbursement for Seller's costs and expenses including but not limited to (i) the cost of network upgrades and interconnection costs incurred by Seller, (ii) costs incurred under construction, equipment and other contracts entered into in connection with the development, construction, operation and maintenance of the Facility, (iii) any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility and (iv) Seller's costs and expenses in connection with the Facility and its performance under this Agreement. Such Seller's costs and expenses shall be payable by GPA within 30 days of the receipt of an invoice from the Seller. No event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties. In the event of termination of this Agreement by Seller due to GPA Delay, GPA shall not be entitled to Termination Damages.

4.3 Financing Arrangement.

Seller shall provide GPA with a copy of the preliminary executed credit agreement within three (3) Business Days after the execution of such credit agreement (the date on which GPA receives such copy is hereinafter referred to as the "Financing Arrangement Provision Date"). In the event that Seller fails to procure the execution of a binding credit agreement, GPA may terminate the Agreement and shall be entitled to Termination Damages set forth in Section 4.4 as its sole and exclusive remedy unless extended under other provisions of this Agreement, including Section 4.11.

4.4 Termination Damages.

Prior to the Commercial Operation Date, Seller may terminate this Agreement at any time for its convenience or by reason of Force Majeure, GPA Delay and Event of Default by GPA. GPA shall be entitled to termination damages, payable solely from the Bid Security or the Development Security established in Section 9.1 (as applicable) ("Termination Damages"), in the amounts set forth in the table below, if: (a) subject to the last sentence of this Section 4.4, Seller terminates the Agreement prior to the Commercial Operation Date for any reason other than: (i) a Force Majeure event (ii) a GPA Delay, or (iii) an Event of Default by GPA; or (b) GPA terminates the Agreement as a result of Seller failing to achieve the Commercial Operation Date on or prior to the Scheduled Commercial Operation Date, as the same may have been extended pursuant to Section 4.2, and subject to Section 4.2. The Termination Damages are designed to help compensate GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements and do not constitute a penalty payment. Accordingly, Seller shall pay to GPA Termination Damages, from Bid Security or the Development Security in the following amounts, based upon when the termination occurs:

With respect to the foregoing, no event of default with regard to a GPA Delay shall be deemed to have occurred with respect to GPA, unless Seller has notified GPA of such occurrence in writing and GPA has been provided with a reasonable period of time to cure such delay as agreed by the Parties. Seller shall not have the right to terminate the agreement with respect to any GPA Delay any earlier than 15 days after the date set for GPA's reasonable time to cure as agreed by the Parties.

Up to Financing Arrangement Provision Date	100% of the Bid Security
Up to Six (6) months after Financing Arrangement Provision Date	50% of the Development Security
Up to Twelve (12) months after Financing Arrangement Provision Date from Six (6) months after Financing Arrangement Provision Date	75% of Development Security
Twelve (12) months after Financing Arrangement Provision Date forward:	100% of Development Security

No later than five (5) Business Days after the Financing Arrangement Provision Date, GPA shall return the Bid Security to Seller, to the extent GPA has not validly claimed the Bid Security in respect of Termination Damages on or prior to Financing Arrangement Provision Date. Notwithstanding the foregoing, in the event that Seller terminates this Agreement for any reason prior to the posting date for the Development Security as set forth in Section 9.1 herein, then Seller shall owe GPA no Termination Damages and such termination shall be without penalty to Seller.

4.5 Seller's and Buyer's Obligations.

Subject to Appendix H, Seller shall sell and deliver, or cause to be delivered, and GPA shall purchase and receive, or cause to be received, all Renewable Energy generated by the Facility including all Test Energy and Renewable Energy from the Annual Facility Test, at the Delivery Point, and GPA shall pay Seller the Contract Price for such Quantity of Renewable Energy as measured by the Seller Metering Equipment at the Delivery Point; provided that for quantities of Renewable Energy in excess of 100% of the Estimated Annual Production, as shown in the third column of Appendix A, which are not make-up quantities for delivery deficiencies in prior Production Measurement Periods pursuant to Section 4.8, the price payable by GPA shall be offered to GPA at a 15% discount of the lesser of the two following prices: 1) the Bidder's guaranteed price applicable to the then current time period or 2) the effective Levelized Energy Adjustment Clause (LEAC) fuel recovery cost incurred by GPA's ratepayers. For Seller's failure to deliver Renewable Energy as required hereunder, GPA's remedies shall be as set forth in Section 4.8. For GPA's failure to purchase and receive Renewable Energy as required hereunder, Seller's damages and remedies shall be set forth in Appendix K.

Seller shall be responsible for any costs or charges imposed on or associated with the Renewable Energy or its delivery up to the Delivery Point. GPA shall be responsible for any costs or charges imposed on or associated with Renewable Energy or its receipt at and from the Delivery Point. Title to and risk of loss of Renewable Energy from the Facility delivered to the Delivery Point shall transfer to GPA at the Delivery Point. Seller warrants that it will deliver to Buyer Renewable Energy free and clear of all liens, security interests, claims and encumbrances or any interest therein or thereto by any person arising prior to the Delivery Point. Notwithstanding the foregoing Seller's obligation to supply and sell, and GPA's obligation to accept and purchase, Renewable Energy shall be limited to such Renewable Energy that is actually deliverable from the Facility to the Delivery Point during such period.

4.6 Operation of Facility.

Seller shall operate and maintain the Facility in accordance with Good Utility Practices.

4.7 [Reserved].

4.8 Minimum Production.

The Facility is expected to produce a minimum number of MWhs of Renewable Energy in each one (1) Contract Year period as set forth in the third column of Appendix A (such annual MWh production is the "Minimum Production"). Seller during the Delivery Period shall (i) during each such Contract Year period, deliver to GPA at least ninety percent (90%) of the Minimum Production (which calculated amounts are set forth in the fourth column of Appendix A), and for any consecutive five (5) Contract Years during the Delivery Period, deliver to GPA at least one hundred percent (100%) of the aggregate Minimum Production (which calculated amounts are set forth in Appendix A) during such period (any such time period a "Production Measurement Period" and each such guaranteed amount of delivered Renewable Energy during any Production Measurement Period, the "Guaranteed Output"). Any shortfall of Renewable Energy deliveries to Buyer from the applicable Guaranteed Output during a Production Measurement Period shall be deemed a "Deficiency Amount".

GPA shall be entitled to receive damages for any Deficiency Amount (“Shortfall Damages”) which are not due to Excused Hours. GPA shall calculate such Shortfall Damages as follows:

$$\text{Shortfall Damages} = \text{Deficiency Amount} \times \text{Incremental Price.}$$

For purposes of clarity, if Actual Renewable Energy for any given Production Measurement Period is less than the Guaranteed Output for that period (even if due to Excused Hours or Weather Hours), there shall be a “Shortfall”, and Seller shall be entitled to deliver to GPA Renewable Energy in the amount of such Shortfall in subsequent Performance Measurement Periods (even if such make-up amounts are in excess of the Guaranteed Output for such subsequent year), and this Agreement may be extended as necessary for a period of up to six (6) months in order to provide Seller with the opportunity to deliver Renewable Energy to Buyer up to the amount of the Deficiency Amount that would not otherwise be eligible for sale to Buyer under this Agreement. There shall be no Shortfall Damages owing to GPA for any Performance Measurement Period unless such Actual Renewable Energy is less than the Guaranteed Output amount for that Performance Measurement Period, and such shortfall is not due to Excused Hours or Weather Hours.

In the event Shortfall Damages are due for a Production Measurement Period of five (5) rolling Contract Years, then such Shortfall Damages shall be reduced by the amount of any Shortfall Damages previously paid for any Contract Year during such five (5) year Production Measurement Period. Seller’s payment of Shortfall Damages shall be Seller’s sole liability and obligation, and GPA’s sole right and remedy, with respect to Seller’s failure to deliver the Guaranteed Output during any Production Measurement Period.

Seller shall be entitled to sell, and GPA shall purchase, quantities of Renewable Energy for which Shortfall Damages are paid hereunder (the “Make-up Renewable Energy”), during any remaining Production Measurement Period during the Delivery Period. The price for the Make-up Renewable Energy shall be the Contract Price in effect at time of the supply of such Make-up Renewable Energy. During any Contract Year, all Renewable Energy delivered by Seller to GPA in excess of the Guaranteed Output shall be credited against makeup of any outstanding Deficiency Amounts, with oldest Deficiency Amounts made up first.

To the extent any Deficiency Amount is due to Weather Hours and Excused Hours, Seller shall be excused from any liability with respect thereto.

4.9 Facility Testing.

In addition to the Facility Test referenced in Section 4.1(e), the capacity of the Facility shall be tested during each Contract Year during the Delivery Period (the “Annual Facility Test”). Seller shall notify GPA of the specific date on which it intends to conduct the Annual Facility Test at least ten (10) Business Days in advance and shall permit GPA to be present at such test. GPA shall have the right to receive copies of the results of the Annual Facility Test, which shall be conducted in accordance with the protocol set forth in Appendix I. Any dispute regarding the results of the Annual Facility Test shall be resolved as set forth in Section 12.9 of this Agreement.

GPA shall receive, in accordance with Section 4.5, the entire Renewable Energy from the Facility during any Annual Facility Test or re-test. Renewable Energy deliveries during testing shall be measured at the Delivery Point.

4.10 Scheduling.

Seller agrees to supply at the Delivery Point all Renewable Energy produced by the Project, net of Renewable Energy self-generated and consumed at the Facility and net of any generation losses prior to the Delivery Point, up to the Facility Capacity, in accordance with the scheduling and coordination procedures set out in Appendix H. GPA agrees to take at the Delivery Point all Renewable Energy tendered by Seller in accordance with the foregoing sentence.

The Schedules and estimates provided pursuant to Appendix H shall be made by Seller in good faith and based on information available to it at such time, but in no event shall such Schedules be binding on Seller nor shall Seller be liable for any inaccuracies in such Schedules.

4.11 Force Majeure.

To the extent either Party is prevented by Force Majeure from carrying out, in whole or part, its obligations under this Transaction and such Party (the “Claiming Party”) gives Notice and details of the Force Majeure to the other Party promptly upon the occurrence of the Force Majeure event, then the Claiming Party shall be excused from

the performance of its obligations with respect to such Transaction (other than the obligation to make payments then due or becoming due hereunder). The Claiming Party shall exercise Commercially Reasonable Efforts to remedy the Force Majeure with all reasonable dispatch. The non-Claiming Party shall not be required to perform or resume performance of its corresponding obligations to the Claiming Party (other than the obligation to make payments then due or becoming due hereunder) until the Claiming Party resumes its performance. If the Force Majeure event extends for a continuous period of three hundred and sixty-five (365) days, either Party may terminate this Agreement without further obligation by either Party.

4.12 Facility Outages and Maintenance Scheduling.

- (a) Planned Outages. Seller shall provide written Notice to GPA prior to conducting any Planned Outages of the Facility. Within ninety (90) days prior to the Commercial Operation Date, as the same may be extended in accordance with the provisions of Section 4.2, and on or before the first day of each subsequent Contract Year, Seller shall provide GPA with a schedule of such proposed Planned Outages in accordance with Appendix H. The proposed Planned Outages schedule shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage.

GPA shall promptly review Seller's proposed schedule and may request modifications within thirty (30) days of GPA's receipt of such schedule. Changes to the schedule may be requested by either Party and each Party shall make Commercially Reasonable Efforts to accommodate such changes, provided further that Seller shall have no obligation to agree to GPA's proposed modifications or revisions to any Planned Outage schedule.

- (b) Forced Outages. In the event of any Forced Outage, Seller shall promptly notify GPA of the same. Seller shall as quickly as practicable notify GPA verbally and shall then, within twenty-four (24) hours thereafter, provide written Notice to GPA of the Forced Outage (the "Forced Outage Notice"). The Forced Outage Notice shall be submitted electronically to GPA, using a reasonably acceptable format provided by GPA. Such format is subject to change from time-to-time during the Term of this Agreement by agreement of the Parties, but will generally describe the nature of the Outage, the expected duration, and any other pertinent information that will assist GPA in planning for the decreased output and/or availability of the Facility as a result of the Outage. Seller shall return the Facility to service as soon as possible, consistent with Good Utility Practices, after the Forced Outage ceases to exist.

- (c) GPA Parts Inventory. To the extent GPA maintains an inventory of parts or components that are used or useful in the Facility and provided it can prudently do so under its own ordinary course operating practices and restrictions, GPA shall cooperate with Seller in a Commercially Reasonable manner by making such parts or components available to Seller at its request during the period of time Seller is obtaining replacement parts or components for the Facility in order to maximize output of Renewable Energy. If Seller obtains a replacement part or component from GPA, it shall at GPA's option either replace such part or component with the new part or component ordered by Seller or return the borrowed part or component to GPA at such time as Seller obtains the replacement. Seller shall bear the installation, transportation and labor charges relating to GPA's replacement parts or components, and if the parts or components are returned to GPA then Seller shall reimburse GPA for any damage to such parts or components while in Seller's possession.

4.13 Operating Status Reports.

From the date of Commercial Operation through the Term, Seller shall provide GPA with Monthly reports regarding material data pertaining to the operation of the Facility. The operations data is generally identified as performance, Outage, and risk data and shall be sent electronically to GPA using a reasonably acceptable format provided by GPA. The operations data report format may be modified by agreement of the Parties from time-to-time during the Term of this Agreement.

4.14 Resource Quality Reporting: Forecasting.

Seller shall provide to GPA at its request copies of non-proprietary resource quality data in Seller's possession that could reasonably be expected to affect, in any material manner, the operation and/or productivity of the Facility, whether produced, compiled or otherwise generated by Seller or any third party in a Commercially Reasonable manner, so that GPA can evaluate the expected performance of the Facility. Seller shall provide such data as it is produced or otherwise made available to Seller. Upon Commercial Operation of the Facility, to the extent generated or procured by Seller, Seller shall also provide to GPA Monthly and day-ahead forecasting information for the Facility. Such information shall be in a format agreed to by the Parties and include, among other things: Seller's forecasts for the performance of the Facility based on Facility specifications, weather-based forecasting, and weather-related studies. Such information, which will be used by GPA solely for evaluation, Scheduling, and other purposes related to this Agreement, shall be provided as available. In no event shall the data and/or information provided to GPA pursuant to this Section 4.14 be binding upon Seller, nor shall Seller be liable for any penalties, charges or other damages based on the inaccuracy of such data or information.

4.15 Permit Violations.

Seller shall at all times during the Term of this Agreement maintain and comply in all material respects with all applicable permits for the development, ownership and maintenance of the Facility.

4.16 Delivery of RECs and Environmental Attributes.

- (a) Use of North American Renewables Registry. At least ten (10) days prior to COD, Seller shall transfer to GPA the authority to create, own and transfer all Environmental Attributes associated with the Renewable Energy produced by the Facility, by executing and delivering the form entitled "Generator Owner's Designation of Responsible Party" published by NAR, wherein Seller shall designate GPA as the "responsible party" for all matters relating to the creation, ownership, and transfer of RECs and Environmental Attributes from the Facility. Thereafter, GPA shall be responsible for all obligations relating to creating and transferring RECs and Environmental Attributes from the Facility and Seller shall have no further obligations or liabilities with respect thereto, provided, however, that Seller shall reimburse to GPA its costs of creating and maintaining the NAR account and NAR's fees charged to transfer the RECs and Environmental Attributes, up to an aggregate maximum amount of \$5,000 per annum. In the event this Agreement is terminated or suspended for any reason, the Parties agree to each consent to the termination of such designation in accordance with NAR procedures.
- (b) GPA Registration as a QRE. GPA shall be the QRE for the Facility as required by NAR and shall comply with any and all NAR Operating Procedures relating to the registration and operation as a QRE and the reporting of generation data from the Facility to NAR. As the QRE, each month upon receipt of an invoice and associated interval metering data from Seller in accordance with Section 7.5 herein, GPA shall report such data to NAR within three (3) Business Days following receipt of such data. The Parties shall cooperate to ensure that the Seller Metering Equipment and the resulting interval metering data meet the NAR requirements for metering equipment and generation data.
- (c) Change Event. During the Term, in the event that (i) the NAR Operating Procedures are amended or changed such that it becomes impossible for the Parties to utilize NAR as the REC tracking method and/or for GPA to continue as "responsible party" for purposes of creating, owning and transferring RECs and Environmental Attributes attributable to the Facility; (ii) the fees or charges imposed by NAR on either Seller or GPA to utilize the NAR REC tracking system are materially increased such that use of the NAR REC tracking system becomes uneconomic or infeasible; or (iii) the NAR REC tracking system is eliminated (each one individually, a "Change Event"), then the Parties shall promptly negotiate in good faith to reform the terms of this Agreement in order to give effect to the original intention of the Parties to the extent reasonable under the circumstances, including utilizing an alternative method for transferring RECs to GPA, but in no case shall Seller's cost with respect thereto exceed \$5,000 per annum.

4.17 [Reserved].

4.18 Energy Shifting and Rapid Reserve Response.

Seller shall be required to use ESS for the purpose of delivering produced energy at a different period of time than its production period. GPA shall receive all of the stored renewable energy before the next solar production period. The active, or real, power shall be dispatchable at the point of interconnection, between the hours of 6:00 PM to 6:00 AM, as required by the GPA Power System Control Center operators or a SCADA control point. The available capacity may also be dispatched outside of these hours if deemed necessary by the GPA Power System Control Center operators. The delivered output to the GPA grid shall be firm, non-intermittent power with a ramp-up and ramp-down rate limited to 1% of rated power output per minute. However, this rate may be exceeded at the request of the GPA Power System Control Center operators. Seller shall also provide a dispatchable reactive capability requirement up to 0.80 lag to lead at the point of interconnection as required by the GPA Power System Control Center operators or a SCADA control point. The project shall perform at +/- 0.80 PF Dynamic Range up to and including the maximum MW output and shall not reduce reactive capability near the peak real power output. The total energy available for dispatching shall be provided to the GPA Power System Control Center through a SCADA point every second. The additional function of the ESS is to provide rapid reserve in response to under-frequency events. The total energy exported for these events shall be included in the annual minimum energy requirement.

During the Delivery Period, Seller shall allow GPA to negotiate a revision in the ESS control function or integration with a grid controller to improve the reliability and/or stability of the GPA grid.

4.19 Performance.

During the Delivery Period, Seller shall cause the Facility to comply with the performance requirements set forth in Appendix C. If the Facility fails to meet the requirements, GPA may provide written notice to Seller of the failure to meet the requirements and a request for Seller to take steps needed to meet the requirements. In response to such a notice, Seller shall, within two (2) weeks from the date of such notice, provide GPA with a written remedial action plan that provides a detailed description of Seller's course of action and plan to meet the requirements and shall take steps to implement such remedial action within six (6) months of the date of such action plan; provided, however, GPA shall not be entitled to such a remedial action plan if the failure to achieve the requirements is due to a Force Majeure event, GPA Delay or an Event of Default by GPA. Seller's sole obligation with respect to any deficiency in the requirements is to follow its remedial action plan.

ARTICLE FIVE: SELLER FAILURE

5.1 Seller Failure.

In the event Seller fails to deliver to GPA any Quantity of Renewable Energy to which GPA is entitled in accordance with the terms of this Agreement and instead sells such Quantity of Renewable Energy to which GPA is entitled to a third party in violation of this Agreement (“Seller Failure”), then Seller shall pay to GPA the “Seller Failure Damages,” which shall mean the positive difference, if any, between the Replacement Price and the Contract Price for the period of such Seller failure, times such Quantity of Renewable Energy. GPA shall calculate the Seller Failure Damages and shall provide to Seller an invoice for such amount, including a written statement explaining in reasonable detail the calculation of such amount. Seller shall pay the Seller Failure Damages not later than ten (10) days following its receipt of such an invoice from GPA. If the Replacement Price is less than the Contract Price, then the Seller Failure Damages are deemed to be zero. The Seller Failure Damages represent the sole and exclusive remedy for Seller’s failure as described herein, except as provided in Section 6.1(f).

ARTICLE SIX: EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default.

An “Event of Default” shall mean, with respect to a Party (a “Defaulting Party”), the occurrence of any of the following:

- (a) The failure to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within ten (10) Business Days after receipt of written Notice;
- (b) Any representation or warranty made by such Party herein is false or misleading in any material respect when made or when deemed made or repeated, if such failure is not remedied within thirty (30) Business Days after receipt of written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (c) The failure to perform any material covenant or obligation set forth in this Agreement (except to the extent constituting a separate Event of Default and except for such Party’s obligations to deliver or receive the Renewable Energy, the remedies for which are provided in Article Five) if such failure is not remedied within thirty (30) Business Days after written Notice, or such longer time, not to exceed ninety (90) Business Days, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (d) Such Party becomes Bankrupt (or if the Bankruptcy is involuntary, the failure of such Party to achieve dismissal of the Bankruptcy within ninety (90) days);
- (e) A Merger Event occurs with respect to such Party;
- (f) If during the Term of this Agreement there have occurred three (3) or more Seller Failures as that term is used in Section 5;
- (g) With respect to Seller, a material permit violation (that is not due to a GPA Delay) occurs and such violation is not remedied within forty (40) Business Days after Notice by either GPA or the relevant permitting authority, or such longer time, as is reasonably required to remedy such failure, provided the Defaulting Party is employing Commercially Reasonable Efforts to achieve the remedy;
- (h) With respect to Seller, failure to maintain the Development Security and failure to reinstate the same within thirty (30) Business Days after Seller’s receipt of written Notice thereof from GPA;

6.2 Declaration of an Early Termination Date.

If an Event of Default with respect to a Defaulting Party shall have occurred on or after the Commercial Operation Date and be continuing, the other Party (the “Non-Defaulting Party”) shall have the right but not the obligation to: (i) designate a day, no earlier than the day such Notice is effective and no later than twenty (20) days after such Notice is effective, as an early termination date (“Early Termination Date”) to accelerate all amounts owing between the Parties and to liquidate and terminate this Agreement between the Parties; (ii) withhold any payments due to the Defaulting Party under this Agreement as setoff against termination costs and liabilities as determined herein (and until such amounts are determined); and (iii) suspend its performance under this Agreement.

6.3 Suspension of Performance and Other Remedies.

Except as otherwise expressly provided in this Agreement, if an Event of Default or a GPA Delay shall have occurred and be continuing, the Non-Defaulting Party, upon written Notice to the Defaulting Party, shall have the right (i) to suspend performance under this Agreement; and (ii) to the extent an Event of Default or a GPA Delay shall have occurred and be continuing to exercise any remedy available at law or in equity, for such suspension and/or termination, including any specific remedies set forth in this Agreement; provided, however, that any damages shall include only the direct actual damages incurred by the Non-Defaulting Party as provided in Section 8.1, (including, but not limited to, if the Non-Defaulting Party is the Seller, any tax equity investment and financing costs and expenses (including but not limited to principal, interest, fees and any interest rate hedge termination payments) incurred by the Seller and/or its affiliates in connection with the development, construction, operation and maintenance of the Facility), and Seller's aggregate total liability hereunder shall not exceed the amounts set forth in Section 4.4 prior to the Commercial Operation Date.

ARTICLE SEVEN: PAYMENT AND NETTING

7.1 Billing Period.

Unless otherwise specifically agreed upon by the Parties, the calendar Month shall be the standard period for all payments under this Agreement. No later than the tenth (10th) day after the end of each Month, each Party will render to the other Party an invoice (in the case of Seller, such invoice being rendered in accordance with Section 7.5) for the payment obligations of the non-invoicing Party, if any, incurred hereunder during the preceding Month.

7.2 Timeliness of Payment.

Unless otherwise agreed by the Parties, all invoices under this Agreement shall be due and payable in accordance with each Party's invoice instructions on or before the later of the twentieth (20th) day of each Month, or if later the tenth (10th) day after receipt of the invoice or, if such day is not a Business Day, then on the next Business Day. Each Party will make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any amounts not paid by the due date will be deemed delinquent and will accrue interest at the Interest Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

7.3 Disputes and Adjustments of Invoices.

A Party may, in good faith, dispute the correctness of any invoice or any adjustment to an invoice, rendered under this Agreement or adjust any invoice for any arithmetic or computational error within twelve (12) Months of the date the invoice, or adjustment to an invoice, was rendered. In the event an invoice or portion thereof, or any other claim or adjustment arising hereunder, is disputed, payment of the undisputed portion of the invoice shall be required to be made when due, with Notice of the objection given to the other Party. Any invoice dispute or invoice adjustment shall be in writing and shall state the basis for the dispute or adjustment. Except as otherwise provided in this Agreement, payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment shall be made within two (2) Business Days of such resolution along with interest accrued at the Interest Rate from and including the due date to but excluding the date paid. Inadvertent overpayments shall be returned upon request or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Interest Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment. Any dispute with respect to an invoice is waived unless the other Party is notified in accordance with this Section 7.3 within twelve (12) Months after the invoice is rendered or any specific adjustment to the invoice is made. If an invoice is not rendered within twelve (12) Months after the close of the Month during which performance of a Transaction occurred, the right to payment for such performance is waived.

7.4 Metering and Other Facilities.

Seller shall be responsible, at its sole expense, for providing the Seller Metering Equipment in accordance with Good Utility Practices. In accordance with the terms of the Interconnection Agreement, the Seller may elect to have GPA provide Seller with the Seller Metering Equipment; provided, however, the cost of such meters shall be borne solely by Seller at no cost to GPA. Seller shall be solely responsible for operating, maintaining, and repairing the Seller Metering Equipment at its own expense throughout the Term of this Agreement. Seller shall inspect and test the Seller Metering Equipment upon its installation and at least once every year at Seller's expense. Seller shall give GPA reasonable advance Notice of any test, and promptly provide GPA with the results of any such test. GPA may observe the test and conduct its own tests, at GPA's expense, to verify Seller's procedures and results. GPA shall give Seller reasonable advance Notice of any such test, and may observe the tests. GPA shall provide Seller with the results of any test by GPA promptly upon receipt of the results. Access by GPA for any such testing shall be in compliance with Section 12.4.

Upon an inaccurate read of the Seller Metering Equipment or if Seller knows of any material inaccuracy or material defect in Seller Metering Equipment, Seller shall notify GPA in writing within forty-eight (48) hours of such defect. Seller shall be solely responsible for adjusting, repairing, replacing or recalibrating such metering device as near as practicable to a condition of zero (-0-) error, and for paying any expenses associated with such adjustment, repair, replacement or recalibration. If a metering device fails to register or is found upon testing to be inaccurate, an adjustment will be made correcting all measurements by the inaccurate or defective metering device in the following manner:

- (a) In the event that an adjustment factor cannot be reliably calculated, the Parties shall use the measurements from GPA-owned meters if they are installed, fully operational and calibrated in accordance with Good Utility Practices. If for any reason the measurements cannot be obtained from GPA-owned meters, the Parties shall use data from Seller's computer monitoring system to determine the relevant measurements. If Seller's computer monitoring system is found to be inaccurate by more than two (2) percent, the Parties shall estimate the amount of the necessary adjustment using the site meteorological information for the period of the inaccuracy based upon deliveries of Renewable Energy delivered to GPA at the Delivery Point from the Facility during periods of similar operating conditions when the Seller Metering Equipment was registering accurately. The adjustment will be made for the period during which inaccurate measurements were made.
- (b) If the Parties cannot agree on the actual period during which the inaccurate measurements were made, the period during which the measurements are to be adjusted will be the shorter of: (1) the last one-half of the period from the last previous test of the metering device to the test that found the metering device to be defective or inaccurate; or (2) the one hundred and eighty 180-day period immediately preceding the test that found the metering device to be defective or inaccurate.
- (c) Upon determination of corrected measurements, the required payment adjustment shall be made according to the procedures set forth in Section 7.3.

7.5 Invoices.

Seller shall maintain and read the Seller Metering Equipment for measuring the Renewable Energy delivered hereunder. For review purposes, Seller shall furnish GPA with a written invoice reflecting the Contract Price; interval data from the Seller Metering Equipment used to calculate that invoice; and any other charges due, within ten (10) Business Days after Seller reads the Seller Metering Equipment. Such invoices may be furnished to GPA by facsimile transmission or by such other method as the Parties agree.

ARTICLE EIGHT: LIMITATIONS

8.1 Limitation of Remedies, Liability and Damages.

Except as set forth herein, there are no warranties by either party under this agreement, including warranties of merchantability or fitness for a particular purpose, and any and all implied warranties are disclaimed. The parties confirm that the express remedies and measures of damages provided in this agreement satisfy the essential purposes hereof. For breach of any provision for which an express remedy or measure of damages is provided herein, such express remedy or measure of damages shall be the sole and exclusive remedy and the obligor's liability shall be limited as set forth in such provision and all other remedies or damages at law or in equity are waived. If no remedy or measure of damages is expressly provided herein or in a transaction, the obligor's liability shall be limited to direct actual damages only, such direct actual damages shall be the sole and exclusive remedy and all other remedies or damages at law or in equity are waived. Unless expressly herein provided, neither party shall be liable for consequential, incidental, punitive, exemplary or indirect damages, lost profits or other business interruption damages, by statute, in tort or contract, under any indemnity provision or otherwise. It is the intent of the parties that the limitations herein imposed on remedies and the measure of damages be without regard to the cause or causes related thereto, including the negligence of any party, whether such negligence be sole, joint or concurrent, or active or passive. To the extent any damages required to be paid hereunder are liquidated, the parties acknowledge that the damages are difficult or impossible to determine, or otherwise obtaining an adequate remedy is inconvenient and the damages calculated hereunder constitute a reasonable approximation of the harm or loss.

Notwithstanding the foregoing, if GPA is the Defaulting Party, the Parties agree that the actual damages recoverable to Seller hereunder on account of an Event of Default by GPA shall include loss of Tax Benefits on a grossed up after tax basis, using the highest applicable United States marginal personal income tax rate.

Any assets transferred to GPA as required by the Interconnection Agreement shall require a one-year warranty on all construction work and extension of any manufacturer warranties from the transfer of such assets.

ARTICLE NINE: CREDIT AND COLLATERAL REQUIREMENTS

9.1 Development Security.

In order to secure Seller's obligations prior to Commercial Operation of the Facility, Seller shall post a Letter of Credit or cash in the amount of \$753,592 (the "Development Security"). The Development Security shall be held by GPA as security for Seller's obligations prior to the Commercial Operation Date under the Agreement. To the extent permitted under Section 4.4, GPA may draw on the Development Security at any time prior to the Commercial Operation Date, but only in the amounts and according to the schedule set forth in Section 4.4. Seller shall post the Development Security in accordance with the following terms and conditions:

- (a) Seller shall post the Development Security within ten (10) Business Days from the date when a binding credit agreement is executed pursuant to Section 4.3 but no later than the Financing Arrangement Deadline.
- (b) If the Development Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix F, respectively with such changes thereto as may be approved by Buyer and Seller in their reasonable discretion.
- (c) Any Development Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.3 of this Agreement.

9.2 Forfeiture of Development Security.

In the event that the Commercial Operation Date does not occur on or before the Scheduled Commercial Operation Date, as extended pursuant to the terms of this Agreement, and to the extent Seller does not remit any COD Extension Payment or Daily Delay Liquidated Damages payment when due pursuant to Section 4.2, then GPA shall be entitled to proceed against the Development Security in accordance with the terms thereof, to the extent of the amount(s) due and owing from time to time under Section 4.2. If the Development Security is exhausted up to the limits in Section 4.4 and further payments are due, then GPA shall be entitled to terminate this Agreement as its sole and exclusive remedy if Seller otherwise refuses to pay the amount due, and Seller shall have no further liability for damages hereunder. Seller acknowledges and agrees that forfeiture of all or a portion of the Development Security, as provided herein, represents reasonable compensation to GPA for, among other things, transactions that it did not consummate because it relied on this Agreement with Seller, and GPA's potential failure to meet its applicable renewable energy portfolio requirements as a result of Seller's failure to achieve Commercial Operation by the Scheduled Commercial Operation Date. Notwithstanding the foregoing, if Seller terminates this Agreement prior to the Commercial Operation Date for the sole purpose of selling the Renewable Energy to a third party, GPA shall be entitled to both the Development Security and any other remedies available at law or in equity to the extent that GPA's actual damages exceed the value of the Development Security.

9.3 Return of Development Security.

Concurrently with the achievement of the Commercial Operation Date or the earlier termination of the Agreement pursuant to Section 4.2, GPA shall return to Seller any remaining portion of the Development Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Development Security was posted as a Letter of Credit, GPA shall return the Letter of Credit to Seller and Seller shall be entitled to immediately cancel such Letter of Credit. If the Development Security was posted in cash, GPA shall return to Seller the balance of the Development Security, together with daily interest at the Interest Rate, from and including the date that the Development Security was posted until, but not including, the date on which the Development Security is returned by GPA.

9.4 Performance Security.

In order to secure Seller's obligations after Commercial Operation of the Facility and during the Delivery Period hereunder, Seller hereby agrees to post security in one of the forms contemplated below, each of which is deemed acceptable by GPA (the "Performance Security"):

- (a) A Letter of Credit or cash in the amount of \$1,507,184; or

- (b) A Payment and Performance Bond in the amount of \$1,507,184; or
- (c) A subordinated lien on all real and personal property constituting the Project, to be effective as of the Commercial Operation Date (the “GPA Lien”) and Seller agrees to take such action as is reasonably required in order to perfect GPA’s security interest in, and lien on, such collateral and any and all proceeds resulting therefrom; provided, that concurrently with the grant of the such lien, GPA shall enter into such subordination, inter-creditor and other agreements with the senior financing parties pursuant to which GPA shall agree that their rights and remedies pursuant to their lien shall be subordinated in all respects to the senior first lien held by or the financing parties.

The Performance Security shall be held by GPA as security for Seller’s obligations after the Commercial Operation Date and during the Delivery Period, but GPA may draw on the Performance Security at any time only in full the amounts actually due and payable by Seller remaining liable to GPA pursuant to this Agreement. Seller may (i) post the Performance Security by posting a combination or one or more of the above acceptable forms of credit support in an aggregate amount of \$1,507,184, and (ii) at any time elect to substitute any form of one or more of the above acceptable forms of credit support for any existing Performance Security in which case GPA shall return the replaced Performance Security and reasonably cooperate with Seller in the exchange or cancellation of such credit support.

Seller shall post the Performance Security in accordance with the following terms and conditions:

- (a) Seller shall post the Performance Security within ten (10) business days following the Commercial Operation Date.
- (b) If the Performance Security is posted as a Letter of Credit, it shall be in substantially the form attached hereto as Appendix [F-1].
- (c) If the Performance Security is posted as a Payment and Performance Bond, it shall be in substantially the form attached hereto as Appendix [F-2].
- (d) Any Performance Security posted in cash shall bear simple interest at a rate equal to the Interest Rate. The calculation and payment of any such interest shall be made in accordance with the procedure specified in Section 9.5 of this Agreement.

9.5 Return of Performance Security.

At the end of the Term or upon the termination of this Agreement following the settlement and payment of any damages owed as a result of such termination, GPA shall return to Seller any remaining portion of the Performance Security still held by GPA and to which GPA has no claim pursuant to the terms of this Agreement. If the Performance Security was posted as a Letter of Credit or a Payment and Performance Bond, then GPA shall return the Letter of Credit or Payment and Performance Bond to Seller and Seller shall be entitled to immediately cancel such Letter of Credit or Payment and Performance Bond. If the Performance Security was posted in cash, GPA shall return to Seller the balance of the Performance Security, together with daily interest at the Interest Rate, from and including the date that the Performance Security was posted until, but not including, the date on which the Performance Security is returned by GPA.

ARTICLE TEN: GOVERNMENTAL CHARGES

10.1 Cooperation.

Each Party shall use Commercially Reasonable Efforts to implement the provisions of and to administer this Agreement in accordance with the intent of the Parties to minimize all taxes, so long as neither Party is materially adversely affected by such efforts.

10.2 Governmental Charges.

Seller shall pay or cause to be paid all taxes imposed by any Government Authority (“Governmental Charges”) on or with respect to the Renewable Energy, Environmental Attributes or this Agreement arising prior to the Delivery Point. GPA shall pay or cause to be paid all Governmental Charges on or with respect to the Renewable Energy, Environmental Attributes, or this Agreement at and from the Delivery Point. All other tax or income taxes on the sale of the Renewable Energy by Seller hereunder and are, therefore, the responsibility of the Seller. In the event Seller is required by law or regulation to remit or pay Governmental Charges, which are GPA’s responsibility hereunder, GPA shall promptly reimburse Seller for such Governmental Charges. If GPA is required by law or regulation to remit or pay Governmental Charges which are Seller’s responsibility hereunder, GPA may deduct the amount of any such Governmental Charges from the sums due to Seller under Article Seven of this Agreement. Nothing shall obligate or cause a Party to pay or be liable to pay any Governmental Charges for which it is exempt under the law.

ARTICLE ELEVEN: ASSIGNMENT

11.1 Buyer Assignment.

Buyer may not assign this Agreement or assign or delegate its rights and obligations under this Agreement, in whole or in part, without Seller's consent, not to be unreasonably withheld.

11.2 Seller Assignment.

Seller shall not sell, transfer, pledge, encumber or assign this Agreement or any of the rights, interests or obligations hereunder without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed, except that Buyer shall have the right to withhold its consent if, in Buyer's reasonable determination, such sale, transfer, pledge, encumbrance or assignment will have a materially adverse effect on the timely construction of the Project or the economic interests of Buyer. Notwithstanding the foregoing, Seller may sell, transfer, pledge, encumber, or assign this Agreement or any of its rights, interests or obligations hereunder without the consent of Buyer, but with at least thirty (30) days' advance written notice to Buyer, either: (1) in connection with any financing or other financial arrangements for the Facility, including, but not limited to, any tax equity financing or any sale-leaseback financing arrangement; (2) to any of its Affiliates in connection with a transfer of the Facility to such Affiliate; or (3) to any person or entity succeeding to all or substantially all of the assets of Seller. In connection with any sale, transfer, pledge, encumbrance or assignment in accordance with the foregoing: (A) Seller's security shall remain in place until the assignee or transferee posts replacement credit support in accordance with this Agreement; and (B) Seller and Assignee shall enter into an assignment and assumption agreement, in form and substance reasonably satisfactory to Buyer, pursuant to which the assignee or transferee assumes all of Seller's obligations hereunder and otherwise agrees to be bound by the terms of this Agreement. Any assignment of this Agreement in violation of the foregoing shall be, at the option of Buyer, void.

11.3 Liability After Assignment.

A Party's assignment or transfer of rights or obligations pursuant to this Article 11 shall relieve said Party from any liability and financial responsibility for the performance thereof arising after any such transfer or assignment.

11.4 Transfers of Ownership.

Subject to any rights of first offer or refusal under this Agreement, during the Term, Seller shall not sell, transfer, assign or otherwise dispose of its interest in the Facility to any third-party absent (1) a transfer of this Agreement to such third-party and (2) Seller entering into an assignment and assumption agreement for this Agreement, in form and substance reasonably satisfactory to Buyer, with such third-party.

11.5 Successors and Assigns.

This Agreement and all of the provisions hereof are binding upon, and inure to the benefit of, the Parties and their respective successors and permitted assigns.

11.6 Collateral Assignment by Seller.

In the event that Seller pursuant to Section 11.2(1) transfers, pledges, encumbers or collaterally assigns this Agreement to Seller's lenders, Seller shall provide written notice to Buyer of such transfer, pledge, encumbrance or assignment, including the address of Seller's lenders. In connection with any financing or refinancing of the Facility, including tax equity financing, Buyer at Seller's request shall negotiate in good faith with Seller and Seller's lenders and financing parties to agree upon reasonable direct agreements, estoppels, opinions and other customary documentation to support the financing(s) with respect to this Agreement, which shall be in form and substance reasonably agreed to by Buyer, Seller and Seller's financing parties. The direct agreement shall include (but not be limited to) provisions substantially as follows:

- (a) The Parties shall not amend or modify this Agreement in any material respect without the prior written consent of the Seller's financing parties;

- (b) Prior to exercising its right to terminate this Agreement as a result of an Event of Default by Seller, Buyer shall give notice of such Event of Default by Seller to the administrative agent of Seller's lenders of Seller's financing parties, which Buyer has been provided written notice of; and
- (c) Seller's lenders or financing parties shall have the right, but not the obligation, to cure an Event of Default on behalf of Seller in accordance with the provisions of this Agreement, provided that Seller's lenders or financing parties shall be provided an additional ninety (90) days, from the end of the cure periods provided pursuant to Section 6.1, to effect a cure of such Event of Default.

ARTICLE TWELVE: MISCELLANEOUS

12.1 Term of Agreement.

The Term of this Agreement shall commence on the Effective Date and shall remain in effect for the duration of the Delivery Period, as set forth in Section 2.1, unless earlier terminated by either Party in accordance with this Agreement herein (the "Term"); provided, however, that such termination shall not affect or excuse the performance of either Party under any provision of this Agreement that by its terms survives any such termination.

12.2 Insurance.

- (a) At all times during the Term of this Agreement, Seller or an Affiliate shall maintain at its own expense insurance policies for the Facility and its tangible assets in such amounts and against such risks and losses as are consistent with Good Utility Practices and those policies listed below. Such insurance policies shall be maintained only with insurers rated at least A- VII by MVI Best or comparable ratings agency.
- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - ii. Commercial Auto Liability in the amount of \$1,000,000 combined single limit for bodily injury and property damage. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - iii. Excess Liability with limits of \$5,000,000. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - iv. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
 - v. Pollution Liability, when applicable, with limits for \$5,000,000. GPA is to be an additional insured. Seller or an Affiliate shall grant a waiver of Subrogation in favor of GPA.
 - vi. Builder's Risk or Installation Floater, when applicable, is to be furnished by EPC Contractor.
- (b) At all times after achieving COD, Seller or an Affiliate may discontinue or otherwise cancel each of the aforementioned policies, except the following insurance policies, which shall be maintained with the limits set forth below:
- i. Commercial General Liability with limits of \$1,000,000 including products, completed operations, and contractual for this Agreement. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of GPA.
 - ii. Excess Liability with limits of \$5,000,000.00. GPA shall be an additional insured. Seller or an Affiliate shall grant a waiver of subrogation in favor of

GPA.

- iii. Workers Compensation and Employers Liability with statutory limits and \$1,000,000/\$1,000,000 /\$1,000,000 respectively. Seller or an Affiliate shall add a waiver of subrogation endorsement in favor of GPA.
- iv. Property insurance that will keep the premises, property, improvements, structures, and machinery and equipment on the premises insured, at a minimum, against with an all risk property policy for full replacement value as determined from time to time. Such insurance shall be issued by any financially responsible insurer duly authorized to do business in Guam, and shall contain the standard form of waiver of subrogation. Nothing contained herein shall be construed as creating any liability or responsibility on the part of GPA for the adequacy of insurance coverage on the premises. As to any insurable risks of loss or damage to the premises not required to be insured hereunder, Seller or an Affiliate shall bear the cost of the same. Seller or an Affiliate shall be deemed to be self-insured as to the deductible or co-insurance amount applicable to such insurance coverage and shall pay any deductible or co-insurance amount applicable in the event of such loss or damage.
- v. Seller or an Affiliate is also required to carry Business Interruption in the amount of \$1,000,000.

If the Facility is lost or damaged due to a casualty, then only if and to the extent Seller or an Affiliate is not required to use available insurance proceeds to prepay the Facility Debt, Seller or an Affiliate shall re-build the Facility promptly and in a commercially reasonable manner, if and to the extent technically feasible and commercially reasonable in light of the available insurance proceeds and subject to the procurement by Seller or an Affiliate of the consent of any lender or financing party pursuant to the Financing Documents if required thereunder; provided, however, (i) if the time to re-build the Facility would result in less than five (5) years remaining in the Delivery Period then (A) Seller or an Affiliate shall have the option in lieu of re-building the Facility to pay to GPA the Buyout Payment and terminate this Agreement with no further costs or penalties, provided that the Buyout Payment shall not in any case exceed the available insurance proceeds remaining following full prepayment of the Facility Debt, or (B) if Seller or an Affiliate nevertheless elects to re-build the Facility, then GPA shall reimburse Seller or an Affiliate for any deductibles payable by Seller or an Affiliate under its property insurance (not to exceed \$500,000), and (ii) regardless of when the casualty event occurs, if Seller or an Affiliate re-builds the Facility, then the Delivery Period shall be extended for the greater of one (1) year or two (2) times the length of the interruption of the sale of Renewable Energy (pro-rated based on the Minimum Production for partial interruptions) after the end of the Term, and the Contract Price shall be the price in effect, without escalation, at the end of the Term.

Within ten (10) Business Days after receipt of a request for the same from GPA, Seller or an Affiliate shall deliver to GPA a certificate of insurance for any or all policies maintained in accordance with this Section 12.2, which certificate shall include at least the following information: (i) the name of the insurance company, policy number and expiration date; and (ii) the coverage and limits on coverage, including the amount of deductibles or self-insured retentions.

Seller or an Affiliate shall furnish certificates of insurance and waiver of subrogation endorsements to GPA prior to commencement of construction of the Facility showing evidence of such coverage, including the statement to the effect that cancellation or termination of the insurance shall not be effective until at least [thirty (30)] days after receipt of written Notice to GPA. At all times Seller's or an Affiliate's insurance shall be primary and non-contributory to any other insurance that may be carried by GPA. The statement of limits of insurance coverage shall not be construed as in any way limiting the Seller's or an Affiliate's liability under this Agreement. GPA shall be an additional insured on all liability coverage and certificates of insurance shall clearly indicate such.

12.3 Indemnity.

To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party from and against any Claims arising from or out of any event, circumstance, act or incident first occurring or existing during the period when control and title to the Renewable Energy and Environmental Attributes is vested in such Party, unless a Claim is due to such Party's willful misconduct or gross negligence. To the extent permitted by law, each Party shall indemnify, defend and hold harmless the other Party against any Governmental Charges for which such Party is responsible under Article Ten. Notwithstanding anything to the contrary contained in this Agreement, no individual representative of either Party shall have any personal liability to the other Party as a result of the breach of any representation, warranty, covenant or agreement contained herein.

12.4 Site Access and Inspection of Records.

Seller shall provide GPA with reasonable access to the Facility site for purposes of review and inspection during regular business hours within a reasonable time after a request for the same is made by GPA to Seller. During such reviews and inspections, GPA representatives shall be permitted to review such records relating to the Facility and reasonably related to the performance of this Agreement, including Facility maintenance and operations logs. GPA shall have access to the Facility site for the limited purposes described herein, but Seller shall at all times remain responsible and liable for the control and operation of the Facility and the Facility site. GPA representatives shall follow Seller's safety procedures when accessing the Facility site and shall conduct themselves in a manner that will not interfere with the operation of the Facility. Seller will provide GPA with information about such safety procedures to enable GPA to comply with this requirement.

12.5 Audit.

Subject to Section 7.3, each Party has the right, at its sole expense and during normal working hours, to examine copies of the records of the other Party to the extent reasonably necessary to verify the accuracy of any statement, charge or computation made pursuant to this Agreement.

12.6 Confidentiality.

The Parties will make Commercially Reasonable Efforts to safeguard Confidential Information against disclosure by employing the same means to protect such Confidential Information as that Party uses to protect its own non-public, confidential or proprietary information, and otherwise in accordance with the provisions of this Section 12.6. Specifically, no receiving Party shall itself, or permit its employees, consultants and/or agents to disclose to any person, corporation or other entity the Confidential Information without the prior written consent of the Party providing the Confidential Information, except a receiving Party may distribute the Confidential Information to its and its Affiliates' board members, officers, employees, agents, consultants, actual or potential investors, actual or potential purchasers, actual or potential Facility lenders or financing partners, and others who have a need for such Confidential Information in connection with the Transaction.

The Parties acknowledge, however, that a Party may need to disclose the Confidential Information in connection with its regulatory filings or to otherwise satisfy its governmental and regulatory requirements. In the event that a Party intends to disclose any of the Confidential Information to its regulatory authorities including, but not limited to, the Guam Public Utilities Commission, the FERC, or any employee, staff member, consultant, and/or agent of the foregoing, it shall give the other Party prompt prior written Notice of its intention so that the other Party may seek a protective order or other appropriate remedy. In addition, each Party specifically agrees not to use the other Party's name in connection with this Agreement or the Facility in any press releases, public meetings or hearings, or other public communications, including any release to any newswire service, without the express written consent of the other Party. The Parties anticipate that at some future time it may be in the best interests of one or both of them to disclose Confidential Information to the media and the Parties anticipate entering into a subsequent agreement that will govern the terms of such disclosure. The Parties expressly agree, however, that unless and until such subsequent agreement is executed between the Parties, the terms of this

Agreement shall be binding with respect to such disclosure.

In the event that any Party receiving the Confidential Information becomes legally compelled (by deposition, interrogatory, request for documents, subpoena, civil investigative demand or similar process) to disclose any of the Confidential Information, the legally compelled Party shall give the other Party providing the Confidential Information prompt prior written Notice of such requirement so that the providing Party may seek a protective order or other appropriate remedy and/or waive compliance with the terms of this Agreement. In the event that such protective order or other remedy is not obtained, the providing Party waives compliance with the terms hereof to the extent of the required disclosure.

Each Party acknowledges that the unauthorized disclosure of any Confidential Information may cause irreparable harm and significant injury that may be difficult to ascertain. Each Party therefore agrees that specific performance or injunctive relief, in addition to other legal and equitable relief, are appropriate remedies for any actual or threatened violation or breach of this Agreement, although neither Party shall be entitled to any special, consequential, indirect or punitive damages as a result of a breach of this Agreement, whether a claim is based in contract, tort or otherwise. The Parties agree that the respondent in any action for an injunction, specific performance decree or similar relief shall not allege or assert that the initiating Party has an adequate remedy at law in respect to the relief sought in the proceeding, nor shall the respondent seek the posting of a bond by the Party initiating the action. Under no circumstances will either Party's directors, management, employees, agents or consultants be individually liable for any damages resulting from the disclosure of Confidential Information in violation of the terms of this Agreement.

12.7 Notices.

All notices, requests, statements or payments ("Notices") shall be made as specified on Appendix B attached hereto and incorporated herein by reference. Notices (other than with respect to Scheduling) shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier service or facsimile. Notice by facsimile or hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a Business Day, and otherwise shall be effective at the close of business on the next Business Day. Notice by overnight United States mail or courier shall be effective on the next Business Day after it was sent. Notices relating to Facility operations and Scheduling, as required pursuant to Appendix H, may be given electronically and shall be deemed effective upon receipt; otherwise, electronic notices shall not be effective unless affirmatively acknowledged in writing (including by reply e-mail) by the receiving Party. A Party may change its addresses by providing Notice of same in accordance herewith.

12.8 Purchase Option.

- (a) Transfer During the Delivery Period. In the event that Seller desires to sell the Facility during the Delivery Period, Seller shall provide prior written Notice of the same to GPA, and agrees to engage in discussions with GPA for the purchase of the Facility by GPA during the exclusivity period described in this Section with GPA if GPA desires to purchase the Facility. Within ninety (90) days following Seller's Notice to GPA of its intent to sell the Facility, GPA may deliver to Seller an indicative purchase price at which it would be willing to purchase the Facility. If GPA does not deliver the indicative purchase price within ninety (90) days of receipt of the Notice, then Seller shall be free to transfer the Facility under any terms and conditions at any time thereafter. If GPA delivers the indicative purchase price within ninety (90) days of receipt of the Notice, then the Parties shall negotiate exclusively for a period of up to sixty (60) days after GPA delivers the indicative purchase price. If no binding agreement is entered into by the Parties during such sixty (60)-day period then Seller shall be free to transfer the Facility to any person on transactions terms, including price, that are better for Seller than GPA's indicative offer, and neither Party shall have any further liability or obligation to the other Party in connection with such sale or as a result of the terminated negotiations. If Seller

does not transfer the Facility on such basis within one (1) year following the end of the sixty (60)- day exclusive negotiation period, then the procedure in this paragraph shall apply to any subsequent sale of the Facility during the Term of this Agreement.

- (b) Extension of Delivery Period and Facility Purchase at End of Delivery Period. At least one (1) year prior to the end of the Delivery Period, GPA and Seller may agree to extend the Term of this Agreement up to five (5) years in the aggregate, in which case the Contract Price and terms shall be mutually agreeable to GPA and the Seller. At least one (1) year prior to the end of the Delivery Period, GPA may provide Notice to Seller that it elects to purchase the Facility at the end of the Delivery Period at a purchase price equal to the higher of (i) 100% of the Appraisal Price of the Facility at the end of the Delivery Period or (ii) the sum of (x) the amount necessary to repay any Facility Debt (including any swap or interest rate hedging breakage costs related thereto) in full plus (y) the amount which when applied pursuant to the governing documents for the Seller or any relevant subsidiary or upstream holding company through which the tax equity invests in the Facility is sufficient to repay any Facility Debt, including back-leverage financing and including any swap or interest rate hedging breakage costs related thereto, and for the tax equity investors to recover (to the extent not previously recovered) the higher of (1) their investment balance together with their targeted return or (2) the amount necessary to avoid a loss under US GAAP. If GPA fails to send such Notice of purchase then this Agreement shall terminate in accordance with the terms hereof. If GPA provides such a Notice of the purchase, Seller and GPA shall exercise Commercially Reasonable Efforts to consummate the purchase within thirty (30) days of the end of the Delivery Period, and at the end of such time period the purchase option shall expire. The documentation for the sale shall be mutually agreeable to the Parties. Any such sale will be on an "as is" basis, without the giving of any representations or warranties, except as to (i) each party's organization, power and authority; (ii) good standing; (iii) Seller's ownership of the Facility to be sold in such sale, and the existing liens and encumbrances thereon; (iv) the instrument(s) conveying the Facility to GPA constitutes the legal, valid, and binding obligation of Seller, enforceable against Seller, in accordance with its terms; (v) such conveyance will not violate any contract or legal requirement applicable to Seller; and (vi) subject to applicable regulatory approvals, no consents, approvals, or filings are required to be obtained or made by Seller to convey the Facility to GPA other than those that have previously been obtained or made and are in full force and effect as of the date of the conveyance.

12.9 Alternative Dispute Resolution.

All disputes arising under this Agreement are subject to the provisions of this Section 12.9.

- (a) Mediation. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or the breach thereof, and if the dispute or Claim cannot be settled through negotiation, the Parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration in accordance with Section 12.9(b) hereof; provided, however, that, during the pendency of any such mediation, (1) neither Party shall do anything to alter the status quo, and (2) either Party shall be entitled to seek interim, conservatory or provisional relief from any court or tribunal of competent jurisdiction in order to protect its rights. In the event of any dispute or Claim between the Parties arising out of or relating to this Agreement, or

the breach thereof, consistent with the previous sentence, either Party may submit the matter to mediation in accordance with the Commercial Mediation Procedures of the American Arbitration Association. Within fourteen (14) days of such submission, the Parties shall attempt in good faith to mutually agree on the appointment of a mediator. If no such agreement is reached within fourteen (14) days of the submission of the dispute to mediation, then, unless otherwise agreed by the Parties, the American Arbitration Association shall appoint the mediator as promptly as possible in accordance with its Commercial Mediation Procedures or other rules it has adopted for this purpose. The Parties and the mediator shall schedule and complete the mediation within sixty (60) days from the date that the mediator is appointed. In the event that the mediation is not completed by such time, either Party shall be entitled to terminate the mediation and pursue arbitration of any outstanding dispute or Claim in accordance with subsection (b) of this Section 12.9.

(b) Arbitration. Subject to Section 12.9(a), if the parties cannot resolve any dispute or Claims for any reason, including but not limited to, the failure of either party to enter into mediation within thirty (30) calendar days after the submission of the matter to mediation, any disputes or Claims between the Parties and/or their respective representatives arising out of or relating to this Agreement, or the breach thereof, shall be submitted to binding arbitration, whether such disputes or Claims are in contract, tort or otherwise. The arbitration shall be conducted in accordance with the Federal Arbitration Act (9 U.S.C. Section 1, *et seq.*) and administered by the American Arbitration Association (the “Designated Arbitration Association”) pursuant to the then prevailing Commercial Arbitration Rules of the American Arbitration Association. The validity, construction, and interpretation of this Agreement to arbitrate and all procedural aspects of the arbitration conducted pursuant hereto shall be decided by the arbitrator(s). Submission shall be made upon the request of either Party.

(1) The arbitration will be conducted before a panel of one arbitrator if the amount in dispute is under \$1,000,000, and three (3) arbitrators if the amount in dispute is over \$1,000,000. Each arbitrator (whether there is a one or three arbitral panel), shall have at least 10 years’ experience as a lawyer or judge, and at least one arbitrator shall have at least 8 years’ experience with renewable energy agreements (“Qualified Arbitrator”). If three (3) arbitrators are required, both the claimant and the respondent shall appoint one (1) arbitrator within ten (10) calendar days after written Notice by either Party that three (3) arbitrators shall be necessary. The two (2) arbitrators so appointed shall then select the third arbitrator within twenty (20) calendar days, who shall be the chairperson of the tribunal. The chairperson shall be a person who has over eight (8) years of experience in renewable energy-related transactions, and none of the arbitrators shall have been previously employed by either Party or have any direct interest in either Party or the subject matter of the arbitration, unless such conflict is expressly acknowledged and waived in writing by both Parties.

(2) The parties will be entitled to engage in reasonable discovery, including requests for the production of relevant, non-privileged documents, and answers to a reasonable number of interrogatories to be determined by the arbitrator or arbitral panel. Each Party will also be entitled to take up to three depositions for up to seven hours each.

Additional depositions may be ordered by the arbitration panel upon a showing of either substantial need or that additional depositions will likely narrow the contested factual issues. Protection of trade secrets or other confidential or sensitive information will be achieved through the Parties' agreement to a nondisclosure agreement and/or a protective order.

- (3) It is agreed that the seat of the arbitration shall be Honolulu, Hawaii and that the arbitration proceeding shall be conducted in Honolulu, Hawaii, or another neutral location mutually agreed to by the Parties, however, the seat of the arbitration shall remain Honolulu, Hawaii.
- (4) The Qualified Arbitrator(s) may award compensatory or non-monetary or equitable relief and, in making an award, in no event shall the Qualified Arbitrator(s) exceeds their powers. The Qualified Arbitrator(s) will have no power to award damages inconsistent with this Agreement. The award of the Qualified Arbitrator(s) shall be accompanied by a reasoned opinion and shall contain the panels' essential findings and conclusions. It is further agreed that the arbitrator(s) shall have no authority to award consequential, treble, exemplary, or punitive damages of any type or kind regardless of whether such damages may be available under any law or right, with the Parties hereby affirmatively waiving their rights, if any, to recover or claim such damages. The compensation and any costs and expenses of the arbitrators shall be borne equally by the Parties. Any arbitration proceedings, decision or award rendered hereunder and the validity, effect and interpretation of this arbitration provision shall be governed by the Federal Arbitration Act. The award shall be final and binding on the Parties and judgment upon any award may be entered in any court of competent jurisdiction. The Parties agree that all information exchanged as a result of any proceeding as described herein shall be deemed Confidential Information.
- (5) Notwithstanding anything to the contrary, the Mediation and Arbitration provisions in paragraphs 12(a) and (b) may not be modified by the parties without the prior written approval of the Guam Public Utilities Commission.

- (c) Judicial Relief. Either Party may petition a court of appropriate jurisdiction, as described in Section 12.11, for non-monetary interim or provisional relief relating to any dispute or claim of breach arising out of or relating to this Agreement in order to prevent undue hardship relating to any such claimed breach pending the appointment of an arbitration panel as described in this Section 12.9.

12.10 Governing Law.

This agreement and the rights and duties of the parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of Guam, without regard to principles of conflicts of law.

12.11 Jurisdiction and Costs.

Subject to and without prejudice to the mandatory arbitration provision set out in Section 12.9 hereof, each Party hereby consents to the exclusive jurisdiction of the United States federal courts sitting

in Guam for any action or proceeding to enforce the foregoing agreement to arbitrate, or ancillary to such arbitration proceedings, or to confirm or set aside any award rendered in such proceeding. Both Parties waive any right to trial by jury in any such action. described in this Section 12.11. In the event such judicial proceedings are instituted by either Party, the prevailing Party shall be entitled to award of its costs and reasonable attorneys' fees incurred in connection with such proceedings.

12.12 Financial Accounting Standards.

Under the latest interpretations of the Financial Accounting Standards Board's Interpretation No. 46(R) (FIN No. 46(R)), "Consolidation of Variable Interest Entities," GPA may be required to consolidate a seller's entity for which GPA has entered into a long-term power purchase agreement. Seller agrees to provide all reasonable commercially non-sensitive information needed and in Seller's possession in order for GPA to determine whether or not Seller or any special purpose entity which owns the Seller's Facility must be consolidated by GPA under FIN No. 46(R) upon request from GPA. If it is determined that GPA needs to consolidate Seller or such special purpose entity, Seller agrees to provide the minimum information in its possession that is needed to comply with the consolidation requirements of FIN 46(R) in a timely manner every calendar quarter during the Term upon request from GPA. If GPA is required to consolidate Seller or the special purpose entity that owns the Seller's Facility in its financial statements, Seller agrees to provide access to any needed records in its possession and personnel, as requested by GPA, so GPA's independent auditor, Ernst & Young LLP, can conduct financial statement audits in accordance with generally accepted auditing standards, as well as internal control audits in accordance with Section 404 of the Sarbanes-Oxley Act of 2002.

12.13 Forward Contract.

The Parties intend that in any relevant proceedings, each be regarded as a forward contract merchant in respect of this Agreement and that the Transaction and this Agreement be a forward contract for purposes of the United States Bankruptcy Code, 11 U.S.C. §§ 101 et seq., as amended from time to time, and the Puerto Rico Oversight, Management and Economic Stability Act, including Title III thereof.

12.14 General.

No delay of a Party in the exercise of, or the failure to exercise, any rights under this Agreement shall operate as a waiver of such rights, a waiver of any other rights under this Agreement or a release of the other Party from any of its obligations under this Agreement. Any provision declared or rendered unlawful by any applicable court of law or regulatory agency or deemed unlawful because of a statutory change will not otherwise affect the remaining lawful obligations that arise under this Agreement; and provided, further, that if such an event occurs, the Parties shall use their Commercially Reasonable Efforts to reform this Agreement in order to give effect to the original intention of the Parties. The term "including" when used in this Agreement shall be by way of example only and shall not be considered in any way to be in limitation. The headings used herein are for convenience and reference purposes only. The indemnity provisions of this Agreement shall survive the termination of this Agreement for the period of the applicable statute of limitations. The audit provisions of this Agreement shall survive the termination of this Agreement for a period of twelve (12) Months. This Agreement shall be binding on each Party's successors and permitted assigns.

12.15 Entire Agreement; Amendment.

This Agreement, together with any appendices, schedules, and any written supplements hereto constitutes the entire agreement between the Parties relating to the subject matter hereof. This Agreement shall be considered for all purposes as prepared through the joint efforts of the Parties and shall not be construed against one Party or the other as a result of the preparation, substitution, submission or other event of negotiation, drafting or execution hereof. Except to the extent herein provided for, no amendment or modification to this Agreement shall be enforceable unless reduced to writing and executed by both Parties.

12.16 Appendices.

The following Appendices are included in this Agreement for all purposes:

<u>Appendix A</u>	Contract Price and Minimum Production
<u>Appendix B</u>	Notice Addresses
<u>Appendix C</u>	Energy Storage System and Performance Criteria
<u>Appendix D</u>	Independent Engineers
<u>Appendix E</u>	Permits
<u>Appendix F</u>	Form of Letter of Credit
<u>Appendix G</u>	Calculation of Curtailed Amount Due to Dispatch Down
<u>Appendix H</u>	Scheduling and Coordination
<u>Appendix I</u>	Base Conditions and Facility Test Protocol
<u>Appendix J</u>	Interconnection Agreement
<u>Appendix K</u>	Calculation of Weather Hours
<u>Appendix L</u>	Calculation of Shortfall Damages

12.17 Special Provisions.

12.17.1 Prohibition Against Discrimination. It is the policy of GPA not to discriminate on the basis of age, race, sex, color, national origin, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services, and activities. With regard to all aspects of this Agreement, Seller certifies and warrants it will comply with this policy. No person shall be excluded from participation in, be denied benefits of, be discriminated against in the admission or access to, or be discriminated against in treatment or employment in GPA's contracted programs or activities, on the grounds of such person's handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal or Guam law; nor shall any person be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in performance of contracts with GPA or in the employment practices of GPA's contractors. Accordingly, all persons entering into contracts with GPA shall, upon request, be required to show proof of such nondiscrimination and to post notices of non-discrimination in conspicuous places that are available to all employees and applicants.

12.17.2 Prohibition Against Contingent Fees. Seller hereby represents that Seller has not been retained or retained any persons to solicit or secure a contract from GPA upon an agreement or understanding for a contingent commission, percentage, or brokerage fee, except for retention of bona fide employees or bona fide established commercial selling agencies for the purpose of securing business. Breach of the provisions of this section is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Government Authority.

12.17.3 Statement Concerning Ethical Standards. In accordance with 2 GAR, Div. 4 § 11103(b), Seller represents that it has not knowingly influenced and promises that it will not knowingly influence a government employee to breach any of the ethical standards set forth in 5 GCA Chapter 5 Article 11 (Ethics in Public Contracting) of the Guam Procurement Act and in Chapter 11 of the Guam Procurement

Regulations.

It shall be a breach of ethical standards for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy or other particular matter, pertaining to any program requirement of a contract or subcontract or to any solicitation or proposal therefor. It shall be breach of ethical standards for any payment, gratuity or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or a person associated therewith, as an inducement for the award of a subcontractor or order. Breach of the provisions of this paragraph is, in addition to a breach of this Agreement, a breach of ethical standards, which may result in civil or criminal sanction, debarment or suspension from being a contractor or subcontractor under any other contract with GPA and any Governmental Authority.

12.17.4 Prohibition Against Employment of Sex Offenders. Seller warrants that no person providing services on behalf of Seller or in its employment who has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 of the Guam Code Annotated, or convicted of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated regardless of the jurisdiction in which the conviction was obtained, shall provide services on behalf of Seller relative to this Agreement. If any person employed by Seller and providing services under this Agreement is convicted subsequent to the date of this Agreement, then Seller warrants that it will notify GPA of the conviction within twenty-four hours of being made aware of the conviction, and will immediately remove such convicted person from providing services under this Agreement. If Seller is found to be in violation of any of the provisions of this paragraph, then GPA shall give Notice to Seller to take corrective action. Seller shall take corrective action within twenty-four hours of Notice from GPA, and Seller shall notify GPA when action has been taken. If Seller fails to take corrective steps within twenty- four hours of Notice from GPA, then GPA in its sole discretion may suspend this Agreement temporarily upon prior written Notice to Seller until the individual in question is removed from service to GPA.

12.17.5 Wage Determination. Seller has read and understands the provisions of 5 GCA § 5801 and § 5802 governing wage and benefits determination. Seller acknowledges the obligation to pay its employees on Guam who are delivering services to Guam in accordance with the U.S. DOL Wages and Benefits Determination as stated in 5 GCA §§ 5801 and 5802. A copy of the most recent U.S. DOL Wages and Benefits Determination for the Guam Region is attached hereto and incorporated by reference to this Contract. Seller shall apply the Wage and Benefits Determination for Guam promulgated by the U.S. Department of Labor on a date most recent to the renewal date of the Contract in accordance with 5 GCA §§ 5801 and 5802.

12.18 Waiver of Immunity.

To the extent that GPA may in any jurisdiction claim for itself or its assets or revenues immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process, and to the extent that in any such jurisdiction there may be attributed to GPA or its assets or revenues such immunity (whether or not claimed), GPA agrees not to claim and irrevocably waives such immunity to the full extent permitted by the laws of such jurisdiction.

12.19 Contract Documents.

- (a) **Documents Included.** The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

1. This Renewable Energy Purchase Agreement (REPA), Interconnection Agreement (IA) and Amendments to the REPA and IA
2. Amendments to Multi-Step Bid No.: GPA-012-23
3. Multi-Step Bid No.: GPA-012-23
4. Seller's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

- (b) Discrepancies. In the case of discrepancies or conflicts between the above-referenced contract documents, the REPA and IA shall take precedence over GPA-012-23, and Seller's proposal submitted in response to the Multi-Step Bid. If Seller believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Seller shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.
- (c) Presumption of Familiarity. It will be conclusively presumed that Seller has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Seller is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the work. Ignorance of law on the part of Seller will not relieve Seller from responsibility.

IN WITNESS THEREOF, the Parties hereto made and executed this Agreement, signed by their duly authorized officers or individuals, as of the dates listed below.

GUAM POWER AUTHORITY
GPA or Buyer

PRU BARRIGADA, LLC
Seller

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: July __, 2025

By: _____

Name:

Title: President

Date: July __, 2025

[Signature Page to Renewable Energy Purchase Agreement]

APPENDICES

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APPENDIX A

CONTRACT PRICE, MINIMUM PRODUCTION AND GUARANTEED OUTPUT

Contract Year	Annual Contract Price (\$/MWh)	Estimated Annual Production (MWh) (= Minimum Production or Guaranteed Output)	90% of Minimum Production (MWh)
1	179.00	8,420.020	7,578.018
2	180.79	8,384.885	7,546.397
3	182.59	8,350.523	7,515.471
4	184.41	8,316.353	7,484.718
5	186.25	8,282.023	7,453.821
6	188.11	8,247.860	7,423.074
7	189.99	8,213.768	7,392.391
8	191.88	8,180.152	7,362.137
9	193.79	8,146.678	7,332.010
10	195.72	8,112.876	7,301.588
11	197.67	8,079.267	7,271.340
12	199.64	8,045.649	7,241.084
13	201.63	8,012.351	7,211.116
14	203.64	7,979.266	7,181.339
15	205.67	7,946.264	7,151.638
16	207.72	7,913.570	7,122.213
17	209.79	7,880.779	7,092.701
18	211.88	7,847.094	7,062.385
19	213.99	7,812.583	7,031.325
20	216.12	7,778.317	7,000.485
21	218.28	7,744.572	6,970.115
22	220.46	7,710.987	6,939.888
23	222.66	7,677.430	6,909.687
24	224.88	7,644.383	6,879.945
25	227.12	7,611.253	6,850.128

APPENDIX B

NOTICE ADDRESSES

[GPA and Seller shall complete the Notice Addresses prior to COD]

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APPENDIX C

ENERGY STORAGE SYSTEM AND PERFORMANCE CRITERIA

As part of the Facility, Seller shall install the Energy Storage System for the purpose of meeting GPA's requirements set forth in Section 4 and this Appendix C.

1.1 The Energy Storage System shall be comprised of:

3.45 MW/15 MWh Energy Storage System which will have the capability to control the Facility's ramp-rate under 1% of the Facility Capacity (i.e. 46 kW) per minute. The control period for the ramp-rate will be no more than 1 second and the Energy Storage System's performance will be verified as set out in this Appendix C below. The Energy Storage System may be dedicated to meet GPA's requirements for energy shifting and rapid reserve as described in Section 4.18.

1.2 Voltage and Frequency Ride-through

The Facility shall meet the voltage and frequency ride-through requirements shown in Table 1 below. Voltage and frequency measurements in the table are to be taken at the Delivery Point.

Table 1 – Voltage and Frequency Ride-through Settings

	Settings at Point of Interconnection (34.5 kV) (V is magnitude in per unit) (F is frequency in Hz) (T is time in seconds)	
	Setpoint	Trip Time
Under-voltage	$V < 0.88$	$T > 2.00$
Normal voltage	$0.88 < V < 1.10$	no trip allowed
Over-voltage	$1.10 < V < 1.20$	$T > 2.00$
Over-voltage	$1.20 < V$	$T > 0.16$
Under-frequency	$F < 57.0$	$T > 0.16$
Normal frequency	$57.0 < F < 63.0$	no trip allowed
Over-frequency	$63.0 < F$	$T > 0.16$

1.3 General Performance

1.3.1 Seller's output shall not produce undesirable effects on the GPA grid, such as issues with outages, frequency or voltage. GPA shall notify Seller of such undesirable effects and shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point until Seller has corrected the issue. GPA will not be required to pay for any curtailments during this period.

1.3.2 Evaluation of Performance Verification

During the Delivery Period, Seller shall submit a performance verification report of the Seller's output and Energy Storage System for GPA's review on a monthly basis. Seller shall also provide annual data storage in the Facility database and GPA SCADA.

1.4 Ramp-Rate Control Performance

1.4.1 Energy Storage System will control the ramping rate under 1% of the Facility Capacity (i.e. 46 kW) per minute and the control period for the ramping rate will be no more than 1 second. Detailed ramping control algorithm will be finalized through discussions between GPA and Seller after the final design of the Energy Storage System is put in place but no later than one (1) month before the commissioning test of the Facility will start. Notwithstanding the foregoing, Seller will be required to adhere to the ramp-rate control requirement specified in this Appendix C at all times, unless requested otherwise by PSCC, including the period when the Energy Storage System is used for energy-shifting purposes as described in Section 4.18.

1.4.2 Evaluation of Performance Verification

- (a) During the Delivery Period, on an annual basis, Seller shall carry out the evaluation process for the performance verification of the Energy Storage System, including power test and 1% ramp-rate control test in the presence of GPA, once every year with annual data storage in the Facility database and GPA SCADA. Seller shall include the 1% ramp-rate control success rate in the monthly report submitted to GPA. The performance data shall be downloaded from the Facility database by GPA for verification of success rate calculation.

Given that the meter logs data for delivered power at a given time, t , we can represent the ramp-rate controlled power in kW as:

$$P_{ramp} = |P(t) - P(t - \Delta t)|$$

The ramp-rate shall be calculated every second in one-minute intervals, using the following equation:

$$RR = \frac{|P(t) - P(t - \Delta t)|}{\Delta t}$$

or simply:

$$RR = \frac{P_{ramp}}{\Delta t}$$

Where:

t = time

Δt = 1 minute

$P(t)$ = ramp-rate-controlled power in kW at time, t

P_{ramp} = active power considering ramp-rate per 1min window

RR = the ramp-rate, in kW per minute

Satisfaction of the following equation shall be considered a failure case of ramp rate control performance:

$$P_{ramp} > 0.01 P_{rated}$$

Conversely, the satisfaction of the following equation shall be considered a success case of ramp-rate control performance:

$$P_{ramp} \leq 0.01 P_{rated}$$

- (b) Ramp-rate control shall be based on a plus or minus ($\pm$) 1% of rated power of 4.6MW plant (“Measured Value”).
- (c) At least 95 % of the total number of calculated ramp-rate-controlled power outputs must be successful.

Success rate of ramp-rate control output is calculated as follows:

$$SR_{annual} = \frac{N_{successes}}{N_{total}} \times 100\%$$

Where:

SR_{annual} = annual success rate (%)

$N_{successes}$ = number of successful tests in a year

N_{total} = number of tests (each second) in a year

The guaranteed success rate of 95% is considered to have been met by Seller during the energy production period if the following equation is satisfied:

$$\frac{N_{successes}}{N_{total}} \times 100\% \geq 95\%$$

or simply:

$$SR \geq 95\%$$

- (d) If the success rate exceeds the guaranteed 95%, GPA will not provide any credits or deductions against future penalties for under-performance. In other words, achieving a success rate higher than 95% will not offset or reduce penalties for failing to meet the 95% success rate in future periods.
- (e) The 1% ramp-rate guaranteed success rate shall be 95% for Contract Years 1 through 25.

1.4.3 Ramp-Rate Control Liquidated Damages

GPA will not pay for the portion of the energy that falls short of the guaranteed success rate. Specifically, liquidated damages will be applied if the guaranteed success rate for ramp control (95%) is not achieved for the energy delivery period.

The liquidated damages amount is calculated using the formula:

$$AP = (95\% - SR_{annual}) \times E \times C$$

Where:

AP = annual penalty, in USD (\$)
 SR_{annual} = Ramp Control Success Rate, in %
 E = contractor's total energy delivered at the POI for the delivery period (i.e. Contract Year), in MWh
 C = contract year energy price in \$/MWh

For example, if the calculated annual success rate for one contract year is 93%, then GPA will not pay for 2% (95%-93%) of the annual energy. The liquidated damages may be deducted from one of the monthly invoices or the Seller may issue a separate liquidated damages payment check to GPA. The liquidated damages calculation amount shall not exceed 2.5% of the annual energy delivered to the GPA grid.

APPENDIX D
INDEPENDENT ENGINEER

A&R Corporation, Barrigada, Guam
Acme Universal Inc., Barrigada, Guam
AECOM Technical Services, Inc., Hagatna, Guam
AIC International Inc., Hagatna, Guam
Allied Pacific Builders, Inc., Barrigada, Guam
American Builder LLC, Tumon, Guam
Amorient Contracting, Inc., Tamuning, Guam
Anen Construction, Dededo, Guam
APTIM, Tamuning, Guam
ARS Aleut Construction, Tamuning, Guam
ART Constructors LLC, Tamuning, Guam
Asanuma Corporation, Barrigada, Guam
Beacon Construction Co., Mangilao, Guam
Black Construction Corporation, Barrigada, Guam
Black and Veatch, Kansas City, Kansas
BME & Sons Inc., Barrigada, Guam
Brixco LLC, Tamuning, Guam
Brownstone Construction, Inc., Tamuning, Guam
BW24 Corporation, Tamuning, Guam
Caddell-Nan JV (CNJV), Montgomery, Alabama
CH Construction, LLC, Tamuning, Guam
Chugach Consolidated Solutions, LLC, Tamuning, Guam
CH2M HILL, Englewood, Colorado
Circle A Construction, Barrigada, Guam
Citi Development & Construction, Inc., Tamuning, Guam

Clayarch, Inc., Tamuning, Guam
CMS Corporation, Barrigada, Guam
Core Tech International Corporation, Tamuning, Guam
DMS Construction, Yigo, Guam
Detry Corporation, Tamuning, Guam
DLR Corporation, Tamuning, Guam
DN Tanks Inc., El Cajon, California
DZSP21 LLC, Hagatna, Guam
E.M.B. Electrical, Inc., Barrigada, Guam
EMC2 Mechanical, Inc., Barrigada, Guam
E3 Consulting, Denver, Colorado
Environmental Chemical Corporation (ECC), Tamuning, Guam
Fargo Pacific Inc., Hagatna, Guam
First Pacific Builders, LLC, Tamuning, Guam
Fix Builders, Barrigada, Guam
Future World Corporation, Barrigada, Guam
Geo-Engineering & Testing, Inc., Tamuning, Guam
Global Pacific Design Builders, LLC, Tamuning, Guam
GPPC, Inc., Saipan, Northern Mariana Islands
Granite Construction Company Guam, Tamuning, Guam
Green Community Development, dba Surface Solutions, Tamuning, Guam
GSI Pacific, Inc., Dededo, Guam
GTX Construction, LLC, Barrigada, Guam
Guam Advance Enterprises, Inc., Tamuning, Guam
Guam Marine Services, Inc., Yigo, Guam
Guam Pacific Mechanical and Electrical, LLC, Dededo, Guam
Hagens Inc., Tamuning, Guam
Hardwire Electrical, Dededo, Guam
Hawaiian Rock Products, Mangilao, Guam

HDCC Guam, LLC, Dededo, Guam
HDR, Omaha, Nebraska
Healy Tibbitts Builders, Inc., Hagatna, Guam
Hensel Phelps Construction Co., Tamuning, Guam
HEXEL Works, Inc. fma Rokko & Associates, Inc., Tamuning, Guam
HKS Inc., Dallas, Texas
I-Built Construction, Yigo, Guam
IAN Corporation, Barrigada, Guam
IMC Construction Group, Tamuning, Guam
Infratech International LLC, Tamuning, Guam
J&B Modern Tech, Tamuning, Guam
J&RS Equipment Company, Tamuning, Guam
Jacobs, Pasadena, California
JHC Corporation, Tamuning, Guam
JMI Edison, Tamuning, Guam
JMSI Electrical LLC, Tamuning, Guam
JRN Air Conditioning & Refrigeration, Inc., Tamuning, Guam
Kinden Corporation, Tamuning, Guam
Korando Corporation, Barrigada, Guam
LAA Construction, Barrigada, Guam
MCS Constructors Inc., Tamuning, Guam
Mega United Corp. Ltd., Tamuning, Guam
Modern International, Inc., Tamuning, Guam
Motorola, Inc., Harmon, Guam
Mott MacDonald Group, United Kingdom
MZ Corporation, Barrigada, Guam
N.C. Macario & Associates, Inc., Hagatna, Guam
Nakoa Guam, Inc., Tamuning, Guam
Nan Inc., Barrigada, Guam

NBBJ, Seattle, Washington
Obayashi Corporation, Dededo, Guam
P.E.P Construction, Barrigada, Guam
Pacific Armor Screen, Tamuning, Guam
Pacific Metal Works Corporation, Tamuning, Guam
Pacific Modair Corporation, Tamuning, Guam
Pacific Rim Constructors, Inc., Dededo, Guam
Pacific Unlimited Inc., Tamuning, Guam
Paxia Builders, Inc., Tamuning, Guam
Perkins+Will, Chicago, Illinois
PW Investment Corporation, Tamuning, Guam
QRONUS8 Corporation, Barrigada, Guam
Reaction Co., Barrigada, Guam
REG Builders General Construction, Dededo, Guam
Reliable Builders Inc., Tamuning, Guam
Relyant Global, LLC, Tamuning, Guam
SAIC, San Diego, California
SE Construction Corp, Tamuning, Guam
Serrano Construction and Development Corp., Dededo, Guam
Smithbridge Guam, Yigo, Guam
Southcall Construction, Dededo, Guam
Sumitomo Mitsui Construction Co. Ltd., Tamuning, Guam
TC Pacific Construction, LLC, Tamuning, Guam
TECHNI-CON, INC., Tamuning, Guam
Tetra Tech Inc., Pasadena, California
TG Engineers, PC, Barrigada, Guam
Triple Tech Incorporated, Barrigada, Guam
Tutugan Hill Group, Ltd., Tamuning, Guam
Uniss Enterprises, LLC, Tamuning, Guam

URS Corp., San Francisco, California

Valcon Guam, LLC, Barrigada, Guam

Vertex Guam, Barrigada, Guam

VICC International, LLC, Herndon, Virginia

VRM General Contractor, Tamuning, Guam

West Enterprises, Incorporated, Tamuning, Guam

WJ Construction Guam, LLC

DRAFT

APPENDIX E

PERMITS

[NOT USED]

DRAFT

APPENDIX F

FORM OF LETTER OF CREDIT

(Provided is sample which may be replaced by Bank / Financial Institution Form)

(Bank or Financial Institution)

_____, 202__

Irrevocable Standby Letter of Credit No. ____

Beneficiary:

Guam Power Authority

P.O. Box 2977

Guam 96932-2977

Attn:

Applicant:

Dear _____:

We hereby establish for the account of (Company Name) ("Applicant") our irrevocable standby letter of credit in your favor for an amount of USD \$[_____] ([_____] United States Dollars). Applicant has advised us that this letter of credit is issued in connection with the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between the Applicant, and Guam Power Authority (the "Beneficiary"). This letter of credit shall become effective immediately on the date hereof and shall expire on _____ [the date that is XX days after the date first set forth above] (such date, or such later date(s) as determined by Applicant in accordance with the next succeeding sentence, the "Expiration Date"). The Expiration Date can be extended on one or more occasions by written notice to us from the Applicant, provided that such written notice is received at least 10 days prior to the Expiration Date. This letter of credit is subject to the following:

1. Funds under this letter of credit shall be made available to Beneficiary against its draft drawn on us in the form of Annex 1 hereto, accompanied by (a) a certificate in the form of Annex 2 hereto, appropriately completed and signed by an authorized officer of Beneficiary, dated the date of presentation, and (b) the original of the letter of credit (the "Accompanying Documents") and presented at our office located at (Bank/Financial Institution Address) attention _____ (or at any other office which may be designated by us by written notice delivered to you). A presentation under this letter of credit may be made only on a day, and during hours, in which such office is open for business (a "Business Day"). If we receive your draft and the Accompanying Documents at such office on any Business Day, all in strict conformity with the terms and conditions of this letter of credit, we will honor the same by making payment in accordance with your payment instructions on the third succeeding Business Day after presentation.

2. This letter of credit shall terminate upon the earliest to occur of (i) our receipt of a notice in the form of Annex 3 hereto signed by an authorized officer of Beneficiary, accompanied by this letter of credit for cancellation, or (ii) our close of business at our aforesaid office on the Expiration Date, or if the Expiration Date is not a Business Day, then on the succeeding Business Day. This letter of credit shall be surrendered to us by you upon the earlier of presentation or expiration.

3. This letter of credit is issued and subject to the International Standby Practices 1998 (ISP98) International Chamber of Commerce Publication No. 590, and as to matters not addressed by ISP98, shall be governed by and construed in accordance with the laws of the State of New York and application of U.S. Federal Law.

4. This letter of credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except for Annexes 1, 2 and 3 hereto and the notices referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except as otherwise provided in this paragraph 4.

5. Communications with respect to this letter of credit shall be in writing and shall be addressed to us at the address referred to in paragraph 1 above, and shall specifically refer to this letter of credit no. _____.

Very truly yours,

Authorized signature
(Bank or Financial Institution)

under LETTER OF CREDIT No. _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

[Month, Day , Year]

On Sight

Pay to Guam Power Authority U.S. \$ _____ [not to exceed amount available to be drawn]

Wire to:

Bank's Name: Bank of Guam

Bank's Location: 111 Chalan Santo Papa St., Hagatna, Guam 96910

Bank's Mailing Address: P.O. Box BW, Hagatna, Guam 96932

Account Name: Guam Power Authority Revenue Fund Account

Acct. No.: (to be provided)

Routing No.: (to be provided)

For value received and charge to account of Letter of Credit No. _____ of (Company Name)

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Drawing under Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

The undersigned, a duly authorized officer of the Guam Power Authority, ("Beneficiary"), hereby certifies on behalf of Beneficiary to (Bank or Financial Institution) and to (Company Name) (the "Applicant") with reference to irrevocable standby Letter of Credit No. _____ (the "Letter of Credit") issued for the account of (Company Name) ("Applicant"), that:

- 1) pursuant to the Renewable Energy Purchase Agreement, dated as of _____, 202__, by and between Applicant and Beneficiary and as of the date hereof, Beneficiary is entitled to draw under the Letter of Credit;
- 2) by presenting this certificate and the accompanying sight draft, Beneficiary is requesting that payment in the amount of \$_____, as specified on said draft, be made under the Letter of Credit by wire transfer or deposit of funds into the account specified on said draft; and
- 3) the amount specified on the sight draft accompanying this certificate does not exceed the remaining amount to which Beneficiary is entitled to draft under said Renewable Energy Purchase Agreement.

In witness whereof, Beneficiary has caused this certificate to be duly executed and delivered by its duly authorized officer as of the date and year written below.

Date: _____

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

Notice of surrender of Letter of Credit No. _____

Date: _____

To:

(Bank or Financial Institution)

(Bank/Financial Institution Address)

Attn: _____

Re: Letter of Credit No. _____ issued for the account of (Company Name)

Ladies and Gentlemen:

We refer to your above-mentioned irrevocable standby Letter of Credit (the "Letter of Credit"). The undersigned hereby surrenders the Letter of Credit to you for cancellation as of the date hereof. No payment is demanded of you under this Letter of Credit in connection with this surrender.

Very truly yours,

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

APPENDIX G

CALCULATION OF CURTAILED AMOUNT DUE TO GPA DISPATCH DOWN

Buyer shall pay Seller, on the date payment would otherwise be due in respect of the day in which any curtailment is initiated by GPA for reasons other than Force Majeure or Seller Event of Default (“Dispatch Down”), an amount equal to the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such Dispatch Down, pursuant to the limitations provided in Appendix H, Section 1.2, which allow GPA to curtail energy delivered from Seller 2% of the Guaranteed Output in each Contract Year. The determination of the curtailed amount associated with any Dispatch Down shall be calculated as follows:

1) Identification of weather conditions for the period of Dispatch Down

For any period the Facility was Dispatched Down, Seller shall document the Weather Data associated therewith. (“Weather Data” means solar irradiation, ambient temperatures.)

2) Curtailed amount calculation

a. Seller shall use PVSyst energy simulation software or other software as agreed by the Parties to generate hypothetical generation amounts for the Dispatch Down period (curtailed amount MWh) by utilizing the Weather Data.

b. In addition to “Annual Facility Test” (as described in Section 4.9 of this Agreement), GPA shall be entitled to check the accuracy of the equipment associated with the Weather Data once in each Contract Year as agreed with Seller. However, GPA shall be entitled to additional Facility Tests if an issue arises with the measured data.

During Excused Hours,

- a. In the event only a part of the inverters are Dispatched Down, the curtailed amount shall be calculated using the average generation amount of the inverters in normal operation.
- b. In the event all of the inverters are Dispatched Down, the curtailed amount shall be calculated using the formula below. Provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used. If mutually agreed to by GPA and Seller, the formula and ratios in Table 1 may be adjusted if needed.

$$\sum_i EN_{AC\_i} = \sum PR_{monthly} * \left\{ P_{STC} * \left(\frac{G_{POA\_i}}{G_{STC}} \right) \right\} * TS_i$$

EN_{AC_i} = Net AC energy measured at the PV production meter during time step i [kWh]

P_{STC} = Total DC power installed based on module quantity and rated power [kW]

G_{POA_i} = Measured plane-of-array irradiance as the average of measurements

from all tilted pyranometers, averaged for time step i [W/m^2]

- G_{STC} = Irradiance at Standard Test Condition (STC) [$1000 \text{ W}/\text{m}^2$]
 TS_i = Time step duration for the data interval i (5 minutes = 0.08333hr) [hr]
 i = 5 minute time step
 $PR_{Monthly}$ = Monthly PR based on PVsyst (from Table 1 – Base Case Performance Ratios)

Table 1 – Base Case Performance Ratios [to be completed based on Independent Engineer Report]

Month	Monthly PR [%]	Ambient Temperature[°C] (Applied in Monthly PR)	POA irradiance[kWh/m²] (Applied in Monthly PR)
January	87.2	27.8	165.0
February	87.1	27.5	167.5
March	85.7	27.6	205.8
April	85.2	28.2	208.4
May	85.7	28.8	210.3
June	86.5	29.0	194.2
July	87.1	28.8	172.0
August	87.6	28.7	153.8
September	86.5	28.7	148.4
October	87.0	28.6	145.4
November	88.4	28.8	117.7
December	88.3	28.5	126.3

APPENDIX H

SCHEDULING AND COORDINATION PROCEDURES⁶

The Parties acknowledge that as of the Effective Date GPA has not yet established protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process. As soon as practicable, in consultation with Seller (and after taking into account and accommodating Seller's reasonable comments), GPA shall establish such protocols. As soon as practicable after such protocols have been established, become effective and been provided to Seller, but not more than ninety (90) days thereafter, Seller shall use commercially reasonable efforts to cause the Project to become certified as an available resource, including negotiating and executing documents to become an available resource in Guam. Following certification and whenever applicable, Seller shall use commercially reasonable efforts to comply with all additional reasonable protocols issued by GPA relating to available resources during the Delivery Period, and GPA shall consult with Seller (and take into account and accommodate Seller's reasonable comments) in connection with the preparation of any such additional protocols. Seller shall not be required to incur additional costs to comply with such future protocols or to become an available resource under future requirements to be established by GPA. In the event that any protocols for scheduling (firm or intermittent) power to permit solar energy generating projects to participate in GPA's scheduling process is established after the Effective Date and such protocols conflict with the procedures set forth in this Appendix H, the procedures set forth in this Appendix H shall control.

1.1 General

- (a) Notices. Seller shall submit to GPA notices and updates required under this Agreement regarding the Project's status, including, but not limited to, outage requests, Forced Outages and Forced Outage reports. If a web based system is not available, Seller shall promptly submit such information to GPA (in order of preference) telephonically, by electronic mail, or facsimile transmission to the personnel designated to receive such information. Seller shall also provide additional reporting requirements specified by the GPA Power System Control Center.
- (b) GPA Settlements. GPA shall be responsible for all settlement functions within GPA related to the Project.
- (c) Resource Data Template. Seller shall provide the data to GPA that is required for GPA's resource data template (or successor data system) for the Project consistent with this Agreement. Neither Party shall change the template for such data without the other Party's prior written consent.
- (d) Annual Delivery Schedules. No later than forty-five (45) days before (A) the first day of the first Contract Year and (B) the beginning of each calendar year for every subsequent Contract Year during the Delivery Period, Seller shall provide a non-binding forecast of each month's average-day expected Actual Renewable Energy for the following calendar year.

⁶ Appendix H and scheduling and coordination procedures TBD (including PSCC requirements for Hourly Reports, Daily Production Reports, etc.).

- (e) Monthly Delivery Schedules. Ten (10) Business Days before the beginning of each month during the Delivery Period, Seller shall provide a non-binding forecast of each day's average expected Actual Renewable Energy for the following month ("Monthly Delivery Forecast") .
- (f) Daily Delivery Schedules. By 5:30 AM Guam Prevailing Time on the Business Day immediately preceding the date of delivery, Seller shall provide GPA with a non-binding forecast of the Project's available energy (a "Day-Ahead Forecast"). A Day-Ahead Forecast provided in a day prior to any non-Business Day(s) shall include Schedules for the immediate day, each succeeding non-Business Day and the next Business Day. Each Day-Ahead Forecast shall clearly identify, for each hour, Seller's estimate of the Project's available energy. Seller may not change such Schedule past the deadlines provided in this section except in the event of a Forced Outage or Schedule change imposed by GPA, in which case Seller shall promptly provide GPA with a copy of any and all updates to such Schedule indicating changes from the then-current Schedule. These notices and changes to the Schedules shall be sent to GPA's on-duty scheduling coordinator. If Seller fails to provide GPA with a Day-Ahead Forecast as required herein, then for such unscheduled delivery period only GPA shall rely on the delivery Schedule provided in the Monthly Delivery Forecast or GPA's best estimate based on information reasonably available to GPA and Seller shall be liable for Scheduling and delivery based on such Monthly Delivery Forecast or GPA's best estimate.
- (g) Hourly Delivery Schedules. Notwithstanding anything to the contrary herein, in the event Seller makes a change to its Schedule on the actual date of delivery for any reason, including Forced Outages (other than a scheduling change imposed by GPA), that results in a change to its deliveries (whether in part or in whole), Seller shall notify GPA immediately by calling GPA's on-duty scheduling coordinator. Seller shall notify GPA of Forced Outages in accordance with this Agreement. Seller shall keep GPA reasonably informed of any developments that are reasonably expected to affect either the duration of the outage or the availability of the Project during or after the end of the outage.

1.2 Dispatch Down/Curtailment.

- (a) GPA shall have the right to order Seller to curtail deliveries of Renewable Energy from the Project to the Delivery Point pursuant to a Notice of a Dispatch Down (as defined in Appendix G) delivered to Seller at least one (1) day prior to the curtailment date, when practical, provided that the value attributable to any Renewable Energy curtailed of more than 2% of the Guaranteed Output for any Contract Year which is not delivered during such curtailment periods, whether for transmission/distribution unavailability, operational dispatch or pre-set ramping parameters or otherwise shall be reimbursed in accordance with subsection (d) below.
- (b) Seller shall have the right in its discretion to make up any curtailed quantities, as calculated in accordance with Appendix G, of Renewable Energy as a result of a Dispatch Down ("Dispatch Down Makeup Production"), for which it is not reimbursed pursuant to this Appendix H, in the first and any subsequent

Contract Year in which at least the Minimum Production is delivered and to extend the Term to the extent necessary, but not to exceed six (6) months, to make up any curtailed quantities. The Contract Price for the Contract Year in which the make-up occurs shall apply to Dispatch Down Makeup Production. Production in excess of Guaranteed Output for any Contract Year as set forth in the third column of Appendix A will first be applied to any previous years' Deficiency Amounts, then to Dispatch Down Makeup Production, then treated under this Agreement as production in excess of Guaranteed Output.

- (c) GPA shall provide to Seller all technical information necessary to justify and support each Dispatch Down. Seller agrees to reduce the Project's Renewable Energy as set forth in such a Notice of Dispatch Down that meets the requirements set forth herein.
- (d) For each MWh of Renewable Energy from the Facility curtailed by GPA until the end of this Agreement, GPA shall pay Seller, on the date payment would otherwise be due in respect of the month in which any such curtailment occurred, an amount equal to the product of the Contract Price times the amount of Renewable Energy that Seller could reasonably have delivered to GPA but for such curtailment ("Lost Revenue"); provided that no Lost Revenue shall be due and payable from GPA to Seller for curtailments of up to 2% of the Guaranteed Output and curtailments due to undesirable effects on the GPA grid caused by Seller's output.
- (e) For purposes of clarification, no curtailment by GPA, as a result of a warranted failure of or defect in the interconnection facilities transferred by Seller to GPA pursuant to the Interconnection Agreement, during the one-year warranty term thereof, shall count against the 2% curtailment threshold set forth above. During the one-year warranty term of the interconnection facilities transferred, any curtailment by GPA which results from such failure of or defect in the interconnection facilities transferred will not be eligible for reimbursement by GPA to Seller as Lost Revenue payments.

1.3 Outage Notification.

- (a) Planned Outages. Seller shall schedule Planned Outages in accordance with Good Utility Practices and with the prior written consent of GPA, which consent may not be unreasonably withheld, conditioned or delayed. Nonetheless, the Parties acknowledge that in all circumstances, Good Utility Practices shall dictate when Planned Outages should occur. Seller shall notify GPA of Seller's proposed Planned Outage schedule for the Project for the following calendar year by submitting a written Planned Outage schedule no later than October 1st of each year during the Delivery Period. The Planned Outage schedule is subject to GPA's concurrence, which concurrence may not be unreasonably withheld, conditioned or delayed. GPA shall promptly respond with its approval or with reasonable modifications to the Planned Outage schedule and Seller shall use its commercially reasonable efforts in accordance with Good Utility Practices to accommodate GPA's requested modifications. Notwithstanding the submission of the Planned Outage schedule described above, Seller shall also submit a completed form of outage notification to GPA no later than fourteen (14) days prior to each Planned

Outage and reasonably appropriate outage information or requests to GPA. Seller shall contact GPA with any requested changes to the Planned Outage schedule if Seller believes the Project must be shut down to conduct maintenance that cannot be delayed until the next scheduled Planned Outage consistent with Good Utility Practices. Seller shall not change its Planned Outage schedule without GPA's concurrence, not to be unreasonably withheld, conditioned or delayed.

- (b) Forced Outages. Within two hours of any Forced Outage Seller shall submit a completed form of outage notification to GPA in accordance with the instructions shown on the agreed form and shall submit outage information to GPA. Seller shall not substitute Renewable Energy from any other source for the output of the Project during a Forced Outage.
- (c) Coordination with GPA. GPA shall cooperate with Seller in arranging and coordinating all Project outages.

1.4 Operations Logs and Access Rights.

- (a) Operations Logs. Seller shall maintain a log of all material operations and maintenance information on a daily basis. Such log shall include, but not be limited to, information on power production, efficiency, availability, maintenance performed, outages, results of inspections, manufacturer recommended services, replacements, and control settings or adjustments of equipment and protective devices. Seller shall maintain this information for at least two (2) years and shall provide this information electronically to GPA within five days of GPA's request.
- (b) Access Rights. GPA, its authorized agents, employees and inspectors shall have the right of ingress to and egress from the Project during normal business hours upon reasonable advance notice and for any purposes reasonably connected with this Agreement and in accordance with Section 12.4 and the other applicable requirements of this Agreement.

APPENDIX I

BASE CONDITIONS AND FACILITY TEST PROTOCOL **[GPA and Seller shall complete a mutually agreed process for commissioning and performance testing prior to COD and to any curtailment claims]**

1. Notice of Test plan to GPA

2. Facility Test

There are two types of “Facility Test”: “Ramp-Rate Control” and “Output Capacity Test” performed for 1 (one) day each. Both tests can be performed on the same day. For example, if the Ramp-Rate Control Test is successful while conducting the Output Capacity Test, both tests are considered to have met the test requirements. Before the test, SCADA should be installed completely for data acquisition and analysis, and data such as power generation and irradiation should be collected automatically. The “Facility Test” results could be differ depending on the weather condition, so if it is determined that there is a weather condition problem, “Facility Test” should be performed another day within a week.

2.1 Ramp Rate Control

- (1) Test procedure for one day follows “1.3.2 Evaluation Performance Verification of Appendix C.”
- (2) If success rate is equal or greater than the Guaranteed Success Rate (in Appendix C), then Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If success rate is less than the Guaranteed Success Rate (in Appendix C), then contractor shall analyze and solve the cause, and test should be performed the following day.

2.2 Output Capacity

- (1) One day output capacity should be measured at Delivery Point.
- (2) If measured one day output capacity values is equal or greater than 90% of the expected average daily output capacity as set forth in the fourth column of Appendix A ([“90% of Minimum Production (MWh)”]/365), then the Facility shall be deemed to be operated in accordance to its Design Capacity.
- (3) If measured one day output capacity value is less than 90% of expected average daily output capacity ([“90% of Minimum Production (MWh)”]/365), then contractor shall compare the irradiance of tested day and expected irradiance ($2268.7/365 = \text{total sum of “POA irradiance [kWh/m}^2\text{] (Applied in Monthly PR)” of Appendix G/365}$). If irradiance of tested day is less than expected irradiance, then test should be performed another day within a week.

3. Exclusion

The Facility Test shall be redone if any of the following occur during the Facility Test:

- (a) Failure of Facility to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- (b) Force Majeure events or GPA Delays; or
- (c) Disconnection from the utility grid not caused by Seller or its subcontractors.

APPENDIX J

INTERCONNECTION AGREEMENT

DRAFT

INTERCONNECTION AGREEMENT

BETWEEN

GUAM POWER AUTHORITY

AND

PRU BARRIGADA, LLC

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ATTACHMENTS

Attachment 1 – Glossary of Terms

Attachment 2 – Description and Costs of the Generating Facility, Interconnection Facilities, and Metering Equipment

Attachment 3 – One-line Diagram Depicting the Generating Facility, Interconnection Facilities and Metering Equipment

Attachment 4 – Milestones

Attachment 5 – Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Attachment 6 – Distribution Provider's Description of its Network Upgrades and Network Upgrade Costs

Attachment 7 - Bill of Sale

Attachment 8 – Recommendation of System Impact Study

Attachment 9 – Engineering Drawings and Details for Reference

INTERCONNECTION AGREEMENT

This Interconnection Agreement ("Agreement") is made and entered into this _____ day of _____, 2025 (the "Effective Date"), by Guam Power Authority ("GPA" or "Distribution Provider"), and PRU BARRIGADA, LLC ("Interconnection Customer" or "Contractor") each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties."

Distribution Provider Information

Distribution Provider: Guam Power Authority
Attention: John M. Benavente, P.E., General Manager
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3180
Email: jbenavente@gpagwa.com
Fax: (671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

Interconnection Customer Information

Interconnection Customer: PRU BARRIGADA, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning, Guam,
96913
Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Interconnection Customer Application No: [2025-]

In consideration of the mutual covenants set forth herein, the Parties agree as follows:

Article 1. Scope and Limitations of Agreement

- 1.1 This Agreement governs the terms and conditions under which the Interconnection Customer's Generating Facility will interconnect with, and operate in parallel with, the Distribution System.
- 1.2 This Agreement does not constitute an agreement to purchase or deliver the Interconnection Customer's power. The purchase or delivery of power and other services that the Interconnection Customer may require will be covered under a separate agreement. The Interconnection Customer will be responsible for separately making all necessary arrangements (including scheduling) for delivery of electricity to GPA in accordance with GPA's standard procedures, as provided by GPA to Interconnection Customer no later than ninety (90) days prior to commencement of testing of the Generating Facility.
- 1.3 Responsibilities of the Parties
 - 1.3.1 The Parties shall perform all obligations of this Agreement in accordance with all Applicable Laws and Regulations, Operating Requirements, and Good Utility Practice.
 - 1.3.2 The Interconnection Customer shall construct, interconnect, operate and maintain its Generating Facility and construct or cause to be constructed the Interconnection Facilities in accordance with this Agreement, Good Utility Practice and the requirements of Section 1.3.4 below.
 - 1.3.2.1 The cost of constructing, interconnecting, operating and maintaining the Generating Facility shall be borne entirely by Interconnection Customer.
 - 1.3.2.2 The cost of developing, designing, procuring, constructing and installing the Interconnection Facilities shall be borne by Interconnection Customer
 - 1.3.2.3 On or before the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), the Interconnection Customer shall transfer the Interconnection Facilities (other than as contemplated in this Agreement, Renewable Energy Purchase Agreement or as otherwise agreed to between the Parties) to GPA by execution and delivery of the Bill of Sale attached hereto as Attachment 7.
 - 1.3.3 GPA shall operate and maintain the Distribution System, the Interconnection Facilities and the Network Upgrades in accordance with this Agreement and Good Utility Practice.

1.3.3.1 The Parties agree that System Stability Upgrades and Network Upgrades will be required solely as a result of Interconnection Customer installing the Generating Facility and the Interconnection Facilities.

1.3.4 The Interconnection Customer agrees to construct the Interconnection Facilities in accordance with applicable specifications that meet or exceed those provided by the National Electrical Safety Code, the American National Standards Institute, IEEE Standards, Underwriter's Laboratory, and Operating Requirements in effect at the time of construction and other applicable national and local codes and standards. This is to include GPA equipment and construction technical specifications and standards. The Interconnection Customer agrees to design and install its Generating Facility so as to reasonably minimize the likelihood of a disturbance adversely affecting or impairing the system or equipment of GPA.

1.3.5 Interconnection Customer shall be responsible for the safe installation of the Interconnection Facilities. Following transfer by Interconnection Customer in accordance with Section 1.3.2.3, GPA shall be responsible for the safe operation, maintenance, repair, inspection and condition of the Interconnection Facilities and the Distribution System, including System Stability Upgrades and Network Upgrades.

1.3.6 GPA shall provide without cost to Interconnection Customer the reasonable use of labor, personnel and equipment necessary for Interconnection Customer's installation of the Small Generating Facility and the Interconnection Facilities, so long as GPA does not incur material out-of-pocket cost or constraint of resources as a result thereof.

1.4 Parallel Operation Obligations

Once the Generating Facility has been authorized to commence parallel operation, the Interconnection Customer shall abide by all rules and procedures pertaining to the parallel operation of the Generating Facility in the Guam control area, including, but not limited to: 1) the rules and procedures concerning the operation of generation set forth by the Distribution Provider for the Distribution System and 2) the Operating Requirements set forth in Appendix H of the Renewable Energy Purchase Agreement.

1.5 Metering

The Parties' responsibilities with respect to purchase, installation, operation, maintenance, testing, repair and replacement of metering and data acquisition equipment are specified in Section 7.4 of the Renewable Energy Purchase Agreement.

1.6 Reactive Power

The Interconnection Customer shall design its Generating Facility to maintain a composite power delivery at continuous rated power output at the Point of Interconnection at all power factors over the range of 0.8 leading to 0.8 lagging, unless GPA has established different requirements that apply to all similarly situated generators in the control area on a comparable basis. The Generating Facility shall be capable of continuous dynamic operation throughout the power factor design range as measured at the Point of Interconnection.

1.7 Definitions

Capitalized terms used herein shall have the meanings specified in the Glossary of Terms in Attachment 1 or the body of this Agreement.

Article 2. Inspection, Testing, Authorization, and Right of Access

2.1 Equipment Testing and Inspection

2.1.1 The Interconnection Customer shall test and inspect its Generating Facility and the Interconnection Facilities prior to interconnection. Interconnection Facilities tests and inspections shall comply with GPA requirements for Site Acceptance Testing. The Interconnection Customer shall notify GPA of such activities no fewer than five Business Days (or as may be agreed to by the Parties) prior to such testing and inspection. The notification shall be made by submitting a test plan for GPA's approval prior to the first scheduled testing date. GPA shall provide feedback within ten (10) business days. The test plan shall include all relevant testing details including but not limited to the date and time of each test, and expected MW and MVAR output of the Generating Facility. Testing and inspection shall occur on a Business Day. GPA may, at its own expense, send qualified personnel to the Generating Facility site to inspect the interconnection and observe the testing. The Interconnection Customer shall provide GPA a written test report when such testing and inspection are completed.

2.1.1.1 Site Acceptance Testing (SAT) and inspection of interconnection infrastructure and equipment shall be performed by a NETA certified test group or accredited organization as part of the Interconnection Customer's test and inspection plan. SAT test reports for interconnection infrastructure and equipment shall be certified by the NETA certified group or organization.

2.1.2 GPA shall provide the Interconnection Customer written acknowledgment within five (5) Business Days, that it has received the Interconnection Customer's written test report. Such written acknowledgment shall not be deemed to be or construed

as any representation, assurance, guarantee, or warranty by GPA of the safety, durability, suitability, or reliability of the Generating Facility or any associated control, protective, and safety devices owned or controlled by the Interconnection Customer or the quality of power produced by the Generating Facility.

2.2 Authorization Required Prior to Parallel Operation

- 2.2.1 GPA has listed applicable parallel operation requirements in Appendix H of the Renewable Energy Purchase Agreement. Additionally, GPA shall notify the Interconnection Customer of any changes to these requirements as soon as they are known. GPA shall make Reasonable Efforts to cooperate with the Interconnection Customer in meeting requirements necessary for the Interconnection Customer to commence parallel operations by the in-service date specified in Attachment 4.
- 2.2.2 The Interconnection Customer shall not operate its Generating Facility in parallel with the Distribution System without the one-time prior written authorization of GPA. GPA will provide such authorization once GPA receives notification that the Interconnection Customer has complied with all applicable parallel operation requirements set forth in Appendix H of the Renewable Energy Purchase Agreement. Such authorization shall not be unreasonably withheld, conditioned, or delayed.
- 2.2.3 GPA shall have control of the power distribution system including the interconnecting distribution line breaker at the point of interconnection.

2.3 Right of Access

- 2.3.1 Upon reasonable notice, GPA may send a qualified person to the premises of the Interconnection Customer at or immediately before the time the Generating Facility first produces energy to inspect the interconnection, and observe the commissioning of the Generating Facility (including any required testing), startup, and operation for a period of up to three (3) Business Days after initial start-up of the unit.
- 2.3.2 Following the initial inspection process described above, at reasonable hours, and upon reasonable notice, or at any time without written notice in the event of an emergency or hazardous condition, GPA shall have access to the Interconnection Customer's premises for any reasonable purpose in connection with the performance of the obligations imposed on it by this Agreement or if necessary to meet its legal obligation to provide service to its customers. Within forty-eight (48) hours after a GPA access due to an emergency or hazardous condition, GPA

shall provide a written summary of any such access and of any work performed during such access.

- 2.3.3 Each Party shall be responsible for its own costs associated with following this article.

Article 3. Effective Date, Term, Termination, and Disconnection

3.1 Effective Date

This Agreement shall become effective on the Effective Date.

3.2 Term of Agreement

This Agreement shall become effective on the Effective Date and shall remain in effect for a period of twenty-five (25) years, and plus optional five (5) years according to the Renewable Energy Purchase Agreement, from the Commercial Operation Date (as defined in the Renewable Energy Purchase Agreement), or such other longer period as the Interconnection Customer may request and shall be automatically renewed for each successive one-year period thereafter, unless terminated earlier in accordance with Article 3.3 of this Agreement. In no event, however, shall GPA be entitled to terminate this Agreement unless and until the Renewable Energy Purchase Agreement is terminated.

3.3 Termination

No termination shall become effective until the Parties have complied with all Applicable Laws and Regulations applicable to such termination.

- 3.3.1 The Interconnection Customer may terminate this Agreement at any time by giving GPA twenty (20) Business Days written notice.

- 3.3.2 Distribution Provider may terminate this Agreement if the Generating Facility has ceased commercial operation for three (3) consecutive years, beginning with the last date of commercial operation for the Generating Facility, after giving the Interconnection Customer twenty (20) Business Days advance written notice. The Small Generating Facility will not be deemed to have ceased commercial operation for purposes of this Article 3.3.2 if the Interconnection Customer can document that it has taken other significant steps to maintain or restore operational readiness of the Generating Facility for the purpose of returning the Generating Facility to commercial operation as soon as possible.

- 3.3.3 Either Party may terminate this Agreement after Default pursuant to Article 6 of the Renewable Energy Purchase Agreement.
- 3.3.4 Upon termination of this Agreement, the Generating Facility will be disconnected from the Distribution System. All costs required to effectuate such disconnection shall be borne by the terminating Party, unless such termination resulted from the non-terminating Party's Default of this Agreement or such non-terminating Party otherwise is responsible for these costs under this Agreement.
- 3.3.5 The termination of this Agreement shall not relieve either Party of its liabilities and obligations, owed or continuing at the time of the termination.
- 3.3.6 The provisions of this Article shall survive termination or expiration of this Agreement.

3.4 Temporary Disconnection

Temporary disconnection shall continue only for so long as reasonably necessary under Good Utility Practice in accordance with Section 1.2(d) of Appendix H of the Renewable Energy Purchase Agreement.

3.4.1 Emergency Conditions

"Emergency Condition" shall mean a condition or situation: (1) that in the judgment of the Party making the claim is imminently likely to endanger life or property; or (2) that, in the case of GPA, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Distribution System or the Interconnection Facilities; or (3) that, in the case of the Interconnection Customer, is imminently likely (as determined in a non-discriminatory manner) to cause a material adverse effect on the security of, or damage to, the Generating Facility, or with respect to the Interconnection Facilities until transferred to GPA pursuant to this Agreement. Under Emergency Conditions, if GPA believes that the Emergency Condition may reasonably be expected to affect the Distribution System or the Interconnection Facilities, GPA may immediately suspend interconnection service and temporarily disconnect the Generating Facility. GPA shall notify the Interconnection Customer promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Interconnection Customer's operation of the Generating Facility. The Interconnection Customer shall notify GPA promptly when it becomes aware of an Emergency Condition that may reasonably be expected to affect the Distribution System. To the extent information is known, the notification shall describe the Emergency Condition, the extent of the damage or

deficiency, the expected effect on the operation of both Parties' facilities and operations, its anticipated duration, and the necessary corrective action.

3.4.2 Routine Maintenance, Construction, and Repair by GPA

GPA may interrupt interconnection service or curtail the output of the Generating Facility and temporarily disconnect the Generating Facility from the Distribution System when necessary, according to Good Utility Practice, for routine maintenance and non-emergency construction and repairs on the Distribution System. GPA shall provide the Interconnection Customer with ten (10) Business Days notice prior to such interruption. GPA shall use Reasonable Efforts to coordinate such reduction or temporary disconnection with the Interconnection Customer. The interruption or curtailment shall continue only for so long as reasonably necessary under Good Utility Practice.

3.4.3 Forced Outages for Emergency Repairs

During any forced outage, GPA may suspend interconnection service to effect immediate repairs on the Distribution System. GPA shall use Reasonable Efforts to provide the Interconnection Customer with prior notice. If prior notice is not given, GPA shall, upon request, provide the Interconnection Customer written documentation after the fact explaining the circumstances of the disconnection.

3.4.4 Adverse Operating Effects

GPA shall notify the Interconnection Customer as soon as practicable if, based on Good Utility Practice, there is a significant probability that operation of the Generating Facility will cause damage to the Distribution System. Supporting documentation used to reach the decision to disconnect shall be provided to the Interconnection Customer upon request. If, after notice, the Interconnection Customer fails to remedy the adverse operating effect within a reasonable time, GPA may disconnect the Generating Facility. GPA shall provide the Interconnection Customer with five (5) Business Days notice of such disconnection, unless the provisions of Article 3.4.1 apply.

3.4.5 Modification of the Generating Facility

The Interconnection Customer must receive written authorization from GPA before making any change to the Generating Facility that may have a material impact on the safety or reliability of the Distribution System. Such authorization shall not be unreasonably withheld. Modifications shall be done in accordance with Good Utility Practice. If the Interconnection Customer makes such modification without GPA's prior written authorization, GPA shall have the right

to temporarily disconnect the Generating Facility until the Interconnection Customer makes necessary changes in order for the Generating Facility not to have a material impact on the safety or reliability of the Distribution System.

3.4.6 Reconnection

The Parties shall cooperate with each other to restore the Generating Facility, Interconnection Facilities, and the Distribution System to their normal operating state as soon as reasonably practicable following a temporary disconnection.

3.4.7 Outages During Construction Requested by the Interconnection Customer

For all scheduled outages required to perform the work, the Interconnection Customer shall:

- A. Submit a written request to the GPA Power System Control Center, addressed to the Chief Dispatcher, two weeks (14 days) prior to the outage date. Outages will not be granted without a written request.
- B. Coordinate closely with the GPA T&D Superintendent of Overhead and/or Underground Lines, or his designated representative.
- C. For outages affecting GPA customers, limit outages to a maximum of six (6) hours daily. GPA Customers shall not experience a scheduled interruption exceeding six (6) hours per day. Scheduled interruptions affecting the same customers on consecutive days are also not permitted.
- D. For outages affecting transmission circuits only (and not affecting GPA customers), limit outages to eight (8) hours per day (8:00 AM to 4:00 PM).
- E. Submit an outage plan on areas affecting schools to GPA for approval prior to the start of work. The following shall be incorporated in the outage plan in addition to the requirements indicated above:
 - i. Outages shall not be permitted during school hours.
 - ii. The outage plan shall be practical and incorporated in the project schedule to meet the required completion date.
 - iii. GPA will not consider any requests for time extension due to outage restrictions caused by school schedules.
- F. For outages affecting Navy circuits, submit a written request to GPA and Navy DZSP 30 days prior to the outage date. The Interconnection Customer shall directly coordinate with Navy DZSP for outages affecting navy circuits.
- G. Submit outage requests for one work location per day. Due to manpower limitations to monitor contractors and potential power quality issues, GPA will not approve outages at two separate work locations.

GPA will be responsible for de-energizing and re-energizing circuits as required by the project. GPA will also be responsible for notifying the media and public announcements regarding the planned outages.

Article 4. Cost Responsibility for Interconnection Facilities

4.1 Interconnection Facilities

The Interconnection Customer shall install and pay for the cost of the Interconnection Facilities itemized in Attachment 2 of this Agreement, and as further set forth in Section 1.3.

4.2 System Stability Upgrades

It is agreed that system operational characteristic changes or Generator Facility modifications shall be required to be installed by the Interconnection Customer as a result of the development, installation or operation of the Generating Facility or other generation installed in Guam.

Article 5. Network Upgrades

5.1 (Reserved)

5.2 (Reserved)

Article 6. Billing, Payment, Milestones, and Financial Security

6.1 Milestones

The Parties shall, prior to financial closing under the Financing Documents (as defined under the Renewable Energy Purchase Agreement) agree on milestones for which each Party is responsible and list them in Attachment 4 of this Agreement. A Party's obligations under this provision may be extended by agreement. If a Party anticipates that it will be unable to meet a milestone for any reason other than a Force Majeure Event as that term is defined in Section 1.49 of the Renewable Energy Purchase Agreement, it shall immediately notify the other Party of the reason(s) for not meeting the milestone and (1) propose the earliest reasonable alternate date by which it can attain this and future milestones, and (2) request appropriate amendments to Attachment 4. The Party affected

by the failure to meet a milestone shall not unreasonably withhold agreement to such an amendment unless (1) it will suffer significant uncompensated economic or operational harm from the delay, (2) attainment of the same milestone has previously been delayed, or (3) it has reason to believe that the delay in meeting the milestone is intentional or unwarranted notwithstanding the circumstances explained by the Party proposing the amendment.

Article 7. Not Used

Article 8. Contract Documents

8.1 Documents Included

The following list of documents which are attached hereto, bound herewith or incorporated herein by reference shall constitute the contract documents, all of which are made a part hereof, and collectively evidence and constitute the contract between the parties hereto, and they are as fully a part of this Agreement as if they were set out verbatim and in full herein, and are designated as follows in their order of precedence:

- A. This Interconnection Agreement (IA) and Renewable Energy Purchase Agreement (REPA) and Amendments to the IA and REPA
- B. Amendments to Multi-Step Bid No.: GPA-012-23
- C. Multi-Step Bid No.: GPA-012-23
- D. Contractor's Proposals and Submittals for Multi-Step Bid No.: GPA-012-23

8.2 Discrepancies

In the case of discrepancies or conflicts between the above-referenced contract documents, the IA and REPA shall take precedence over GPA-012-23, and Contractor's proposal submitted in response to the Multi-Step Bid. If Contractor believes that there is any discrepancy or inconsistency between this Agreement and the other contract documents, Contractor shall bring such discrepancy to the attention of the General Manager before proceeding with the work affected thereby.

8.3 Presumption of Familiarity

It will be conclusively presumed that Contractor has read, examined and agreed to each and every term, condition, provision, covenant or agreement contained within each and every Contract Document. Contractor is assumed to be familiar with all federal (U.S.) and local laws, ordinances, rules and regulations of Guam that in any manner affect the

work. Ignorance of law on the part of Contractor will not relieve Contractor from responsibility.

Article 9. Confidentiality

- 9.1 Confidential Information shall mean any confidential and/or proprietary information provided by one Party to the other Party that is clearly marked or otherwise designated “Confidential.” For purposes of this Agreement all design, operating specifications, and metering data provided by the Interconnection Customer shall be deemed Confidential Information regardless of whether it is clearly marked or otherwise designated as such.
- 9.2 Confidential Information does not include information previously in the public domain, required to be publicly submitted or divulged by Governmental Authorities (after notice to the other Party and after exhausting any opportunity to oppose such publication or release), or necessary to be divulged in an action to enforce this Agreement. Each Party receiving Confidential Information shall hold such information in confidence and shall not disclose it to any third party nor to the public without the prior written authorization from the Party providing that information, except to any permitted discloser of Confidential Information pursuant to the Renewable Energy Purchase Agreement, to fulfill obligations under this Agreement, or to fulfill legal or regulatory requirements.
- 9.2.1 Each Party shall employ at least the same standard of care to protect Confidential Information obtained from the other Party as it employs to protect its own Confidential Information.
- 9.2.2 Each Party is entitled to equitable relief, by injunction or otherwise, to enforce its rights under this provision to prevent the release of Confidential Information without bond or proof of damages, and may seek other remedies available at law or in equity for breach of this provision.
- 9.3 Notwithstanding anything in this Article to the contrary, if during the course of an investigation by a Governmental Authority or otherwise, a Governmental Authority requests information from one of the Parties that is otherwise required to be maintained in confidence pursuant to this Agreement, the Party receiving the request, if required under Applicable Laws and Regulations, shall provide the requested information to the Governmental Authority conducting the investigation, within the time provided for in the request for information. In providing the information, the Party may request that the information be treated as confidential and non-public by the Governmental Authority and that the information be withheld from public disclosure. The Party shall notify the other Party to this Agreement when it is notified by a Governmental Authority that a request to

release Confidential Information has been received, at which time either of the Parties may respond before such information would be made public.

Article 10. Disputes

- 10.1 The Parties agree to resolve all disputes arising out of this Agreement according to the provisions of the Renewable Energy Purchase Agreement.

Article 11. Not Used

Article 12. Miscellaneous

12.1 Governing Law, Regulatory Authority, and Rules

The validity, interpretation and enforcement of this Agreement and each of its provisions shall be governed by the laws of the Territory of Guam (where the Point of Interconnection is located), without regard to its conflicts of law principles. This Agreement is subject to all Applicable Laws and Regulations. Each Party expressly reserves the right to seek changes in, appeal, or otherwise contest any laws, orders, or regulations of a Governmental Authority.

12.2 Amendment

The Parties may amend this Agreement by a written instrument duly executed by both Parties.

12.3 No Third-Party Beneficiaries

This Agreement is not intended to and does not create rights, remedies, or benefits of any character whatsoever in favor of any persons, corporations, associations, or entities other than the Parties, and the obligations herein assumed are solely for the use and benefit of the Parties, their successors in interest and where permitted, their assigns.

12.4 Waiver

12.4.1 The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party.

12.4.2 Any waiver at any time by either Party of its rights with respect to this Agreement shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, duty of this Agreement. Termination or Default under this Agreement for any reason by the Interconnection Customer shall not constitute a waiver of the Interconnection Customer's legal rights to obtain an interconnection from GPA. Any waiver of this Agreement shall, if requested, be provided in writing.

12.5 Entire Agreement

This Agreement, including all Attachments, constitutes the entire agreement between the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, between the Parties with respect to the subject matter of this Agreement. There are no other agreements, representations, warranties, or covenants which constitute any part of the consideration for or any condition to, either Party's compliance with its obligations under this Agreement.

12.6 Multiple Counterparts

This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

12.7 No Partnership

This Agreement shall not be interpreted or construed to create an association, joint venture, agency relationship, or partnership between the Parties or to impose any partnership obligation or partnership liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act on behalf of, or to act as or be an agent or representative of, or to otherwise bind, the other Party.

12.8 Severability

If any provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction or other Governmental Authority, (1) such portion or provision shall be deemed separate and independent, (2) the Parties shall negotiate in good faith to restore insofar as practicable the benefits to each Party that were affected by such ruling, and (3) the remainder of this Agreement shall remain in full force and effect.

12.9 Security Arrangements

Infrastructure security of electric system equipment and operations and control hardware and software is essential to ensure day-to-day reliability and operational security. Both Parties are expected to meet basic standards for system infrastructure and operational security, including physical, operational, and cyber-security practices.

12.10 Environmental Releases

Each Party shall notify the other Party, first orally and then in writing, of the release of any hazardous substances, any asbestos or lead abatement activities, or any type of remediation activities related to the Generating Facility or the Interconnection Facilities, each of which may reasonably be expected to affect the other Party. The notifying Party shall (1) provide the notice as soon as practicable, provided such Party makes a good faith effort to provide the notice no later than twenty-four (24) hours after such Party becomes aware of the occurrence, and (2) promptly furnish to the other Party copies of any publicly available reports filed with any governmental authorities addressing such events.

12.11 Subcontractors

Nothing in this Agreement shall prevent a Party from utilizing the services of any subcontractor as it deems appropriate to perform its obligations under this Agreement; provided, however, that each Party shall require its subcontractors to comply with all applicable terms and conditions of this Agreement in providing such services and each Party shall remain primarily liable to the other Party for the performance of such subcontractor.

- 12.11.1 The creation of any subcontract relationship shall not relieve the hiring Party of any of its obligations under this Agreement. The hiring Party shall be fully responsible to the other Party for the acts or omissions of any subcontractor the hiring Party hires as if no

subcontract had been made; provided, however, that in no event shall a Party be liable for the actions or inactions of the other Party or its subcontractors with respect to obligations of the first Party under this Agreement. Any applicable obligation imposed by this Agreement upon the hiring Party shall be equally binding upon, and shall be construed as having application to, any subcontractor of such Party.

12.11.2 The obligations under this Article will not be limited in any way by any limitation of subcontractor's insurance.

Article 13. Notices

13.1 General

Unless otherwise provided in this Agreement, any written notice, demand, or request required or authorized in connection with this Agreement ("Notice") shall be deemed properly given if delivered in person, delivered by recognized national courier service, or sent by first class mail, postage prepaid, to the person specified below:

If to the Interconnection Customer:

Attention:	PRU BARRIGADA, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290

cc: Jennifer G. Sablan, P.E., Assistant General Manager, Operations
jsablan@gpagwa.com

13.2 Billing and Payment

Billings and payments shall be sent to the addresses set out below:

Interconnection Customer:

Attention:	PRU BARRIGADA, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

Distribution Provider:

Attention:	Guam Power Authority
Address:	John J.E. Kim, Chief Financial Officer P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3120/3119
Email:	jjekim@gpagwa.com
Fax:	(671) 648-3290

13.3 Alternative Forms of Notice

Any notice or request required or permitted to be given by either Party to the other and not required by this Agreement to be given in writing may be so given by telephone, facsimile or e-mail to the telephone numbers and e-mail addresses set out below:

If to the Interconnection Customer:

Attention:	PRU BARRIGADA, LLC
Physical Address:	Andrew Park #220 E. Harmon Industrial Park Rd, Tamuning, Guam, 96913
Phone:	(671) 646-5248
Email:	pecteam@pecguam.com
Fax:	(671) 646-4388

If to the Distribution Provider:

Attention:	Guam Power Authority
Address:	John M. Benavente, P.E., General Manager P.O. Box 2977, Hagatna Guam 96932
Physical Address:	Gloria B. Nelson Public Service Bldg. 688 Route 15, Mangilao Guam 96913
Phone:	(671) 648-3180
Email:	jbenavente@gpagwa.com
Fax:	(671) 648-3290
cc:	Jennifer G. Sablan, P.E., Assistant General Manager, Operations jsablan@gpagwa.com

13.4 Designated Operating Representative

The Parties may also designate operating representatives to conduct the communications which may be necessary or convenient for the administration of this Agreement. This person will also serve as the point of contact with respect to operations and maintenance of the Party's facilities.

Interconnection Customer's Operating Representative:

Interconnection Customer: PRU BARRIGADA, LLC
Attention: Andrew Park
Physical Address: #220 E. Harmon Industrial Park Rd, Tamuning,
Guam, 96913

Phone: (671) 646-5248
Email: pecteam@pecguam.com
Fax: (671) 646-4388

Distribution Provider's Operating Representative:

Guam Power Authority
Attention: Jennifer G. Sablan, P.E., Assistant General
Manager, Operations
Address: P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913
Phone: (671) 648-3212
Email: jsablano@gpagwa.com
Fax: (671) 648-3290

With a copy of all notices, including notices of any defaults, sent to legal counsel of the applicable Party, as follows:

PRU BARRIGADA, LLC
Attention: Michael Gatewood
Physical Address: 330 Hernan Cortez Avenue, Suite 300, Hagåtña,
Guam 96910

Phone: (671) 473-6285
Email: michael@gatewoodlegal.com

Attention: Guam Power Authority
Address: Marianne Woloschuk, General Counsel
P.O. Box 2977, Hagatna Guam 96932

Physical Address: Gloria B. Nelson Public Service Bldg.
688 Route 15, Mangilao Guam 96913

Phone: (671) 648-3203
Email: mwoloschuk@gpagwa.com
Fax: (671) 648-3290

13.5 Changes to the Notice Information

Either Party may change this information by giving five Business Days written notice prior to the effective date of the change.

[Signature page follows]

Article 14. Signatures

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives.

For the Distribution Provider

By: _____

Name: John M. Benavente, P.E.

Title: General Manager

Date: _____, 2025

For the Interconnection Customer

By: _____

Name: Andrew Park

Title: President

Date: _____, 2025

Glossary of Terms

Applicable Laws and Regulations – All duly promulgated applicable federal, state, territorial and local laws, regulations, rules, ordinances, codes, decrees, judgments, directives, or judicial or administrative orders, permits and other duly authorized actions of any Governmental Authority.

Business Day – Any day except a Saturday, Sunday, a Federal Reserve Bank holiday or an official Guam holiday. A Business Day shall open at 8:00 a.m. and close at 5:00 p.m. local time for the relevant Party's principal place of business.

Default – The failure of a breaching Party to cure its breach under this Agreement pursuant to Article 6 of the Renewable Energy Purchase Agreement.

Distribution Provider – As defined in the preamble hereto.

Distribution System – The facilities owned, controlled or operated by the Distribution Provider that connect to the Interconnection Facilities and are used to provide distribution service under the Tariff.

Effective Date – The date first set forth in the preamble hereto.

Generating Facility – The Interconnection Customer's device for the production of electricity, but shall not include the Interconnection Facilities.

Good Utility Practice – Any of the practices, methods and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods and acts which, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at the lowest reasonable cost consistent with good business practices, reliability, safety and expedition. Good Utility Practice is not intended to be limited to the optimum practice, method, or act to the exclusion of all others, but rather to be generally acceptable and consistently adhered to acceptable practices, methods, or acts.

Governmental Authority – Any federal, territorial or local governmental body; any governmental, quasi-governmental, regulatory or administrative agency, commission, body or other authority exercising or entitled to exercise any administrative, executive, judicial, legislative, policy, regulatory or taxing authority or power; or any court or governmental tribunal.

IEEE Standards – The standards of the Institute of Electrical and Electronics Engineers (IEEE), or its IEEE Standards Association (IEEE-SA), in effect as of the Effective Date.

Interconnection Customer – As defined in the preamble hereto.

Interconnection Facilities – The Interconnection Facilities include all facilities and equipment between the Generating Facility and the designated substation, including any modification, additions or upgrades that are necessary to physically and electrically interconnect the Generating Facility to such facilities. The Interconnection Facilities are described in more detail in Attachment 2 and Attachment 3 hereto.

Network Upgrades – Additions, modifications, and upgrades to the Distribution System required for steady state system stability at or beyond GPA's existing substations to accommodate the interconnection, at the Point of Interconnection, of the Interconnection Customer's facility with the Interconnection Facilities. Network Upgrades are described in more detail in Attachment 6 and do not include the Interconnection Facilities.

Operating Requirements – Any operating and technical requirements that may be applicable and are set forth in the Renewable Energy Purchase Agreement or in this Interconnection Agreement, including Attachment 5 hereto.

Party or Parties – The Distribution Provider, Interconnection Customer or any combination of the above.

Point of Interconnection – The point at the Generating Facility site where the Generating Facility connects with the Interconnection Facilities, as shown in Attachment 3.

Reasonable Efforts – With respect to an action required to be attempted or taken by a Party under the Interconnection Agreement, efforts that are timely and consistent with Good Utility Practice and are otherwise substantially equivalent to those a Party would use to protect its own interests.

Renewable Energy Purchase Agreement - The Renewable Energy Purchase Agreement for the sale by Interconnection Customer and the purchase by GPA of renewable solar energy from the Generating Facility, dated as of the date hereof.

System Stability Upgrades – Additions, modifications, and upgrades to the Distribution System, System Operational Characteristics or Generating Facility required for power system recovery as a result of faults or loss of generation events, which are not considered as Network Upgrades.

Tariff – The Distribution Provider's tariff through which open access distribution service and interconnection services are offered and as amended or supplemented from time to time, or any successor tariff.

Description of the Generating Facility, Interconnection Facilities, and Metering Equipment

Equipment, including the Generating Facility, Interconnection Facilities, and metering equipment shall be itemized and identified as being owned by the Interconnection Customer or by GPA.

Interconnection Facilities:

The Interconnection Facilities include the following:

Description of work:

- a) Primary Metering and Protection
 - 1. Interconnection Customer shall provide and install two (2) each 6-inch rigid aluminum riser conduits in accordance with GPA Standard 2261 Rev. 1 at the designated power pole.
 - 2. Interconnection Customer shall provide and install two (2) each 6-inch concrete-encased PVC conduits from riser to handhole to metering/breaker/switch per GPA Standard 2205 Rev. 1.
 - 3. Interconnection Customer shall provide and install one (1) 4x5 handhole per GPA Standard 2103 Rev. 1 and 2104 Rev 1. Exception to 2104.2 item 1; steel lifting device shall be stainless steel. The conduit penetrations shall be determined on-site with GPA Transmission & Distribution crew.
 - 4. Interconnection Customer shall provide and install a concrete pad at a minimum of 6 inches above grade to support the primary metering and switch/breaker cabinets. The pad shall extend a minimum of 1 foot beyond the cabinet footprint on all sides. Construction of pad to follow GPA's transformer pad specifications.
 - 5. Interconnection Customer shall install three (3) each 15 kV, 500 kcmil copper, 133% insulation XLPE conductors. Conductors shall be terminated at the riser and metering cabinet with 15 kV Terminator Kit as described in Attachment 9A.
 - 6. Interconnection Customer shall install Federal Pacific's Gridconnex pad-mounted metering/breaker/switch or approved equivalent. Training shall also be provided for the maintenance of the equipment. See below for required components and typical ratings:

- a. Typical Switch Ratings
 - i. 13.8 kV system voltage line-to-line (rated voltage 15 kV or 14.4 kV)
 - ii. 60 Hz
 - iii. 20 kA short circuit (sym)
 - iv. Undergrounded delta line side (2VT/2CT set up) 14400:120 VT and CT sized according to solar output (e.g., 300:5) (Revenue Grade VT/CTs required)
 - v. 95 kV BIL
 - b. Component requirements
 - i. Enclosure, doors, hood, and hinges shall be stainless steel 304.
 - ii. Enclosure color shall be munsell green.
 - iii. Shall be equipped with SEL-751 protection relay and test switch with appropriate protection-grade CT's
 - iv. Shall be equipped with revenue grade metering via SEL-735 with GPS clock
 - v. Shall be SCADA control capable (DNP3 Protocol, Ethernet)
 - vi. Shall be equipped with backup control power
 - vii. Shall be equipped with lightning arrestors on the solar side (if lightning arresters not already present at MDP.)
 - viii. Shall be equipped with visible disconnect
 - c. Shall be equipped with a three phase breaker
 - d. Shall be equipped with 600 A dead-break bushings.
 - e. Shall be equipped with a local/remote switch, breaker status indication, breaker control switch.
 - f. Shall be equipped with Heater for condensation prevention.
 - g. Shall be equipped with Spare fuses for VT and any other control fusing.
 - h. Shall be equipped with GPS clock for Relay and metering synchronization.
7. Interconnection Customer shall install and terminate (24 strand) fiber from the SEL-735 and SEL-751 in the metering cabinet to an outdoor-rated Cisco switch with minimum qty. four (4) Ethernet port and minimum qty. four (4) Fiber module ports and minimum speed of 1 Gbps.
8. Interconnection Customer shall provide appropriate mounting hardware (e.g., DIN Rail or Rack mounts) to safely secure communications devices within the cabinet, if no mounting is provided in it.
9. Interconnection Customers shall upgrade feeder conductors according to the conclusion of the System impact study.(Attachment 8, If applicable,)

b) Communications Infrastructure

1. From existing fiber manhole/handhole to Generating Facility to pad switch, the Interconnection Customer shall procure and install SCADA infrastructure required to support monitoring and control as detailed herein. Additional requirements and integration details shall be determined during design phase.
 - a. Interconnection Customer shall route Corning Fiber Optic Cables (or equivalent) via underground route (microtrench) from the maintenance handhole, to the Generating Facility, then to the pad mount switch. Outside plant Fiber Optic Cables shall transition to inside plant Fiber Optic Cable if it will be more than 50 feet from the control building point of entrance.
 - b. When installing handholes, the Interconnection Customer shall use handholes that meet the specifications and installation requirements below and as described in Attachment 9C:
 - i. Specifications
 1. Design Load: 22,500 lbs or better
 2. Test Load: 33,750 lbs or better
 3. Standard Compliance: ANSI Tier 22 or better
 4. Mouse Holes: Two (2) 4-inch diameter mouse holes on each end
 5. Traffic-rated
 - ii. Installation Requirements
 1. Fiber Optic Cable Handholes shall be installed flush with concrete sidewalk or top of natural ground
 2. Fiber Optic Cable Handholes shall have two (2) two-tone bollards, one for each shorter side, 1 inch from the edge of the handhole.
 3. Fiber Optic Cable Handhole Bollards shall have bollard labels, color, length, and terminals approved by the Distribution Provider.
 4. If handhole is to be installed on dirt, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area surrounding the handhole box and the space above the connecting ducts shall be filled with compacted, solid backfill material to ensure structural stability.
 5. If handhole is to be installed on new concrete or existing concrete, the handhole box and connecting microducts shall sit above minimum 6" of compacted base course drain rock above the natural soil. The area around the box and above the ducts shall be filled with compacted, solid backfill up to 12 inches below the top of the shutterbox cover. The remaining 12 inches to the top shall be poured with 4000 PSI concrete with rebar mesh wire. If adjoining existing concrete, the new concrete shall be joined to the existing slab using matching rebar mesh.
 - c. Interconnection Customer shall have their fiber optic cable compatibility with the existing fiber optic cable verified by their Designer-of-Record (DOR) and

Registered Communications Distributions Designer (RCDD).

- d. Interconnection Customer shall submit its fiber optic cable installation plan for Distribution Provider's approval.

c) Pole Replacements

1. Interconnection Customer shall remove all existing 35-foot poles as well as any wooden poles from POI to the main line on Route 15, and replace them with new 45-foot Class B concrete poles, installed in accordance with GPA construction and safety standards.
 - a. The scope includes removal, disposal, and site restoration after pole removal, including any backfill compaction, and surface finishing as required to match original conditions or as specified by GPA. All salvageable concrete poles shall be returned to GPA's designated pole staging area.
 - b. Pole replacements shall maintain existing alignment and spacing unless otherwise directed by GPA Engineering. Exact locations shall be confirmed during the design walkdown and marked in the field.
 - c. Each pole shall be equipped with appropriate guying or anchoring, where required based on lateral load analysis. Where guying is not feasible, construction of pole foundation will be required.
2. Interconnection Customer shall coordinate with GPA for inspection, switching, and outage scheduling, if applicable. All scheduled work shall minimize service disruption.
3. Interconnection Customer shall submit detailed installation drawings, material submittals, and load calculations for GPA review and approval prior to procurement and construction.
4. Interconnection Customer shall upgrade all 13.8 kV lines from the POI to the main line on Route 15 to 3 #3 - 336 Aluminum, including all configuration hardware. Crossarms shall meet GPA E-053 Revision 1 specifications. See Attachment 9B for construction details for all other hardware.
5. Interconnection Customer shall be responsible for coordinating with third-party providers for relocation of pole attachments and other related equipment to new poles.

Spare Parts:

The Interconnection Customer shall provide the following spare parts with proper storage;

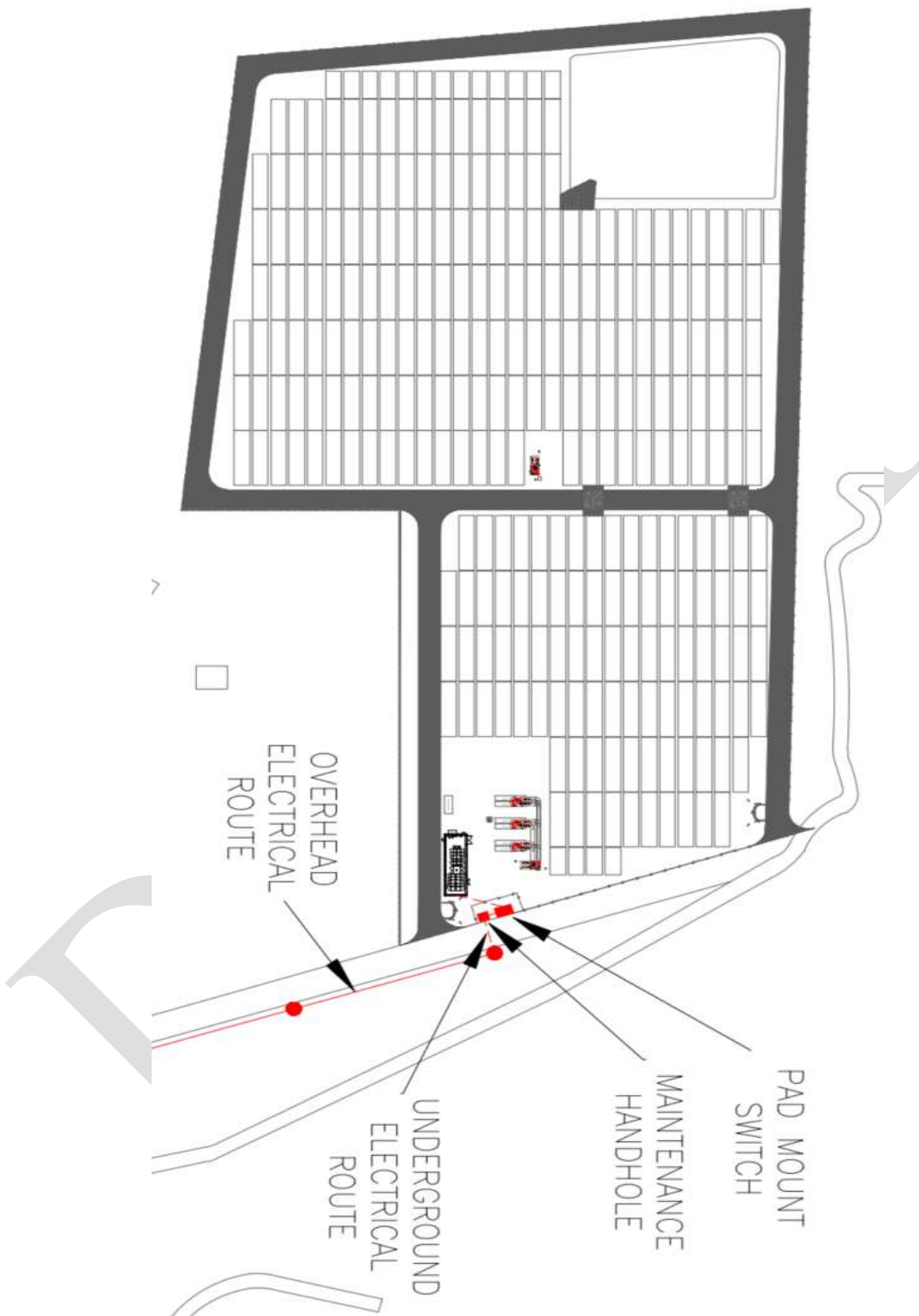
- a. For each equipment supplied, the manufacturer's recommended spare parts shall be provided in accordance with best utility practices.
- b. Non-standard/inventory materials: Provide replacement or replacement parts.
- c. Others: TBD

Generating Facility:

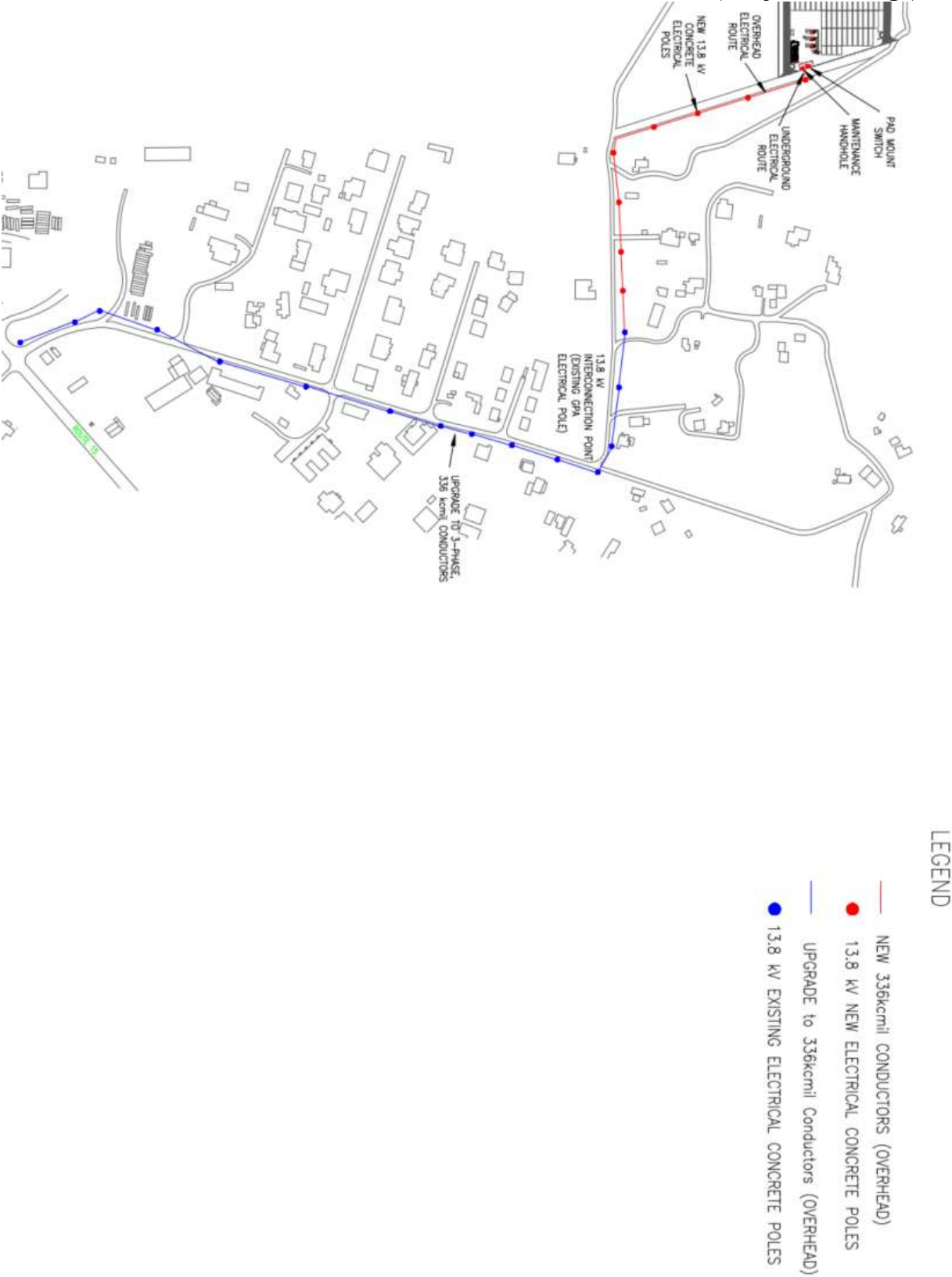
The general location of the Generating Facility and its associated Substation are noted on the Addendum to Attachment 2 Project Site Plan. The Generating Facility will be a 4.6 MW AC fixed tilt solar and 3.45 MW/15 MWh Energy Storage System (ESS) for Ramp-rate control and Energy Shifting generating facility. The Facility location is in Barrigada, Guam. Its Affiliate will receive a Conditional Use Permit to allow for the development, construction and operation of the Generating Facility. The Generating Facility will be equipped with high efficiency solar panels generating direct current that will be converted to alternating current (AC) using thirty (30) four thousand six hundred (4,600) kW inverters manufactured by SMA. Inverter will generate 690 V AC power that will be transformed by one (1) 690 V to 13.8 kV transformers located in close proximity to the inverter. These 4.6 MW solar generators are connected with Renewable Integrated ESS which is located in the ESS area. The ESS consists of one (1) 3,450 kW PCS and 15 MWh Batteries. The PCS will generate 630 V AC power that will be transformed by 600V to 13.8 kV transformers located in close proximity to the PCS. The onsite underground constructed 13.8 kV collection grid will bring the 1% ramp rate controlled 4.6 MW solar generated electricity to the substation to be located on the site of the Generating Facility, where GPA will accept the metered power under the Renewable Energy Purchase Agreement.

**Addendum to Attachment 2 -- Project Site Plan
[Preliminary and subject to changes]**

DRAFT



Addendum to Attachment 2 – Overall Interconnection Route (Subject to change)





Milestones

In-Service Date: The Scheduled Commercial Operation Date (as defined under the Renewable Energy Purchase Agreement, which date is February 28, 2028, as may be extended pursuant to the terms of the Renewable Energy Purchase Agreement)

Critical milestones and responsibility as agreed to by the Parties:

Milestone/Date	Responsible Party
(1) Preliminary design for Interconnection Facilities 30% Design: 180 days after signing 60% Design: 240 days after signing Final Design: 300 days after signing	Interconnection Customer
(2) GPA approval of design basis 30% Design: 10 business days after submission of 30% design 60% Design: 10 business days after submission of 60% design Final Design: 10 business days after submission of Final Design	GPA
(3) Interconnection Customer to have all permits in hand for Interconnection Customer construction to start on public roads (supported by GPA engineering) - 365 days after signing	Interconnection Customer
(4) Insurance - 365 days after signing (Construction Notice to Proceed)	Interconnection Customer
(5) Development Security - Within ten (10) Business Days from the date when a binding credit agreement is executed but no later than the Financing Arrangement Deadline of - 365 days after signing	Interconnection Customer
(6) Construction completion	Interconnection Customer - 36 months after contract execution date

Additional Operating Requirements for the Distribution Provider's Distribution System Needed to Accept the Interconnection Customer

Curtailment due to a ramp rate greater than 3 MW/minute

If ramp rate is greater than 3 MW/minute and this situation lasts more than ten (10) times per day or five (5) consecutive times per day, Seller shall reduce plant output to meet ramp rate of less than 3 MW/minute. If system issues remain, GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate less than 3 MW/minute.

- (a) GPA counts the ramp rate as a failure if it is greater than 3 MW/minute.
 - i. If the number of failures is greater than ten (10) times per day or five (5) consecutive times per day, GPA SCADA sends the warning command to Seller's EMS/PMS or informs Seller via email. The period from the initial failure to the point where successful operation continues for more than one minute shall be considered as one failure event.
 - ii. Seller's EMS/PMS double checks the number of failure times, and sends back to GPA SCADA to verify the exact number of failure times.
 - iii. Seller sends the restore documentation including analysis of the data, how to fix, fix plan and expected results to GPA for confirmation.
 - iv. When Seller restores operation with a ramp rate of less than 3 MW/minute for full renewable power (4.6 MW), then Seller sends the restoration result documentation to GPA.
 - v. GPA reviews the restoration result documentation and allows Seller to operate Seller's renewable plant in its full capacity (4.6MW).
- (b) If GPA's ESS or UFLS is activated twice during a single day due to Seller's failure to meet 3 MW per minute ramp rate, then GPA reserves the right to restrict Seller's plant output until Seller restores operation with a ramp rate of less than 3 MW/minute. Parties will verify ramp performance during these events at the end of each Contract Year (as defined in the Renewable Energy Purchase Agreement) to determine if it qualifies as a Dispatch Down (as defined in the Renewable Energy Purchase Agreement) curtailment.

The Interconnection Customer is interconnecting into an established GPA power grid. The Interconnection Customer shall design, construct, and operate its facilities to ensure compatible operations with GPA and protect its facilities against any grid events. These measures shall comply with inverter ride-through and/or ramping requirements as stated in the System Impact Study.

The ramp rate threshold for curtailment shall be 3 MW/minute, unless GPA has established different requirements to maintain grid stability.

**Distribution Provider's Description of its Network Upgrades
and Network Upgrade Costs**

Interconnection Customer shall install fiber optic lines or provide for fiber optic line communications connectivity for the Generating Facility to the Substation designated by GPA.

DRAFT

Bill of Sale

THIS BILL OF SALE (this “Bill of Sale”) is made and entered into by PRU BARRIGADA, LLC (“Seller”), and Guam Power Authority (“Buyer”, and together with Seller, the “Parties”), effective as of [____], 20__.

RECITALS

WHEREAS, Seller in connection with the development, construction and ownership of a solar power generating station and related assets located in the Territory of Guam (the “Project”) has designed, developed and constructed, and owns, certain distribution, switching and related assets described more fully on Exhibit “A” hereto, together with all ancillary rights and interests (including all manufacturers’ and contractors’ warranties) relating thereto and further described on Exhibit “A” hereto (the “Assets”); and

WHEREAS, Seller and Buyer entered into a Renewable Energy Purchase Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to sell and purchase renewable energy generated by the Project (the “Seller Purchase Agreement”), and Seller and Buyer entered into a Generator Interconnection Agreement dated as of _____, 20__, pursuant to which Seller and Buyer have agreed to the installation and interconnection of the Project with Buyer’s distribution system (the “GIA”); and

WHEREAS, as contemplated by the GIA, and in connection with the operation of the Project by Seller and the purchase and sale of renewable energy pursuant to the Purchase Agreement, Seller desires to transfer and Buyer desires to receive the Assets.

NOW, THEREFORE, BE IT KNOWN THAT:

1. Conveyance and Assignment. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller does hereby **GRANT, BARGAIN, ASSIGN, TRANSFER, SET OVER, DELIVER AND CONVEY** to Buyer all of Seller’s right, title and interest in and to the Assets, **TO HAVE AND TO HOLD** the Assets by Buyer and its successors and permitted assigns, forever.

2. NO WARRANTY. **THE ASSETS ARE HEREBY CONVEYED AS IS, WHERE IS, AND SELLER HEREBY GIVES NO WARRANTY OF DESIGN, MATERIALS, WORKMANSHIP OR PERFORMANCE OF THE ASSETS, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** However, Seller covenants and agrees that the manufacturers’ and contractors’ warranties transferred hereby as part of the Assets shall extend for a period of at least one (1) year from the acceptance of the Assets by Seller.

3. Further Assurances. Seller for itself, its successors and assigns, hereby covenants and agrees that, at any time and from time to time upon the written request of Buyer, Seller will

do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered, such further acts, deeds, assignments, transfers, conveyances, powers of attorney and assurances as may be reasonably required in order to assign, transfer, set over, convey, assure and confirm unto and vest in Buyer, its successors and assigns, title to the assets sold, conveyed and transferred by this Bill of Sale.

4. Counterparts. This Bill of Sale may be executed in counterparts.

5. Governing Law. This Bill of Sale shall be governed by and construed in and interpreted in accordance with the laws of the Territory of Guam.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Bill of Sale as of the date above first written.

Seller:

By: _____

Name: _____

Title: _____

Buyer:

GUAM POWER AUTHORITY

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENTS

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of Guam Power Authority, an autonomous instrumentality of the government of the Territory of Guam, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

GUAM, U.S.A.)
) SS:
MUNICIPALITY OF)
_____)

ON THIS ____ day of _____, 20____, before me, a notary public in and for Guam, personally appeared _____, known or identified to me to be the _____ of _____, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same on behalf of said corporation, in such capacity, being fully authorized to do so, and for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Exhibit “A”

Description of Assets

[Description of Interconnection Facilities; see § 4.1 of GIA]

[Description to be added, if applicable]

DRAFT

Recommendation of System Impact Study

Attachment 8

[Refer to Transmission System Study (S&C Electric Company, November 13, 2024) and the Distribution System Study (S&C Electric Company, July 22, 2025)]

Exhibit 5 Page 118 of 136



9B: 15 Crossarms and Hardware

GUAM POWER AUTHORITY MANGILAO, GUAM

201

PREPARED BY: ENGINEERING DEPARTMENT

DRAWN BY: HTG

REVISION: 3

DATE: _____

VB1-A

13.8KV, 1Ø, CROSSARM CONSTRUCTION, 0° TO 5° ANGLE

PLAN

FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSDC0463	Composite 8 Foot, Tangent Crossarm	1
2	SSDB0068	Bolt, Machine, 5/8 X 16"	2
3	SSDW1375	Washer, Curved, 11/16" Hole	2
4	SSDW1377	Washer, Square, 11/16" Hole	2
5	SSDI0783	Insulator, Line Post Clamp Top	2
6	SSDM0953	Mounting Stud	2
7	SSDC0172 / SSDC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	2
8	SSDA0016 - SSDA0018	Armor Rod (Size as Required)	2



GUAM POWER AUTHORITY MANGILAO, GUAM

202

PREPARED BY: ENGINEERING DEPARTMENT

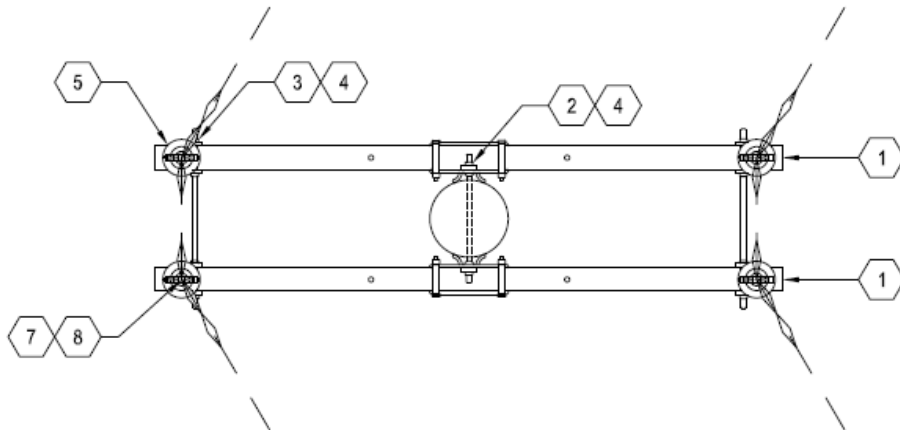
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REVISION: 4

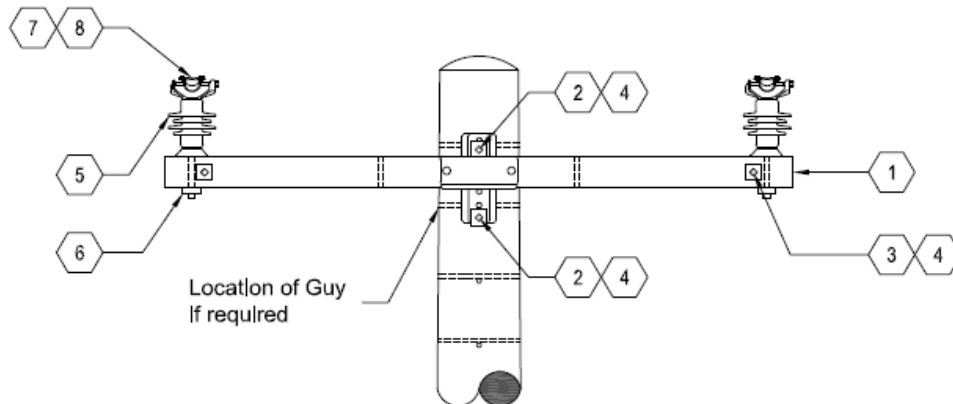
DATE: _____

VB2

13.8KV, 1Ø, CROSSARM CONSTRUCTION, 5° TO 30° ANGLE



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0463	Composite 8 Foot, Tangent Crossarm	2
2	SSOB0054	Bolt, Double Arming, Galvanized, 5/8 X 20"	2
3	SSOB0056	Bolt, Double Arming, Galvanized, 5/8 X 28"	2
4	SSOW1377	Washer, Square, 11/16" Hole	10
5	SSOI0783	Insulator, Line Post Clamp Top	4
6	SSOM0953	Mounting Stud	4
7	SSOC0172 / SSOC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	4
8	SSOA0016 - SSOA0018	Armor Rod (Size as Required)	4



GUAM POWER AUTHORITY **MANGILAO, GUAM**

203.1

PREPARED BY: ENGINEERING DEPARTMENT

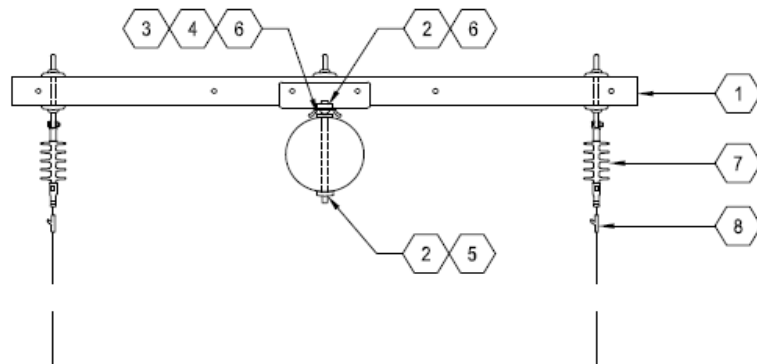
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REVISION: 3

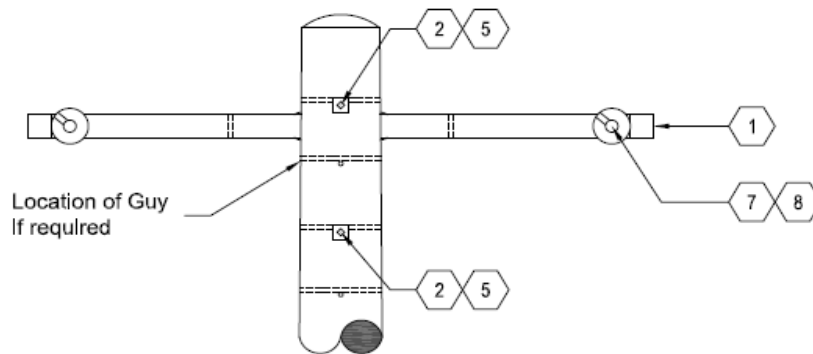
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VB7-DE

13.8KV, 1Ø, CROSSARM CONSTRUCTION, DEADEND



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0464	Composite 8 Foot, Deadend Crossarm	1
2	SSOB0068	Bolt, Machine, 5/8 X 16"	2
3	SSOB0061	Bolt, Machine, 5/8 X 2"	1
4	SSOB0103	Extension Bracket	1
5	SSOW1375	Washer, Curved, 11/16" Hole	2
6	SSOW1377	Washer, Square, 11/16" Hole	3
7	SSOI0776	Insulator, Deadend, Type E	2
8	SSOC0154 - SSOC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	2



GUAM POWER AUTHORITY **MANGILAO, GUAM**

203.2

PREPARED BY: ENGINEERING DEPARTMENT

DRAWN BY: HTG

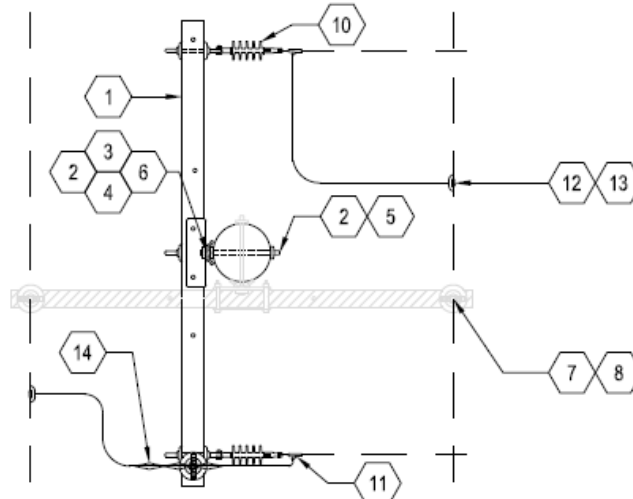
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DATE: _____

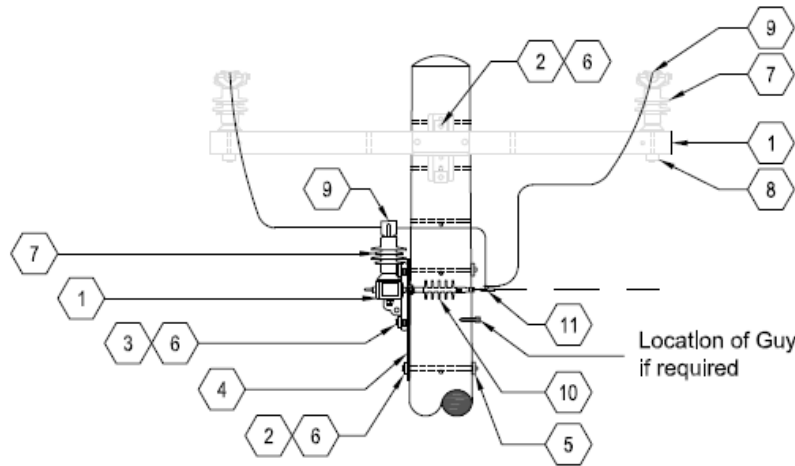
VB7-LT

13.8KV, 1Ø, CROSSARM CONSTRUCTION, FOR LATERAL TAP

PLAN



FRONT ELEVATION



ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSDC0463	Crossarm, Composite 8 Foot	2
2	SSDB0068	Bolt, Machine, 5/8 X 16"	4
3	SSDB0061	Bolt, Machine, 5/8 X 2"	1
4	SSDB0103	Extension Bracket	1
5	SSDW1375	Washer, Curved, 11/16" Hole	4
6	SSDW1377	Washer, Square, 11/16" Hole	5
7	SSDI0783	Insulator, Line Post Clamp Top	3
8	SSDM0953	Mounting Stud	3
9	SSDC0172 / SSDC0175	Clamp, Straight, For Line Post Insulator	3
10	SSDI0776	Insulator, Deadend, Type E	2
11	SSDC0154 - SSDC0158	Clamp, Strain, Suspension-Deadend	2
12	SSDC0268 - SSDC0276	Connector, Ampact, Wedge Type (Size as Required)	2
13	SSDC0166	Hot Line Clamp (Alternative for Ampact Connector)	2
14	SSDA0016 - SSDA0018	Armor Rod (Size as Required)	1



GUAM POWER AUTHORITY **MANGILAO, GUAM**

204

PREPARED BY: ENGINEERING DEPARTMENT

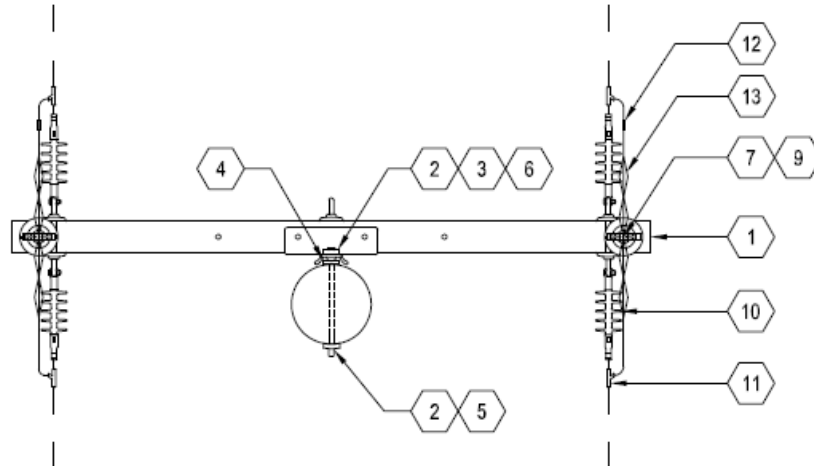
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REVISION: 3

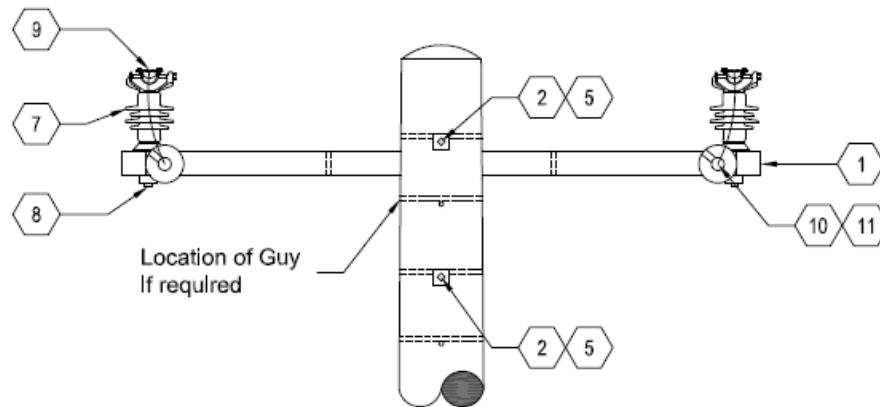
DATE: _____

VB8

13.8KV, 3Ø, CROSSARM CONSTRUCTION, 30° TO 60° ANGLE



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0463	Crossarm, Composite 8 Foot	1
2	SSOB0068	Bolt, Machine, 5/8 X 16"	2
3	SSOB0061	Bolt, Machine, 5/8 X 2"	1
4	SSOB0103	Extension Bracket	1
5	SSOW1375	Washer, Curved, 11/16" Hole	2
6	SSOW1377	Washer, Square, 11/16" Hole	3
7	SSOI0783	Insulator, Line Post Clamp Top	2
8	SSOM0953	Mounting Stud	2
9	SSOC0172 / SSOC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	2
10	SSOI0776	Insulator, Deadend, Type E	4
11	SSOC0154 - SSOC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	4
12	SSOC0268 - SSOC0276	Connector, Ampact, Wedge Type (Size as Required)	2
13	SSOA0016 - SSOA0018	Armor Rod (Size as Required)	2



GUAM POWER AUTHORITY **MANGILAO, GUAM**

205

PREPARED BY: ENGINEERING DEPARTMENT

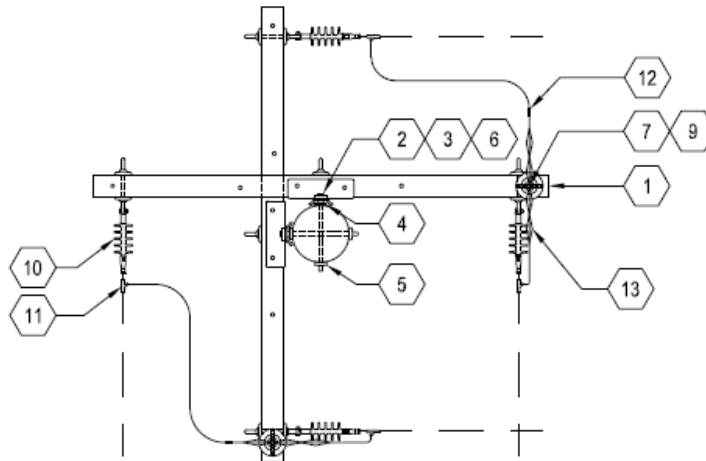
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REVISION: 4

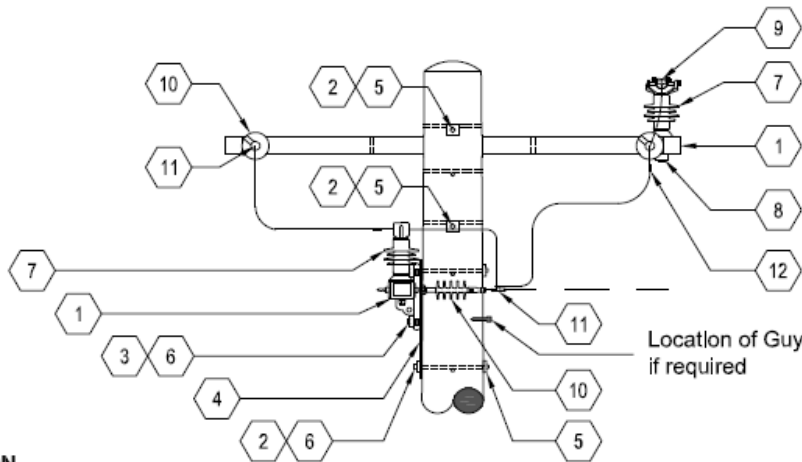
DATE: _____

VB8-3

13.8KV, 1Ø, CROSSARM CONSTRUCTION, 60° TO 90° ANGLE



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0463	Crossarm, Composite 8 Foot	2
2	SSOB0068	Bolt, Machine, 5/8 X 16"	4
3	SSOB0061	Bolt, Machine, 5/8 X 2"	2
4	SSOB0103	Extension Bracket	2
5	SSOW1375	Washer, Curved, 11/16" Hole	4
6	SSOW1377	Washer, Square, 11/16" Hole	6
7	SSOI0783	Insulator, Line Post Clamp Top	2
8	SSOM0953	Mounting Stud	2
9	SSOC0172 / SSOC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	2
10	SSOI0776	Insulator, Deadend, Type E	4
11	SSOC0154 - SSOC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	4
12	SSOC0268 - SSOC0276	Connector, Ampact, Wedge Type (Size as Required)	2
13	SSOA0016 - SSOA0018	Armor Rod (Size as Required)	2



GUAM POWER AUTHORITY **MANGILAO, GUAM**

206.1

PREPARED BY: ENGINEERING DEPARTMENT

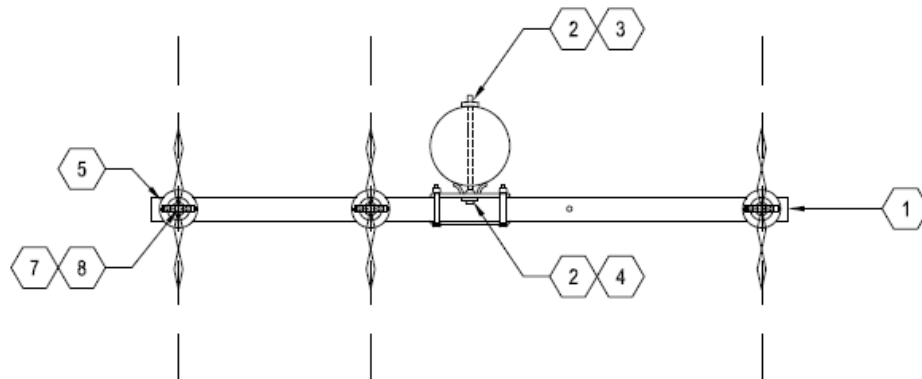
DRAWN BY: HTG

REVISION: 3

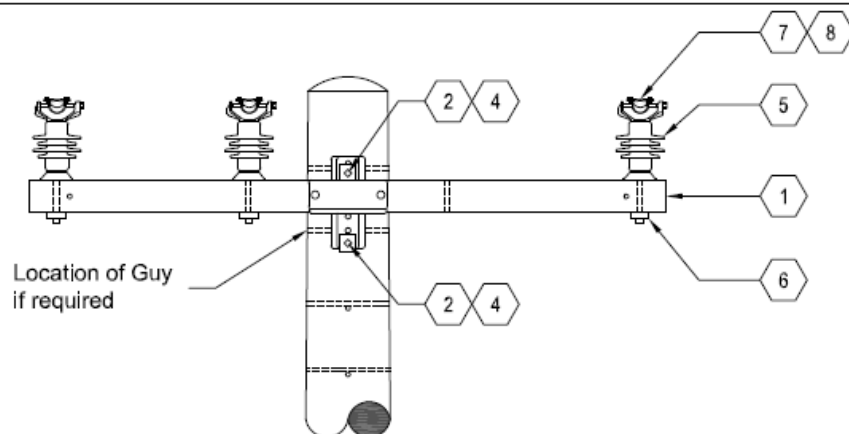
DATE: _____

VC1-A

13.8KV, 3Ø, CROSSARM CONSTRUCTION, 0° TO 5° ANGLE



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0463	Crossarm, Composite 8 Foot	1
2	SSOB0068	Bolt, Machine, 5/8 X 16"	2
3	SSOW1375	Washer, Curved, 11/16" Hole	2
4	SSOW1377	Washer, Square, 11/16" Hole	2
5	SSOI0783	Insulator, Line Post Clamp Top	3
6	SSOM0953	Mounting Stud	3
7	SSOC0172 / SSOC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	3
8	SSOA0016 - SSOA0018	Armor Rod (Size as Required)	3



GUAM POWER AUTHORITY MANGILAO, GUAM

207.1

PREPARED BY: ENGINEERING DEPARTMENT

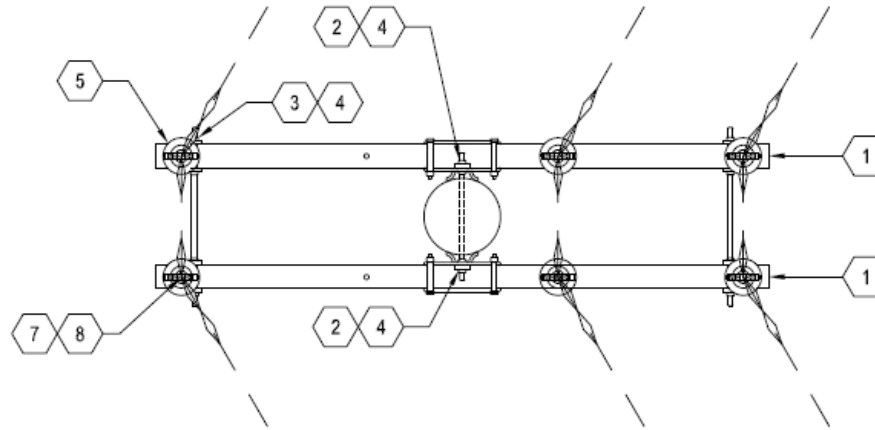
DRAWN BY: HTG

REVISION: 3

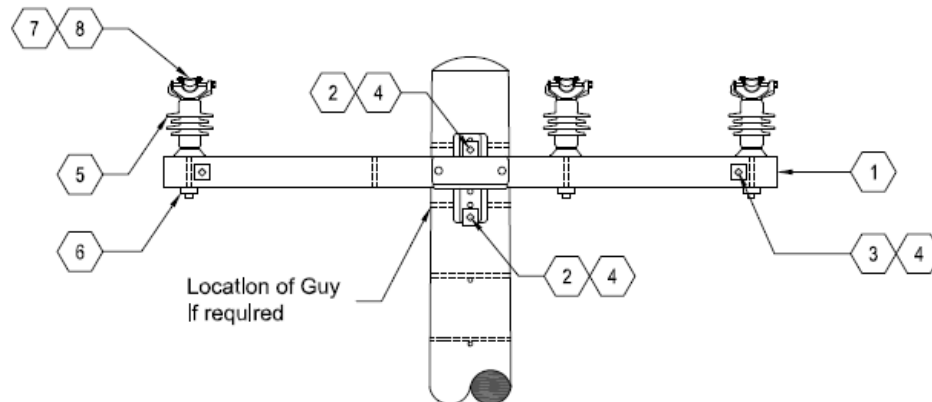
DATE: _____

VC2-1

13.8KV, 3Ø, CROSSARM CONSTRUCTION, 5° TO 30° ANGLE



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSOC0463	Crossarm, Composite 8 Foot	2
2	SSOB0054	Bolt, Double Arming, Galvanized, 5/8 X 20"	2
3	SSOB0056	Bolt, Double Arming, Galvanized, 5/8 X 28"	2
4	SSOW1377	Washer, Square, 11/16" Hole	10
5	SSOI0783	Insulator, Line Post Clamp Top	6
6	SSOM0953	Mounting Stud	6
7	SSOC0172 / SSOC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	6
8	SSOA0016 - SSOA0018	Armor Rod (Size as Required)	6



GUAM POWER AUTHORITY **MANGILAO, GUAM**

208.1

PREPARED BY: ENGINEERING DEPARTMENT

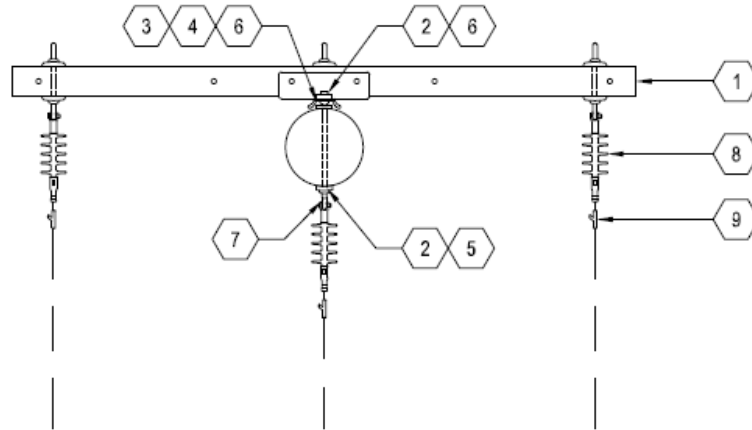
DRAWN BY: HTG

REVISION: 3

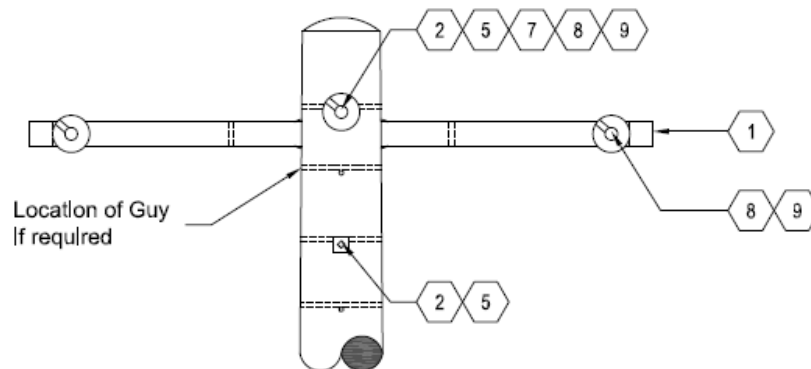
DATE: _____

VC7-DE

13.8KV, 3Ø, CROSSARM CONSTRUCTION, DEADEND



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSDC0463	Crossarm, Composite 8 Foot	1
2	SSDB0068	Bolt, Machine, 5/8 X 16"	2
3	SSDB0061	Bolt, Machine, 5/8 X 2"	1
4	SSDB0103	Extension Bracket	1
5	SSDW1375	Washer, Curved, 11/16" Hole	2
6	SSDW1377	Washer, Square, 11/16" Hole	3
7	SSDN0972	Eyebolt, Forged Steel, 5/8	1
8	SSDI0776	Insulator, Deadend, Type E	3
9	SSDC0154 - SSDC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	3



GUAM POWER AUTHORITY **MANGILAO, GUAM**

208.2

PREPARED BY: ENGINEERING DEPARTMENT

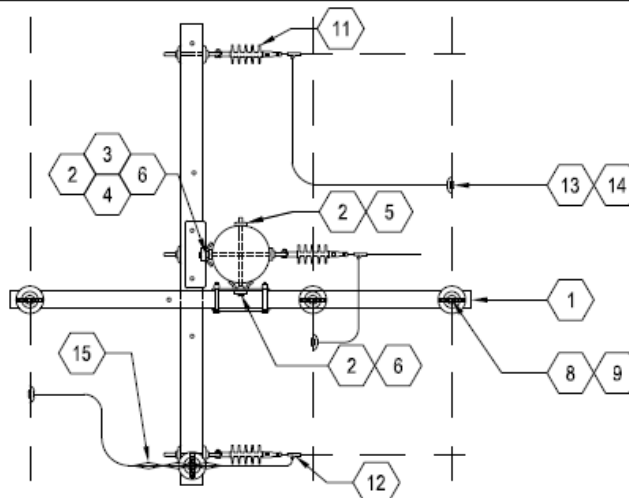
DRAWN BY: HTG

REVISION: 4

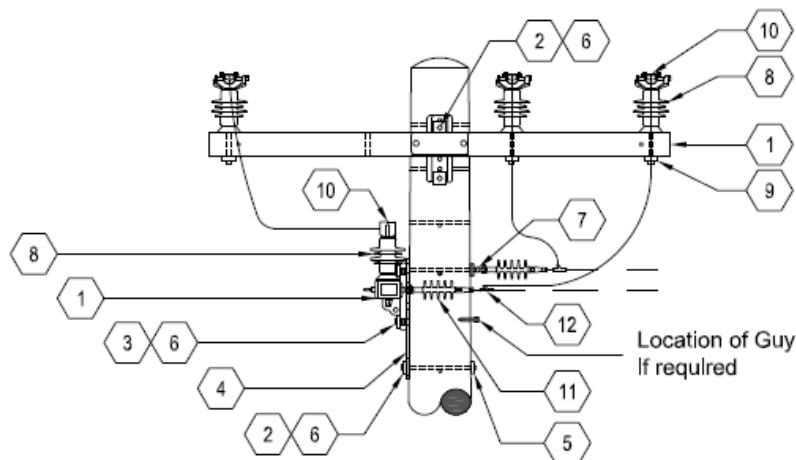
DATE: _____

VC7-LT

13.8KV, 1Ø, CROSSARM CONSTRUCTION, FOR LATERAL TAP



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSDC0463	Crossarm, Composite 8 Foot	2
2	SSDB0068	Bolt, Machine, 5/8 X 16"	4
3	SSDB0061	Bolt, Machine, 5/8 X 2"	1
4	SSDB0103	Extension Bracket	1
5	SSDW1375	Washer, Curved, 11/16" Hole	4
6	SSDW1377	Washer, Square, 11/16" Hole	5
7	SSDN0972	Eyebolt, Forged Steel, 5/8	1
8	SSDI0783	Insulator, Line Post Clamp Top	3
9	SSDM0953	Mounting Stud	3
10	SSDC0172 / SSDC0175	Clamp, Straight, For Line Post Insulator	3
11	SSDI0776	Insulator, Deadend, Type E	2
12	SSDC0154 - SSDC0158	Clamp, Strain, Suspension-Deadend	2
13	SSDC0268 - SSDC0276	Connector, Ampact, Wedge Type (Size as Required)	2
14	SSDC0166	Hot Line Clamp (Alternative for Ampact Connector)	2
15	SSDA0016 - SSDA0018	Armor Rod (Size as Required)	1



GUAM POWER AUTHORITY **MANGILAO, GUAM**

209

PREPARED BY: ENGINEERING DEPARTMENT

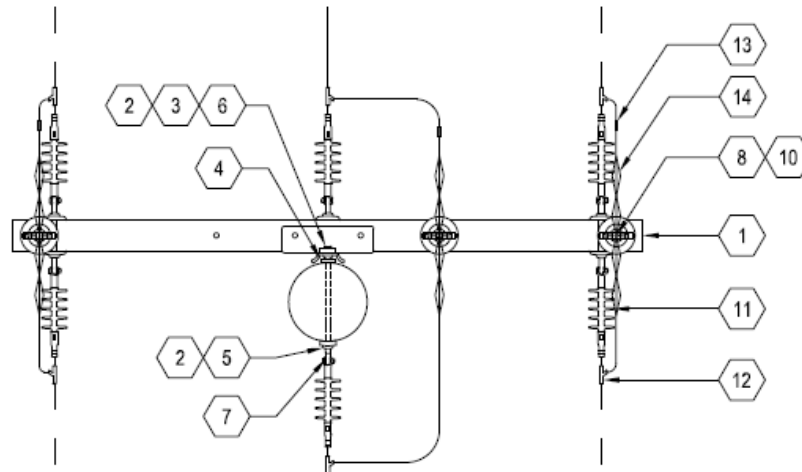
DRAWN BY: HTG

REVISION: 3

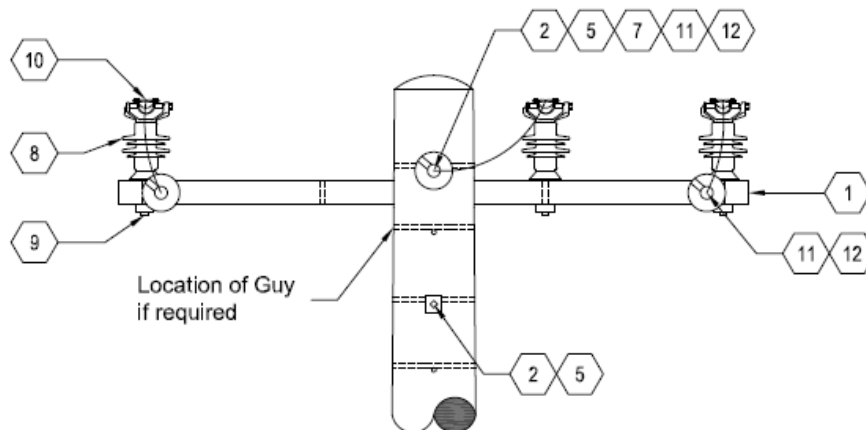
DATE: _____

VC8

**13.8KV, 3Ø, CROSSARM CONSTRUCTION, 30° TO 60° ANGLE
DOUBLE DEADEND**



PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSQC0463	Crossarm, Composite 8 Foot	1
2	SSQB0068	Bolt, Machine, 5/8 X 16"	2
3	SSQB0061	Bolt, Machine, 5/8 X 2"	1
4	SSQB0103	Extension Bracket	1
5	SSQW1375	Washer, Curved, 11/16" Hole	2
6	SSQW1377	Washer, Square, 11/16" Hole	3
7	SSQN0972	Eyebut, Forged Steel, 5/8	1
8	SSQI0783	Insulator, Line Post Clamp Top	3
9	SSQM0953	Mounting Stud	3
10	SSQC0172 / SSQC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	3
11	SSQI0776	Insulator, Deadend, Type E	6
12	SSQC0154 - SSQC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	6
13	SSQC0268 - SSQC0276	Connector, Ampact, Wedge Type (Size as Required)	3
14	SSQA0016 - SSQA0018	Armor Rod (Size as Required)	3



GUAM POWER AUTHORITY **MANGILAO, GUAM**

210

PREPARED BY: ENGINEERING DEPARTMENT

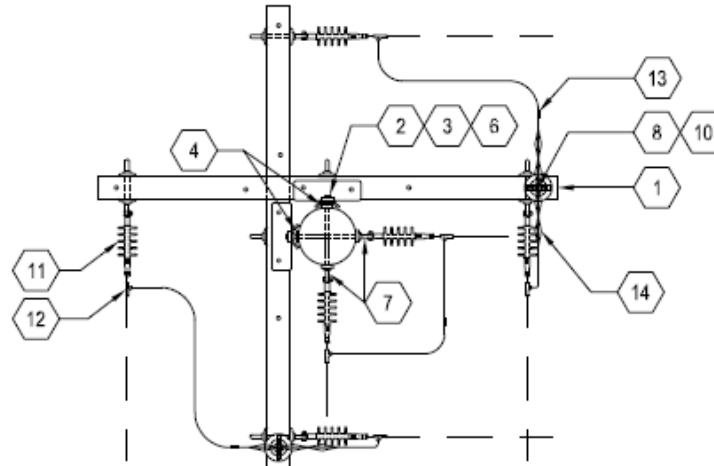
DRAWN BY: HTG

REVISION: 3

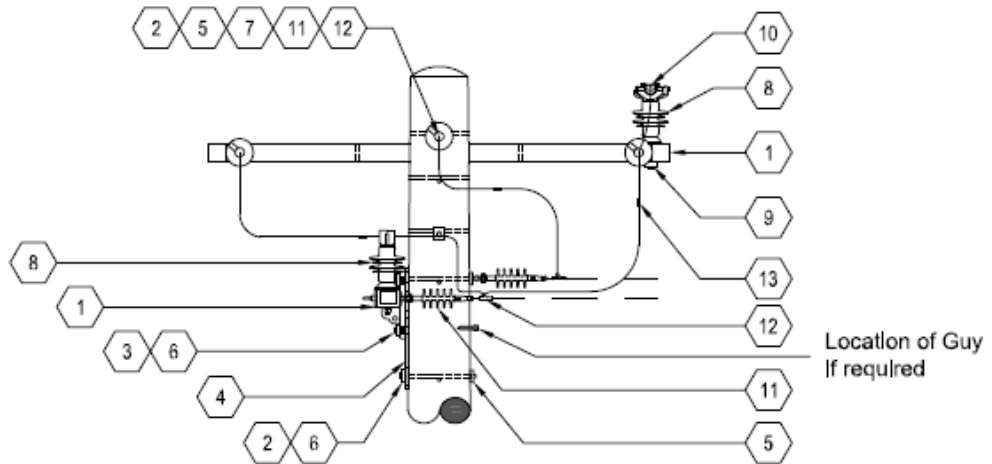
DATE: _____

VC8-3

13.8KV, 3Ø, CROSSARM CONSTRUCTION, 60° TO 90° ANGLE



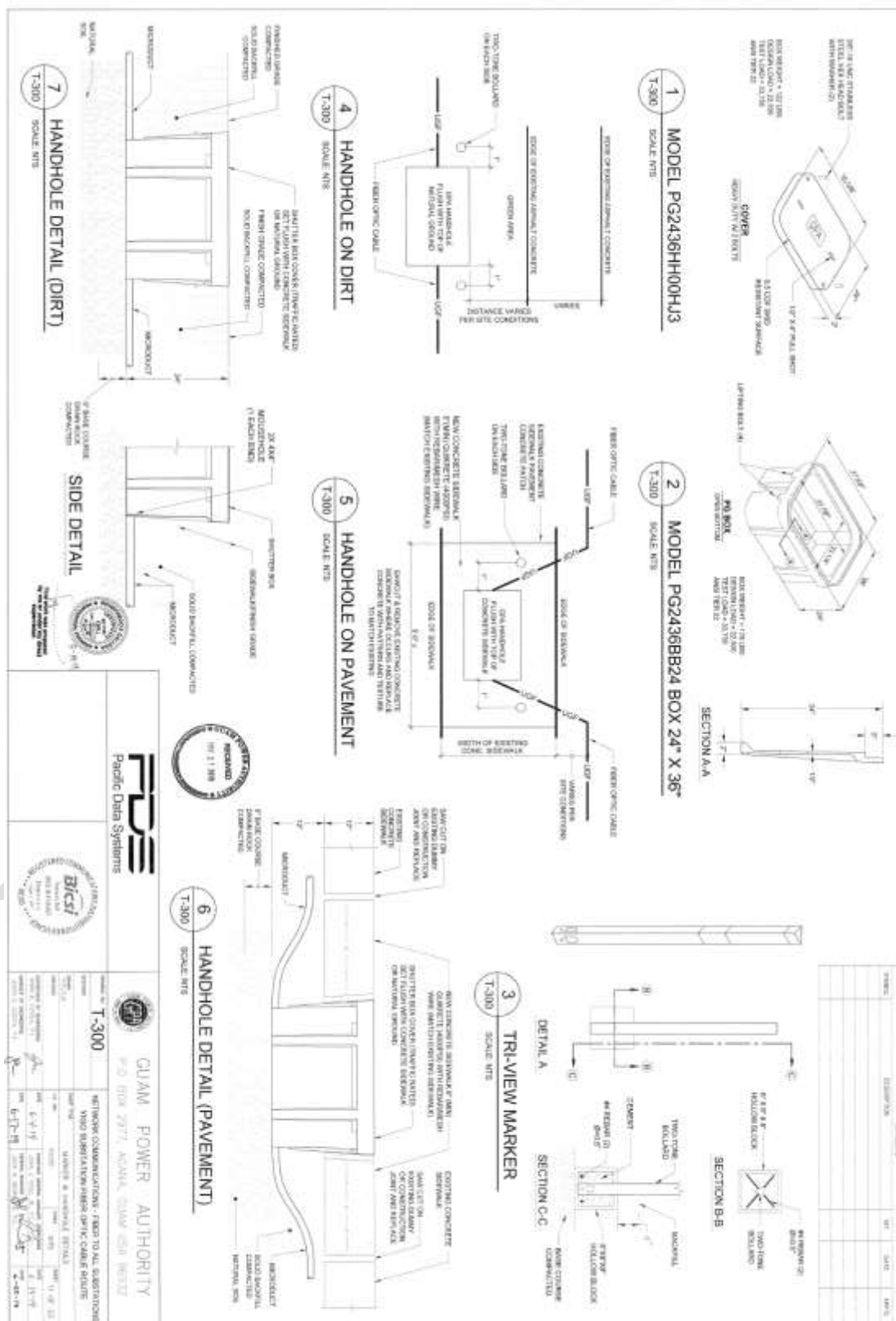
PLAN



FRONT ELEVATION

ITEM	INDEX NO.	BILL OF MATERIALS	REQUIRED AMOUNT
1	SSDC0463	Crossarm, Composite 8 Foot	1
2	SSDB0068	Bolt, Machine, 5/8 X 16"	4
3	SSDB0061	Bolt, Machine, 5/8 X 2"	2
4	SSDB0103	Extension Bracket	2
5	SSDW1375	Washer, Curved, 11/16" Hole	4
6	SSDW1377	Washer, Square, 11/16" Hole	6
7	SSDN0972	Eyebolt, Forged Steel, 5/8	2
8	SSDI0783	Insulator, Line Post Clamp Top	2
9	SSDM0953	Mounting Stud	2
10	SSDC0172 / SSDC0175	Clamp, Straight, For Line Post Insulator (Size as Required)	2
11	SSDI0776	Insulator, Deadend, Type E	6
12	SSDC0154 - SSDC0158	Clamp, Strain, Suspension-Deadend (Size as Required)	6
13	SSDC0268 - SSDC0276	Connector, Impact, Wedge Type (Size as Required)	3
14	SSDA0016 - SSDA0018	Armor Rod (Size as Required)	2

9C: Fiber Optic Cable details for handholes



APPENDIX K

CALCULATION OF WEATHER HOURS; DAMAGES FOR FAILURE TO PURCHASE RENEWABLE ENERGY

For each applicable period, Seller shall calculate (1) the expected production of the Facility using the historical Weather Data from Solargis for irradiance and ambient temperature (the “Expected Historical Production”) and (2) the expected production of the Facility using the actual Weather Data (the “Expected Actual Production”). Seller shall then obtain the quotient, rounded to the fourth decimal place (the “Production Factor”), equal to the Expected Actual Production divided by the Expected Historical Production. If the Production Factor is greater than one (1), then no Weather Hours shall be deemed to have occurred. However, if the Production Factor is less than one (1), then Weather Hours shall be deemed to have occurred. The portion of any Deficiency Amount (as defined in the Agreement) attributable to such Weather Hours shall be the difference equal to (A) the aggregate Minimum Production amount for that period minus (B) the product of (x) the Production Factor and (y) the aggregate Minimum Production amount for that period. The Deficiency Amount due to weather shall not be penalized.

If the Parties disagree with respect to any Deficiency Amount due to weather, the Parties shall promptly negotiate in good faith to resolve such dispute for a further 5 Business Days following which, if the Parties are still unable to agree, the Parties shall appoint an independent auditor at a cost shared by both Parties equally who shall be instructed to provide its determination with respect to the Deficiency Amount and such determination shall be conclusive and binding on the Parties.

For GPA’s failure to purchase and receive Renewable Energy and/or Test Energy after both parties have determined that Seller’s energy is ready for delivery to GPA’s grid, Seller’s damages shall be an amount equal to the Contract Price times the Expected Actual Production representing the amount of Renewable Energy that Seller could reasonably have delivered to Buyer but for such failure by GPA. Seller’s energy shall not be delivered to the grid until both parties have mutually agreed on the completion of all requirements, including but not limited to, the equipment and facilities for the PV, BESS, protection and interconnection. Expected Actual Production shall be calculated using the Solargis and PVSyst with the assumptions set forth below; provided, that if measured values taken by pyranometers cannot be used as Weather Data (due to operation failure or unreliability of values taken by such pyranometers etc.), Weather Data provided by a third party institution agreed upon between GPA and Seller (an independent institution such as Solargis or NASA) shall be used.

**PVsyst V7.3.4**

VC0, Simulation date:
10/13/23 08:50
with v7.3.4

Project: Barrigada (NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

General parameters**Grid-Connected System****PV Field Orientation****Orientation**

Sheds 5 °
Tilt
Azimuth 0 °

Horizon

Free Horizon

Bifacial system

Model 2D Calculation
unlimited sheds

Bifacial model geometry

Sheds spacing 5.83 m
Sheds width 4.93 m
Limit profile angle 25.1 °
GCR 84.6 %
Height above ground 0.50 m

Unlimited sheds**Sheds configuration**

Nb. of sheds 5 units
Unlimited sheds

Sizes

Sheds spacing 5.83 m
Collector width 4.93 m
Ground Cov. Ratio (GCR) 84.6 %

Shading limit angle

Limit profile angle 25.1 °

Near Shadings

Mutual shadings of sheds

Models used

Transposition Perez
Diffuse Perez, Meteonorm
Circumsolar separate

User's needs

Unlimited load (grid)

Bifacial model definitions

Ground albedo 0.22
Bifaciality factor 80 %
Rear shading factor 8.0 %
Rear mismatch loss 4.0 %
Shed transparent fraction 0.0 %

PV Array Characteristics**PV module**

Manufacturer JA Solar
Model JAM72D42-630/LB
(Custom parameters definition)

Unit Nom. Power 630 Wp
Number of PV modules 8736 units
Nominal (STC) 5504 kWp

Array #1 - PV Array

Number of PV modules 2156 units
Nominal (STC) 1358 kWp
Modules 77 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1214 kWp
U mpp 1090 V
I mpp 1114 A

Array #2 - Sub-array #2

Number of PV modules 2156 units
Nominal (STC) 1358 kWp
Modules 77 Strings x 28 in series

At operating cond. (60°C)

Pmpp 1214 kWp
U mpp 1090 V
I mpp 1114 A

Inverter

Manufacturer Sungrow
Model SG4400UD-US
(Custom parameters definition)

Unit Nom. Power 4400 kWac
Number of inverters 1 unit
Total power 4400 kWac

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Prism ratio (DC-AC) 1.23

Number of inverters 1 • MPPT 25% 0.3 unit
Total power 1100 kWac

Operating voltage 915-1500 V
Prism ratio (DC-AC) 1.23



PVsyst V7.3.4

VC0, Simulation date:
10/13/23 08:50
with v7.3.4

Project: Barrigada (NSRDB 2011-2020)_630W

Variant: New simulation variant

Pacific Energy Corp. (Guam)

PV Array Characteristics

Array #3 - Sub-array #3

Number of PV modules	2184 units	Number of inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1376 kWp	Total power	1100 kWac
Modules	78 Strings x 28 in series		
At operating cond. (60°C)		Operating voltage	915-1500 V
Pmpp	1230 kWp	Pnom ratio (DC:AC)	1.25
U mpp	1090 V		
I mpp	1128 A		

Array #4 - Sub-array #4

Number of PV modules	2240 units	Number of inverters	1 • MPPT 25% 0.3 unit
Nominal (STC)	1411 kWp	Total power	1100 kWac
Modules	80 Strings x 28 in series		
At operating cond. (60°C)			
Pmpp	1262 kWp	Operating voltage	915-1500 V
U mpp	1090 V	Pnom ratio (DC:AC)	1.28
I mpp	1157 A		

Total PV power

Nominal (STC)	5504 kWp
Total	8736 modules
Module area	24420 m²

Total inverter power

Total power	4400 kWac
Number of inverters	1 unit
Pnom ratio	1.25
No power sharing	

Array losses

Array Soiling Losses

Loss Fraction	0.5 %

Thermal Loss factor

Module temperature according to irradiance	
Uc (const)	22.6 W/m²K
Uv (wind)	0.0 W/m²K/m/s

Series Diode Loss

Voltage drop	0.7 V
Loss Fraction	0.1 % at STC

LID - Light Induced Degradation

Loss Fraction	0.6 %

Module Quality Loss

Loss Fraction	-0.5 %

Module mismatch losses

Loss Fraction	0.5 % at MPP

IAM loss factor

Incidence effect (IAM): User defined profile

0°	40°	50°	60°	70°	75°	80°	85°	90°
1.000	1.000	1.000	1.000	0.970	0.939	0.865	0.712	0.000

DC wiring losses

Global wiring resistance	4.1 mΩ
Loss Fraction	1.5 % at STC

Array #1 - PV Array

Global array res.	17 mΩ
Loss Fraction	1.6 % at STC

Array #3 - Sub-array #3

Global array res.	16 mΩ
Loss Fraction	1.5 % at STC

Array #2 - Sub-array #2

Global array res.	17 mΩ
Loss Fraction	1.5 % at STC

Array #4 - Sub-array #4

Global array res.	16 mΩ
Loss Fraction	1.5 % at STC

System losses

Auxiliaries loss

Proportional to Power	4.0 W/kW
0.0 kW from Power thresh.	

10/13/23

PVsyst Licensed to: Pacific Energy Corp. (Guam)

Page 4/8

* The system brand, product specification and its configuration in the simulation report above is not final version and could be changed upon the final detailed design.

APPENDIX L

CALCULATION OF SHORTFALL DAMAGES

The Shortfall Damages shall be the sum of the product of Deficiency Amounts and the applicable Incremental Price for production shortfalls below 90% during Contract Year evaluation and for production shortfalls after the five year make up period for any production shortfalls between 90% and 100% of the Minimum Production.

The following sets the conditions for Incremental Price and illustrates the calculation:

The Incremental Price shall be deemed as below:

1. In the event that the Actual Renewable Energy of the Contract Year is less than the 90% of Minimum Production as set forth in the fourth column of Appendix A, “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)

2. In the event that the Actual Renewable Energy is equal to or greater than the 90% of Minimum Production as set forth in the fourth column of Appendix A and less than Guaranteed Output as set forth in the third column of Appendix A, and the sum of Actual Renewable Energy and the Make-up Renewable Energy of consecutive five (5) Contract Years is less than the 100% of the Minimum Production as set forth in the third column of Appendix A, then “Incremental Price” means, at the time of its calculation, the LEAC Rate minus the Contract Price, provided, however, if the LEAC Rate is equal to or less than the Contract Price, then the Incremental Price shall be deemed to be zero.

If $\text{LEAC Rate} \leq \text{Contract Price}$:

Incremental Price = 0

If $\text{LEAC Rate} > \text{Contract Price}$:

Incremental Price = (LEAC Rate – Contract Price)

