

**MAUI 61-5 LLC
SOLAR LEASE AGREEMENT**

| Year | Term Date | License Fee | | Annual |
|------|-----------|-------------|---------------------|--------------------|
| | | Monthly | Annual | Maintenance Fee |
| 1 | 1/1/2021 | \$1,105.10 | \$6,630.60 | \$684.28 |
| 2 | 6/1/2021 | \$1,105.10 | \$13,261.25 | \$1,423.30 |
| 3 | 6/1/2022 | \$1,105.10 | \$13,261.25 | \$1,480.23 |
| 4 | 6/1/2023 | \$1,105.10 | \$13,261.25 | \$1,539.44 |
| 5 | 6/1/2024 | \$1,105.10 | \$13,261.25 | \$1,601.02 |
| 6 | 6/1/2025 | \$1,105.10 | \$13,261.25 | \$1,665.06 |
| 7 | 6/1/2026 | \$1,138.25 | \$13,659.09 | \$1,731.66 |
| 8 | 6/1/2027 | \$1,138.25 | \$13,659.09 | \$1,800.93 |
| 9 | 6/1/2028 | \$1,138.25 | \$13,659.09 | \$1,872.97 |
| 10 | 6/1/2029 | \$1,138.25 | \$13,659.09 | \$1,947.89 |
| 11 | 6/1/2030 | \$1,138.25 | \$13,659.09 | \$2,025.81 |
| 12 | 6/1/2031 | \$1,138.25 | \$13,659.09 | \$2,106.84 |
| | | | <u>\$154,891.39</u> | <u>\$19,879.43</u> |

NET PRESENT VALUE OF LICENSE FEE

| 3.00% | 3.50% | 4.00% | 4.50% | 5.00% | 5.50% | 6.00% |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| \$127,369.94 | \$123,466.02 | \$119,730.41 | \$116,154.39 | \$112,729.73 | \$109,448.71 | \$106,304.04 |
| \$6,437.48 | \$6,406.38 | \$6,375.58 | \$6,345.07 | \$6,314.86 | \$6,284.93 | \$6,255.28 |
| <u>\$133,807.44</u> | <u>\$129,872.43</u> | <u>\$126,106.03</u> | <u>\$122,499.50</u> | <u>\$119,044.64</u> | <u>\$115,733.70</u> | <u>\$112,559.38</u> |

NOTES:

- 1 Lease Term 20 years (6/1/2012 - 5/31/2032)
- 2 Assignment would be effective 1/1/2021
- 3 Additional Revenue is Annual Maintenance Fee
- 4 Maintenance Fee is for the cost of Highway gate repairs & maintenance.