

SOLAR POWER PURCHASE AGREEMENT

THIS SOLAR POWER PURCHASE AGREEMENT (including as it may be amended from time-to-time, this “**Agreement**”), is made and entered into as of the date set forth on the signature page below by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “**City**”), on behalf of its Department of Aviation (“**DEN**” or “**DEN**”), and **OAK LEAF SOLAR 56 LLC**, a Colorado limited liability company authorized to do business in the State of Colorado (“**Power Provider**”) (collectively, the “**Parties**”).

WITNESSETH:

WHEREAS, Power Provider intends to install electricity grid-connected photovoltaic solar power arrays with a total generating capacity rated at approximately thirteen (13) megawatts (MW) (the “**Generating Facility**”) located at the City’s Denver International Airport (“**DEN**” or “**Airport**”), in Denver, Colorado; and

WHEREAS, DEN desires to purchase from Power Provider and Power Provider desires to sell to DEN the entire energy output of the Generating Facility;

WHEREAS, the Power Provider and DEN intend to enter into a Ground Lease Agreement authorizing the Power Provider to operate the Generating Facility on Airport property, Contract No. Jaggaer 202262383 (the “**Lease**”);

NOW, THEREFORE, in consideration of the promises and the mutual benefits from the covenants hereinafter set forth, Power Provider and the City agree as follows:

1. LINE OF AUTHORITY.

The Chief Executive Officer of the Department of Aviation, his designee or successor in function (the “**CEO**”), authorizes and directs all work performed under this Agreement. Administrative reports, memoranda, correspondence and other submittals required of the Power Provider shall be processed in accordance with directions of a Project Manager to be named by the CEO.

2. DEFINITIONS.

A. “**Commercial Operation**” means the condition existing when the Generating Facility is (i) mechanically complete and has been tested and is operating as specified in the design documents, and (ii) energy is delivered through the Generating Facility’s meter and to the Site’s electrical system under an approved and executed Utility interconnection agreement.

B. “**Commercial Operation Date**” means the date on which Power Provider notifies DEN in accordance with Section 3.C that the Generating Facility has achieved Commercial Operation.

C. “**Contract Price**” has the meaning set forth in Section 10.A.

D. **“D.R.M.C.”** means the Denver Revised Municipal Code.

E. **“Early Termination Date”** has the meaning set forth in Section 4.E.

F. **“Effective Date”** shall mean the date the City executes this Agreement, as stated on the City’s signature page below.

G. **“Energy Delivery Point”** means the energy delivery point within the Site’s electrical system on DEN’s side of the Site’s Utility meter, as designated in the Utility interconnection agreement described in Section 2.A.

H. **“Energy Output”** means the total quantity of all actual net energy generated by the Generating Facility (measured in kWhac) and delivered in accordance with Section 10 to the Energy Delivery Point, in any given period of time. Energy Output does not include the Environmental Incentives.

I. **“Environmental Attributes”** means the characteristics of electric power generation at the Generating Facility that have intrinsic value, separate and apart from the Energy Output, arising from the perceived environmental benefits of the Generating Facility of the Energy Output, including but not limited to renewable energy certificates, green tags, renewable energy credits, tradable renewable certificates, portfolio energy credits (collectively, “Solar Renewable Energy Credits” or “SRECs”), carbon trading credits, emissions reduction or offset credits, emission allowances, and other tradable renewable credits or related emissions reduction credits, and all environmental and other attributes that differentiate the Generating Facility or the Energy Output from energy generated by fossil-fuel based generation units, fuels or resources, characteristics of the Generating Facility that may result in the avoidance of environmental impacts on air, soil or water, such as the absence of emission of any oxides of nitrogen, sulfur or carbon or of mercury, or other gas or chemical, soot, particulate matter or other substances attributable to the Generating Facility or the compliance of the Generating Facility or the Energy Output with the law, rules, and standards of the United Nations Framework Convention on Climate Change (the “UNFCCC”) or the Kyoto Protocol to the UNFCCC, or crediting “early action” with a view thereto, or laws or regulations involving or administered by the Clean Air Markets Division of the Environmental Protection Agency or successor administrator or any state or federal entity given jurisdiction over a program involving transferability of rights arising from Environmental Attributes and Reporting Rights. In addition to, and without limiting the foregoing, “Environmental Attributes” also means any current or future attributes, credits, or offsets accruing to or related to the System or the Solar Power by virtue of the System or the Solar Power meeting the project-specific additionality standards which have been outlined by the UNFCCC or the Kyoto Protocol to the UNFCCC.

J. **“Environmental Incentives”** means, except as otherwise provided for in the definition of “Environmental Attributes,” any and all grants, incentive payments, rights, credits (including tax credits), payments related to credits, rebates, benefits, reductions, offsets, and allowances and entitlements of any kind, howsoever entitled or named, available currently and from time to time from the applicable utility company, the Federal or State Government, local or municipal authority, or any other entity as a result of the design, construction and operation of the System. Without limiting the forgoing, “Environmental Incentives” includes the right to

apply for and entitlement to receive incentives under the Xcel Energy Solar*Rewards program or other incentive programs offered by the applicable utility or the State of Colorado, and the right to claim federal income tax credits under Sections 45 and/or 48 of the Internal Revenue Code, or payments for specified energy property in lieu of tax credits under Section 1603 of the American Recovery and Reinvestment Tax Act of 2009.

- K. **“Expiration Date”** has the meaning set forth in Section 4.D.
- L. **“Force Majeure”** has the meaning given to it in Section 29.
- M. **“Generating Facility”** means the electric power generation equipment, controls, meters, switches, connections, conduit, wires and other equipment connected to the Energy Delivery Point installed on the Site by Power Provider for the purposes of providing electric power to DEN under this Agreement, and which is the tangible personal property of the Power Provider and shall be owned solely by Power Provider throughout the Term of the Lease. *See Exhibit A.*
- N. **“kWp”** means kilowatt rated power.
- O. **“kWac”** means kilowatt alternating current.
- P. **“kWhac”** means kilowatt-hour alternating current.
- Q. **“Lease”** means the Ground Lease Agreement between the DEN and the Power Provider of approximately even date herewith, Contract No. Jaggaer 202157423.
- R. **“MW”** means megawatt, a unit of power equal to one million watts.
- S. **“Party”** means Power Provider or DEN.
- T. **“Parties”** means Power Provider and DEN.
- U. **“PUC”** means the Public Utilities Commission of Colorado.
- V. **“Quarterly Invoice Date”** means the first Business Day of each of January, April, July, and October.
- W. **“Quarterly Period”** means the period between the current and next Quarterly Invoice Date.
- X. **“Reporting Rights”** means the right of Power Provider to report to any federal, state, or local agency, authority or other party, including without limitation under Section 1605(b) of the Energy Policy Act of 1992 and provisions of the Energy Policy Act of 2005, or under any present or future domestic, international or foreign emissions trading program, that Power Provider owns the Environmental Attributes and the Environmental Incentives associated with the Energy Output.

Y. “**Site**” means DEN’s facility at Denver International Airport in Denver, Colorado or at such other location agreed to by Power Provider and DEN.

Z. “**Solar Power Payment**” has the meaning set forth in Section 10.A.

AA. “**Utility**” means Public Service Company of Colorado, the electric distribution company responsible for electric energy transmission and distribution service at the Site.

3. INSTALLATION AND OPERATION OF THE GENERATING FACILITY.

A. Power Provider shall install the Generating Facility in accordance with the terms and conditions of the Lease. Power Provider shall provide DEN with reasonable notice of the progress of the installation of the Generating Facility and shall provide reasonable notice to DEN of the Commercial Operation Date.

B. Power Provider shall be solely responsible for all costs and the performance of all tasks required for installation of the Generating Facility. Promptly following the execution of this Agreement, Power Provider shall commence pre-installation activities relating to the Generating Facility, which shall include, without limitation, the following:

- (i) obtain financing for installation of the Generating Facility, and Solar Renewable Energy Credits for operation of the Generating Facility;
- (ii) obtain all permits, contracts and agreements required for installation of the Generating Facility;
- (iii) obtain all necessary authority from the PUC or other regulatory entities for the operation of Generating Facility and sale and delivery of Energy Output to DEN;
- (iv) effect the execution of all agreements required for Utility interconnection of the Generating Facility; and
- (v) enter into contract(s) for installation of the Generating Facility (*e.g.*, contracts with equipment suppliers and related service providers for the Generating Facility), subject to the terms of the Lease and any proposed financing; and
- (vi) perform title, lien, and related real property searches; and
- (vii) negotiating and entering into an acceptable SO-REC Purchase Contract and any related agreements between Power Provider and Public Service Company of Colorado d/b/a. Xcel Energy.

C. Power Provider shall (i) use commercially reasonable efforts to cause installation of the Generating Facility to be completed and to cause the Generating Facility to begin Commercial Operation on or before December 31, 2023; or (ii) on such date, notify DEN of the actual or estimated Commercial Operation Date. Successful completion of parts (i) - (vii) of Section 3.B shall be conditions precedent to Power Provider’s obligations to install and operate

Generating Facility and otherwise perform its obligations under this Agreement. If the activities contemplated in parts (i) - (vii) of Section 3.B are not completed by June 30, 2023, Power Provider shall have the option to terminate the Agreement without triggering the default provisions of this Agreement or any liability under this Agreement. Alternatively, in the event that such conditions precedent are not satisfied by such date, the Parties may mutually agree to amend this Agreement to revise the Commercial Operation Date and the Term of this Agreement.

D. Power Provider shall prevent activities associated with installation, operation and maintenance of the Generating Facility from disrupting or interfering with DEN's operation of the Airport.

E. Power Provider shall be solely responsible for operation and maintenance of the Generating Facility and shall, at all times, maintain the Generating Facility in good operating condition. Power Provider's insurance shall address all risk of loss with respect to the Generating Facility, and Power Provider shall have full responsibility for its operation and maintenance in compliance with all laws, regulations and governmental permits. In accordance with the Lease, DEN shall provide adequate and secure storage space at the Site to store the spare parts inventory for the Generating Facility for the Term of this Agreement.

F. The Power Provider and DEN hereby agree and acknowledge that notwithstanding the Generating Facility's presence on the Site, DEN shall have no ownership interest in the Generating Facility and no responsibility for its operation or maintenance. Neither DEN nor any party related thereto shall have the right or be deemed to operate the Generating Facility for purposes of Section 7701(e)(4)(A)(i) of the Internal Revenue Code.

G. All personal property and other taxes related to the Generating Facility shall be the responsibility of Power Provider, except as is otherwise provided in this Agreement.

H. Power Provider shall provide general and umbrella liability insurance coverage as set forth in the Lease between the Parties.

I. Notwithstanding any other provision of this Agreement, the effectiveness of this Agreement, including the obligations and responsibilities of the Parties, is contingent upon the arrangement and entering into of a Lease for the length of this Agreement between DEN and Power Provider. Notwithstanding the Generating Facility's presence on the Site, except as required by the Federal Aviation Administration or as required for air navigation purposes, DEN shall not cause or permit any interference with the Generating Facility's insulation and access to sunlight as such access exists as of the Effective Date of this Agreement.

J. DEN represents to Power Provider that there are no circumstances known to DEN and no commitments to third parties that may damage, impair, or otherwise adversely affect the Generating Facility or its function by blocking sunlight to the Generating Facility.

K. The Parties share a common desire to generate favorable publicity regarding the Generating Facility and their association with it. The Parties agree that they will, from time-to-time, issue press releases regarding the Generating Facility and that they shall cooperate with

each other in connection with the issuance of such releases. Each Party agrees that it shall not issue any press release regarding the Generating Facility without the prior written consent of the other Party, which consent shall not be unreasonably withheld or delayed.

L. Power Provider shall use commercially reasonable efforts to maintain the area in the immediate vicinity (*i.e.*, within the fence) of the Generating Facility in a reasonably neat and clean condition.

4. PURCHASE AND SALE OF POWER; TERM.

A. Purchase and Sale. Beginning on the Commercial Operation Date, and continuing for the Term of this Agreement, DEN shall purchase and accept delivery from Power Provider at the purchase price set forth in Section 4.B below, and Power Provider shall sell and deliver to DEN the entire Energy Output (in such amount of output as the Generating Facility produces from time to time). DEN shall not resell any of the Energy Output except for any net-metering.

B. Purchase Price. DEN shall pay Power Provider an amount equal to the Energy Output multiplied by the Purchase Price per kWhac (pursuant to **Exhibit B**). Such amount shall be paid in accordance with the terms of Section 11.

C. Taxes. In the event that any taxes are assessed against the generation, sale, delivery or consumption of Energy Output, DEN shall pay for all such amounts due.

D. Term. The purchase and sale obligation under Section 4.A with respect to Energy Output from the Generating Facility shall commence on the Commercial Operation Date and continue for a period of twenty five (25) years, unless and until terminated earlier pursuant to the provisions of this Agreement (“**Term**”). The date this Agreement terminates by reason of the expiration of the Term is hereinafter referred to as the “**Expiration Date**.” Notwithstanding the foregoing sentence, subject to termination contemplated in Section 3.C or following a default by a Party as described in Section 17, the Term of this Agreement shall commence on the Commercial Operation Date and expire at the Expiration Date.

E. Early Termination by Power Provider. Power Provider shall have the right, but not the obligation, to terminate this Agreement prior to expiration of its Term only upon the occurrence of:

- (i) an unstayed order of a court or administrative agency having the effect of subjecting the sales of Energy Output to federal or state regulation of prices;
- (ii) elimination or alteration of one or more Environmental Incentives or other change in law that results in a material adverse economic impact on Power Provider;
- (iii) an annual level of direct beam solar resource availability that is less than or equal to ninety percent (90%) of historical averages as measured by long-term weather data (minimum of five (5) years) collected at the Site and/or other reliable calibrated and appropriate weather station representative of the Site; or

- (iv) the termination of the Lease prior to the Expiration Date for any reason other than Power Provider's breach of the Site Lease; or
- (v) failure of any activity in Section 3.B; or
- (vi) an Event of Default of either party under Section 17.A.

5. MAXIMUM CONTRACT PAYMENT OBLIGATION.

Any other provision of this Agreement notwithstanding (other than payment of any damages under this Agreement or the Lease, and payment obligations under the Lease including the price to purchase the Generating Facility), in no event shall the City's payment obligation for the services provided hereunder be any amount in excess of the sum of **Twenty-Six Million Nine-Hundred and Twenty-One Thousand Eight Hundred and Sixty Dollars and Zero Cents (\$26,921,860.00)** over the Term of this Agreement, unless this Agreement is amended to increase such amount.

6. CONTRACT FUNDING.

A. All payments under this Agreement shall be paid from the City and County of Denver Airport System Fund and from no other fund or source. The City is under no obligation to make payments from any other source. The City is under no obligation to make any future encumbrances or appropriations for this Agreement.

B. It is expressly understood and agreed that the obligation of the City to make payments to the Power Provider shall only extend to monies appropriated by the Denver City Council, paid into the Treasury of the City and encumbered for the purposes of this Agreement. The Power Provider acknowledges that (i) the City does not by this Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and (ii) this Agreement is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of the City.

7. THE POWER PROVIDER'S PROJECT MANAGER.

A. The Power Provider shall provide a Project Manager who is trained, qualified and acceptable to the Airport's Contract Administrator. The Project Manager shall have full authority to act for the Power Provider at all times to carry out the provisions of this Agreement regarding operational matters.

B. The Project Manager shall make sufficient regular inspections, or otherwise as necessary, either in person or by a designated representative, to ensure the work is performed as specified. The Project Manager shall provide a copy of all inspection reports to the Airport's Contract Administrator.

C. The Power Provider agrees that it shall use reasonable efforts to obtain the approval of the Airport's Contract Administrator of the Power Provider's proposed Project Manager. The Power Provider shall submit a resume of the proposed Project Manager, along with other information reasonably requested by the City, in order to obtain such approval.

8. ENVIRONMENTAL ATTRIBUTES.

A. Delegation of Attributes. DEN's purchase of the Energy Output from the Generating Facility does not include Environmental Incentives, Environmental Attributes, or any other attributes of ownership of the Generating Facility, which shall be owned by Power Provider. DEN agrees to cooperate in good faith as necessary to enable Power Provider to obtain all available Environmental Incentives, including reassignment of any incentive received by DEN as a result of the transaction described in this Agreement. Notwithstanding the Generating Facility's presence on the Site, Power Provider shall own, and may assign or sell in its sole discretion, all right, title and interest associated with or resulting from the development and installation of the Generating Facility or the production, sale, purchase or use of the Energy Output including, without limitation:

- (i) all Environmental Incentives and all Environmental Attributes; and
- (ii) the Reporting Rights and the exclusive rights to claim that: (A) the Energy Output was generated by the Generating Facility; (B) Power Provider is responsible for the delivery of the Energy Output to the Energy Delivery Point; (C) Power Provider is responsible for the reductions in emissions of pollution and greenhouse gases resulting from the generation of the Energy Output and the delivery thereof to the Energy Delivery Point; and (D) Power Provider is entitled to all credits, certificates, registrations, etc., evidencing or representing any of the foregoing.

B. Impairment of Solar Renewable Energy Credits. Following notice by Power Provider of actions or omissions which could impair or jeopardize either the sale of SRECs to the Utility or the production of power hereunder, DEN shall not take any such action or suffer any such omission at the Site except as required by the Federal Aviation Administration, for air navigation purposes, or as otherwise permitted under this Purchase Agreement or the Lease. To the fullest extent DEN is able to comply, DEN shall take such action or suffer such omission as necessary to assist Power Provider in qualifying for receipt of SRECs payment.

9. METERING.

A. Power Provider shall install and maintain a standard revenue quality meter with electronic data acquisition system ("DAS") capabilities at the Generating Facility. The meter shall measure the alternating current output of the Generating Facility on a continuous basis. Power Provider shall be responsible for maintaining the metering equipment in good working order and, if DEN so requests, for testing at DEN's sole expense the same once per calendar year and certifying the results of such testing to DEN. In the event of a failure of the electronic meter reading system and until such failure has been corrected, Power Provider shall be responsible for conducting monthly on-site readings of the standard electricity meter to determine the output of the Generating Facility delivered to DEN. Data retrieved from any such meter shall serve as the basis for establishing quarterly Solar Power Payments in accordance with Exhibit B.

B. Power Provider shall maintain all DAS data and shall provide to DEN a report of the Site's individual metered energy, as read and collected on a monthly basis, once each month

within fourteen (14) business days after the last day of the preceding month. Power Provider shall verify and adjust all DAS data at least once per calendar year based on readings from the foregoing standard meter. Subject to Section 9.A, such data, as verified and adjusted, shall serve as the basis for invoicing DEN for all delivered energy. Power Provider shall preserve all data compiled hereunder for a period not less than three years.

C. Not more than twice per calendar year, DEN shall have the right to audit all such DAS data upon reasonable notice, and any such audit shall be at DEN's sole cost (unless an audit reveals at least a ten percent (10%) overcharge to DEN, in which case Power Provider shall bear the cost of that audit). DEN shall have a right of access to all meters at reasonable times and with reasonable prior notice for the purpose of verifying readings and calibrations. If the metering equipment is found to be inaccurate, it shall be corrected and past readings shall be promptly adjusted in an equitable manner.

D. Power Provider shall provide DEN with a link and access passwords to any website associated with the DAS so DEN may freely view the available data and analytics and diagnostics.

10. DELIVERY

A. Title and risk of loss of the Energy Output shall pass from Power Provider to DEN upon delivery of the Energy Output at the Energy Delivery Point. All deliveries of Energy Output hereunder shall be in the form of three-phase, sixty-cycle alternating current or similar to properly integrate with the Site's electrical system. DEN shall purchase and accept delivery of metered Energy Output at the Energy Delivery Point.

B. Power Provider shall ensure that all energy generated by the Generating Facility conforms to Utility specifications for energy being generated and delivered to the Site's electric distribution system, which shall include the installation of proper power conditioning and safety equipment, submittal of necessary specifications, coordination of Utility testing and verification, and all related costs.

C. DEN shall be responsible for arranging delivery of Energy Output from the Energy Delivery Point to DEN's facilities and any installation and operation of equipment on DEN's side of the Energy Delivery Point necessary for acceptance and use of the Energy Output. The Parties acknowledge that adjustments in the terms and conditions of this Agreement may be appropriate to account for rule changes in the respective Utility or Utility control areas, by the respective independent system operators, or their successors, that could not be anticipated at the date of execution of this Agreement or that are beyond the control of the Parties, and the Parties agree to make such commercially reasonable amendments as are reasonably required to comply therewith, subject to the approval of City Council with respect to DEN.

11. INVOICES AND PAYMENT.

A. Power Provider shall invoice DEN on the first day of each Quarterly Period (each a "**Quarterly Invoice Date**"), commencing on the first Quarterly Invoice Date to occur after the Operations Date, for the Solar Power Payment in respect of such Quarterly Period. The first

invoice shall include any production that occurred prior the initial Quarterly Invoice Date. The last invoice shall be pro-rated, as necessary, to include production only through the Expiration Date of this Agreement.

B. The City shall process all invoices for payment received from the Power Provider on a timely basis of net 30 days after invoice date which is in accordance with the City's Prompt Payment Ordinance, Section 20-107, *et. seq.* of the Denver Revised Municipal Code ("D.R.M.C."). The Power Provider agrees that interest and late fees shall be payable by the City hereunder only to the extent authorized and provided for in the City's Prompt Payment Ordinance.

12. DISPUTES.

A. Either Party may, in good faith, dispute the correctness of any invoice or any adjustment to an invoice rendered or adjust any invoice for any arithmetic, computational or meter-related error within twelve (12) months of the date the invoice or adjustment to an invoice was rendered. In the event a Party disputes all or a portion of an invoice, or any other claim or adjustment arises, that Party shall pay the disputed and undisputed portion when due and provide the other Party notice of the dispute and the amount in dispute. In such event, the Parties shall first use good faith, reasonable, diligent efforts to resolve such dispute within a reasonable period of time not to exceed thirty (30) days from the date of such notice.

B. If the Parties do not resolve a dispute under Subsection A above within such thirty (30) days, or for any other disputes arising under or related to this Agreement, such disputes shall be resolved by administrative hearing which shall be conducted in accordance with the procedures set forth in D.R.M.C. Section 5-17. The Parties hereto agree that the CEO's determination resulting from said administrative hearing shall be final, subject only to the Power Provider's right to appeal the determination under D.R.M.C. Section 5-17 and Colorado Rule of Civil Procedure Rule 106(a)(IV).

13. TITLE TO GENERATING FACILITY AND OTHER PROPERTY RIGHTS.

A. Notwithstanding the Generating Facility's presence on the Site, Power Provider shall at all times retain title to and be the legal and beneficial owner of the Generating Facility, and the Generating Facility shall remain the property of Power Provider or Power Provider's assigns. Power Provider shall be entitled to, and is hereby authorized to, file one or more precautionary financing statements or fixture filings in such jurisdictions as it deems appropriate with respect to the Generating Facility in order to protect its rights in the Generating Facility.

B. The Parties specifically acknowledge and agree that Power Provider shall be the owner of the Generating Facility for federal income tax purposes, and in that connection shall be entitled to the depreciation deductions associated with the Generating Facility as well as any tax credits or other tax benefits provided under the Code to which such Generating Facility may be entitled.

C. Nothing in this Agreement shall be construed to convey to DEN a license or other right to trademarks, copyrights, technology or other intellectual property of Power Provider.

14. REPRESENTATIONS AND WARRANTIES

Each Party represents and warrants to the other Party that (a) such Party is duly organized, validly existing and in good standing under the laws of the state of its formation and has all requisite power and authority to enter into this Agreement, to perform its obligations hereunder and to consummate the transactions contemplated hereby; (b) the execution and delivery of this Agreement and the performance of such Party's obligations hereunder have been duly authorized by all necessary company action; (c) this Agreement is a legal, valid and binding obligation of such Party enforceable against such Party in accordance with its terms, subject to the qualification, however, that the enforcement of the rights and remedies herein is subject to (i) bankruptcy and other similar laws of general application affecting rights and remedies of creditors and (ii) the application of general principles of equity (regardless of whether considered in a proceeding in equity or at law); and (d) neither the execution and delivery of this Agreement by such Party nor compliance by such Party with any of the terms and provisions of this Agreement conflicts with, breaches or contravenes the provisions of such Party's organizational documents or any state statutes as applies to such Party. Power Provider further represents and warrants to the DEN that to Power Provider's knowledge, no governmental approval (other than any governmental approvals which have been previously obtained or disclosed in writing to DEN) is required in connection with the due authorization, execution and delivery of this Agreement by Power Provider or the performance by Power Provider of its obligations hereunder which Power Provider has reason to believe that it will be unable to obtain in due course. DEN further represents and warrants to the Power Provider that to the DEN's Department of Aviation's knowledge, except for building permits and approval by the City Council, no governmental approval (other than any governmental approvals which have been previously obtained or disclosed in writing to Power Provider) is required in connection with the due authorization, execution and delivery of this Agreement by DEN or the performance by DEN of its obligations hereunder which DEN has reason to believe that it will be unable to obtain in due course.

15. COVENANTS AND LIENS.

Notwithstanding the Generating Facility's presence on the Site, DEN shall not directly or indirectly cause, create, incur, assume or suffer to exist any mortgage, pledge, lien (including mechanics', labor or materialman's lien), charge, security interest, encumbrance or claim on or with respect to the Generating Facility or any interest therein. DEN also shall pay promptly before a fine or penalty may attach to the Generating Facility any taxes, charges or fees of whatever type of any relevant governmental authority for which DEN is responsible pursuant to the terms of this Agreement and applicable law. If DEN breaches its obligations under this Section, it shall immediately notify Power Provider in writing, shall promptly cause such liens to be discharged and released of record, and any such taxes, charges or fees to be paid, without cost to Power Provider.

16. LOSS

If the Generating Facility is (i) materially damaged or destroyed, or suffers any other material loss or (ii) condemned, confiscated or otherwise taken, in whole or in material part, or

the use thereof is otherwise diminished so as to render impracticable or unreasonable the continued production of energy, to the extent there are sufficient insurance or condemnation proceeds available to Power Provider, Power Provider shall either cause (A) the Generating Facility to be rebuilt and placed in Commercial Operation at the earliest practical date or (B) another materially identical Generating Facility to be built in the proximate area of the Site and placed in Commercial Operation as soon as commercially practicable.

17. DEFAULT AND REMEDIES.

- A. Event of Default. With respect to a Party, there shall be an event of default if:
 - (i) such Party fails to pay any amount within sixty (60) days after such amount is due, or as otherwise provided by the City's Prompt Payment Ordinance;
 - (ii) except as otherwise set forth in this Section 17.A, such Party is in breach of any representation or warranty set forth herein or fails to perform any material obligation set forth in this Agreement and such breach or failure is not cured within sixty (60) days after notice from the non-defaulting Party; provided, however, that the cure period shall be extended by the number of days during which the defaulting Party is prevented from taking curative action solely by Force Majeure if the defaulting Party had begun curative action and was proceeding diligently, using commercially reasonable efforts, to complete such curative action;
 - (iii) such Party admits in writing its inability to pay its debts generally as they become due;
 - (iv) such Party files a petition or answer seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any State, district or territory thereof;
 - (v) such Party makes an assignment for the benefit of creditors;
 - (vi) such Party consents to the appointment of a receiver of the whole or any substantial part of its assets;
 - (vii) such Party has a petition in bankruptcy filed against it, and such petition is not dismissed within ninety (90) days after the filing thereof;
 - (viii) a court of competent jurisdiction enters an order, judgment, or decree appointing a receiver of the whole or any substantial part of such Party's assets, and such order, judgment or decree is not vacated or set aside or stayed within ninety (90) days from the date of entry thereof;
 - (ix) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the whole or any substantial part of such Party's assets and such custody or control is not

terminated or stayed within ninety (90) days from the date of assumption of such custody or control; or

(x) DEN or Power Provider materially breaches the Lease and such breach is not cured within sixty (60) days after notice from the non-defaulting Party.

B. Cross Default with Lease. Notwithstanding anything to the contrary under this Power Purchase Agreement or the Ground Lease Agreement, a default by any party under this agreement shall be an event of default under the other agreement.

C. Remedies. Upon an event of default by one Party, the other Party shall have the right, but not the obligation, to terminate or suspend this Agreement with respect to all obligations arising after the effective date of such termination or suspension (other than payment obligations relating to obligations arising prior to such termination or suspension). The Parties agree that in the event of a default under this contract that leads to termination, the non-defaulting Party may pursue all remedies available to it in law and in equity.

D. No Waiver. Any waiver at any time by either Party of its rights with respect to an event of default under this Agreement, or with respect to any other matters arising in connection with this Agreement, shall not be deemed to be a waiver with respect to any subsequent default or other matter. Any waiver under this Agreement must be in writing signed by the waiving Party.

E. Notwithstanding any provision to the contrary under this Agreement, neither DEN nor any party related to DEN shall bear or be deemed to bear any significant financial burden if there is nonperformance by Power Provider under this agreement, as the phrase “any significant financial burden if there is nonperformance” is used in Section 7701(e)(4)(A)(ii) of the Internal Revenue Code.

F. Notwithstanding any provision to the contrary under this Agreement, neither DEN nor any party related to DEN shall be deemed to receive any significant financial benefit if the operating costs of the Generating Facility are less than the standard of performance and/or operation set forth in this Agreement, as the phrase “significant financial benefit if the operating costs of the Generating Facility are less than the standards of performance or operation” is used in Section 7701(e)(4)(A)(iii) of the Internal Revenue Code.

18. LIMITATION OF LIABILITY.

In no event shall either party be liable to the other party for consequential, incidental, punitive, exemplary or indirect damages, lost profits or business interruption damages, by statute, in tort, contract, or otherwise.

19. AGREEMENT SUBORDINATE TO AGREEMENTS WITH UNITED STATES.

This Agreement is subject and subordinate to the terms, reservations, restrictions and conditions of any existing or future agreements between the City and the United States, the execution of which has been or may be required as a condition precedent to the transfer of

federal rights or property to the City for Airport purposes and the expenditure of federal funds for the development of the Airport or airport system. The provisions of the attached Appendix 1 are incorporated herein by this reference.

20. AIRPORT SECURITY.

A. It is a material requirement of this Agreement that the Power Provider at its sole expense and without reimbursement by the City shall comply with all rules, regulations, written policies and authorized directives from the City and/or the Transportation Security Administration with respect to Airport security. The Power Provider shall conduct all of its activities at the Airport in compliance with the Airport security program, which is administered by the Security Division of the City's Department of Aviation. Violation by the Power Provider or any of its employees, subcontractors or vendors of any rule, regulation or authorized directive from the City or the Transportation Security Administration with respect to Airport Security shall be grounds for immediate termination by the City of this Agreement for cause.

B. The Power Provider, promptly upon notice of award of this Agreement, shall meet with the Airport's Assistant Security Manager to establish badging and vehicle permit requirements for Power Provider's operations under this Agreement. The Power Provider shall obtain the proper access authorizations for all of its employees, subcontractors and vendors who will enter the Airport to perform work or make deliveries, and shall be responsible for each such person's compliance with all Airport rules and regulations, including without limitation those pertaining to security. Any person who violates such rules may be subject to revocation of his/her access authorization. The failure of the Power Provider or any subcontractor to complete any required services hereunder shall not be excused on account of the revocation for good cause of the access authorization of any person.

C. The security status of the Airport is subject to change without notice. If the security status of the Airport changes at any time during the Term of this Agreement, the Power Provider shall take immediate steps to comply with security modifications which occur as a result of the changed status. The Power Provider may at any time obtain current information from the Airport Security Office regarding the Airport's security status in relation to the Power Provider's operations at the Airport.

D. The Power Provider shall return to the City at the expiration or termination of this Agreement, or upon demand by the City, all access keys or access badges issued to it or any subcontractor for any area of the Airport, whether or not restricted. If the Power Provider fails to do so, the Contractor shall be liable to reimburse the City for all the City's costs for work required to prevent compromise of the Airport security system. The City may withhold funds in the amount of such costs from any amounts due and payable to the Power Provider under this Agreement.

21. NONDISCRIMINATION.

In connection with the performance of work under this Agreement, Power Provider agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion,

national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability; and Power Provider further agrees to insert the foregoing provision in all subcontracts hereunder.

22. BOND ORDINANCES; GOVERNING LAW; VENUE.

This Agreement shall be deemed to have been made in, and shall be construed in accordance with the laws of the State of Colorado and the Charter and Ordinances of the City and County of Denver. This Agreement is in all respects subject and subordinate to any and all City bond ordinances applicable to the Denver Municipal Airport System and to any other bond ordinances which amend, supplement, or replace such bond ordinances. Venue for any action hereunder shall be in the City and County of Denver, State of Colorado.

23. INSPECTION OF RECORDS.

A. In connection with any activity hereunder on items toward which federal funds may be received under the Airport and Airway Improvement Act of 1982, as amended, the City and County of Denver, the Federal Aviation Administration, the Comptroller General of the United States and any other duly authorized representatives shall have access to any books, documents, papers and records of the Power Provider which are directly pertinent to a specific grant program for the purpose of making audit, examination, excerpts and transcriptions. The Power Provider further agrees that such records will contain information concerning the specific tasks performed along with the applicable federal project number.

B. The City and its Auditor or any duly authorized representatives, until the expiration of three (3) years after the final payment under this Agreement, shall have access to and the right to examine any directly pertinent books, documents, papers and records of the Power Provider which are related to activities under this Agreement without regard to whether the activity was paid for in whole or in part with federal funds or was otherwise related to a federal grant program.

C. In addition to the foregoing, each Party hereto shall keep complete and accurate records of its operations hereunder and shall maintain such data as may be necessary to determine with reasonable accuracy any item relevant to this Agreement. Each Party shall have the right to examine all such records insofar as may be necessary for the purpose of ascertaining the reasonableness and accuracy of any statements of costs relating to transactions hereunder.

24. ASSIGNMENT.

A. Neither Party shall assign this Agreement or any of its rights hereunder without the prior written consent of the other Party, which consent shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, either Party may upon written notice, without the need for consent from the other Party (and without relieving itself from liability hereunder), (i) transfer, pledge or assign this Agreement as security for any financing or to an affiliated special purpose entity created for the financing or tax credit purposes related to Generating Facility; (ii) transfer or assign this Agreement to any person or entity succeeding to all the assets and liabilities of such Party, provided, however, that any such assignee shall agree to be bound by the

terms and conditions hereof; (iii) assign its rights under this Agreement to a successor entity in a merger or acquisition transaction, provided, however, that any such assignee shall agree to be bound by the terms and conditions hereof; or (iv) transfer or assign this Agreement to one or more affiliates, provided, however, that any such assignee shall agree to be bound by the terms and conditions hereof. Notwithstanding, and in addition to, the foregoing, DEN may not assign this Agreement to an entity with a Credit Rating lower than that of DEN at the time without the following matching credit support provisions, as implemented by DEN:

B. With respect to a transfer, pledge, or assignment by Power Provider pursuant to clause (i) in the second sentence of Section 24.A, DEN and Power Provider acknowledge and agree that (1) DEN will cooperate in good faith and in a timely manner to provide acknowledgements, consents, or certifications reasonably requested by any Lender in conjunction with any financing, and (2) upon receipt of written notice and direction by any financing transaction assignee (“Lender”) of Power Provider that Power Provider is in default under its financing agreements with Lender, and notwithstanding any instructions to the contrary by Power Provider, DEN, as directed in writing by Lender, will recognize such Lender, or any third party to whom such Lender has reassigned the rights of Power Provider under this Agreement, as the proper and lawful provider of power under this Agreement and fully entitled to receive payments with respect thereto so long as such Lender (or its assignee) performs the obligations of Power Provider hereunder. DEN shall be protected and shall incur no liability in acting or proceeding in good faith upon any such foregoing written notice and direction by Lender which DEN shall in good faith believe (a) to be genuine and (b) a copy of which shall have been delivered to Power Provider. DEN shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such foregoing notice and direction, but may accept and rely upon them as conclusive evidence of the truth and accuracy of such statements.

C. DEN agrees to notify Lender in writing, at the address to be designated by Lender, upon not less than five (5) business days’ written notice to DEN prior to any notice by DEN hereunder, of any act or event of default of Power Provider under the Agreement of which DEN has knowledge that would entitle DEN to cancel, terminate, annul, or modify the Agreement or otherwise proceed with enforcement remedies against Power Provider, and Lender shall have the same amount of time as Power Provider, but at least ten (10) days with respect to any monetary default and at least thirty (30) days with respect to any non-monetary default, to cure any default by Power Provider under the Agreement; provided that in no event shall Lender be obligated to cure any such default.

25. NO THIRD-PARTY BENEFICIARIES.

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the Power Provider, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the City and the Power Provider that any person other than the City or the Power Provider receiving services or benefits under this Agreement shall be deemed be an incidental beneficiary only.

26. INDEPENDENT CONTRACTOR.

Power Provider shall at all times have the status of an independent contractor without the right or authority to impose tort or contractual liability upon the City. Nothing in this Agreement shall be construed to mean or imply that Power Provider is a partner, joint venturer, agent, or representative of the City. Neither City nor Power Provider shall represent to others that one Party is a partner, joint venturer, agent or representative of, or otherwise associated with, the other Party.

27. NOTICES.

All notices required to be given to the City or Power Provider hereunder shall be in writing and sent by certified mail, return receipt requested, to:

City: Chief Executive Officer
Denver International Airport
8500 Peña Boulevard, 9th Floor
Denver, Colorado 80249-2065

Power Provider: Oak Leaf Solar 56 LLC
2645 E. 2nd Avenue, Ste 206
Denver, Colorado 80206

John Hereford
303-333-1339
john@oakleafep.com

Either Party hereto may designate in writing from time to time the address of substitute or supplementary persons within the State of Colorado to receive such notices. The effective date of service of any such notice shall be upon receipt and may be delivered by overnight courier with signature confirmation which is given to Power Provider or CEO.

28. FINAL APPROVAL.

This Agreement is expressly subject to and shall not be or become effective or binding on either Party until it is approved by Denver's City Council and fully executed by all signatories hereto, including all signatories of the City and County of Denver.

29. FORCE MAJEURE.

Power Provider shall not be liable to DEN for any failure, delay or interruption in the performance of any of the terms, covenants or conditions of this Agreement to the extent such failure, delay or interruption is due to causes which were not reasonably foreseeable and are beyond the control of Power Provider, including without limitation strikes, boycotts, labor disputes, embargoes, shortages of materials, acts of God, acts of the public enemy, acts of superior governmental authority, weather conditions, floods, riots, rebellion, sabotage or any

other circumstance for which Power Provider is not responsible or which is not in its power to control.

30. SET-OFF.

Except as otherwise set forth herein, each Party reserves to itself all rights, set-offs, counterclaims, and other remedies and/or defenses to which it is or may be entitled, arising from or out of this Agreement or arising out of any other contractual arrangements between the Parties. All outstanding obligations to make, and rights to receive, payment under this Agreement may be offset against each other.

31. BINDING EFFECT.

The terms and provisions of this Agreement, and the respective rights and obligations hereunder of each Party, shall be binding upon, and inure to the benefit of, the Parties and their respective successors and permitted assigns.

32. AMENDMENTS.

No modification of this Agreement shall be effective except by written amendment executed by the Parties; provided, however, if DEN has been notified that Power Provider has assigned any of its rights, duties or obligations under this Agreement to a Lender, then the prior written consent of Lender is required as well.

33. COUNTERPARTS.

Any number of counterparts of this Agreement may be executed and each shall have the same force and effect as the original.

34. OTHER AGREEMENTS.

This Agreement constitutes the entire agreement between the Parties relating to the subject matter hereof and supersedes any other prior agreements, written or oral, between the Parties concerning such subject matter (other than the Lease and the Utility interconnection agreement referred to above). In the event of an irreconcilable conflict between a provision of this Agreement and a provision of the Lease, such that it is impossible to give effect to both, the Lease shall control to resolve such conflict.

35. SEVERABILITY.

Should any provision of this Agreement for any reason be declared invalid or unenforceable by final and non-appealable order of any court or regulatory body having jurisdiction, such decision shall not affect the validity of the remaining portions, and the remaining portions shall remain in full force and effect as if this Agreement had been executed without the invalid portion.

36. SURVIVAL.

Any provision(s) of this Agreement that expressly or by implication comes into or remains in full force following the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

37. LEGAL EFFECT OF CONTRACT.

A. The Parties acknowledge and agree that the transaction contemplated under this Agreement constitutes a “forward contract” within the meaning of the United States Bankruptcy Code, and the Parties further acknowledge and agree that each Party is a “forward contract merchant” within the meaning of the United States Bankruptcy Code.

B. The Parties acknowledge and agree that, for accounting or tax purposes, this Agreement is not and shall not be construed as a capital lease and, pursuant to Section 7701(e)(3) of the Internal Revenue Code, this Agreement is and shall be deemed to be a service contract with respect to the sale to the DEN of electric energy produced at an alternative energy facility.

38. COOPERATION.

Upon receipt of a written request from the other Party and without further consideration, each Party shall provide materials, information, assurances, and take such additional actions as are reasonably necessary, and desirable to carry out the terms and intent hereof. Neither Party shall unreasonably withhold, condition, or delay its compliance with any reasonable request made pursuant to this section. Without limiting the foregoing, the Parties acknowledge this is a long-term arrangement in which cooperation of both Parties will be required.

39. WAIVER.

The waiver by either Party of any breach of any term, condition, or provision herein contained shall not be deemed to be a waiver of such term, condition, or provision, or any subsequent breach of the same, or any other term, condition, or provision contained herein.

40. MINORITY/WOMEN BUSINESS ENTERPRISE.

This project has been reviewed by the Division of Small Business Opportunity (“DSBO”) and it has been determined that it is not subject to Article III, Divisions 1 and 3 of Chapter 28, Denver Revised Municipal Code (“D.R.M.C.”), designated as §§ 28-31 to 28-40 and 28-51 to 28-90 (the “MWBE Ordinance”) and Rules promulgated pursuant thereto, and therefore will not have an MWBE goal assigned. While the work performed under this Agreement is not subject to the MWBE Ordinance, the DSBO encourages participants in City projects to seek independent partnerships with SBEs, MBEs, WBEs, and other business enterprises in supply chain activities, prime/subcontractor partnerships, and joint ventures for all contracts and purchase orders. The City reserves the right to reevaluate work under this Agreement and apply the requirements of the MWBE Ordinance if DSBO determines that the MWBE Ordinance is applicable.

[SIGNATURE PAGES AND EXHIBITS FOLLOW]

Contract Control Number: PLANE-202262492
Contractor Name: OAK LEAF SOLAR 56 LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

Attorney for the City and County of Denver

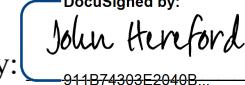
By:

REGISTERED AND COUNTERSIGNED:

By:

By:

Contract Control Number: PLANE-202262492
Contractor Name: OAK LEAF SOLAR 56 LLC

By: 
011B74303E2040B...

Name: John Hereford
(please print)

Title: Mr John Hereford
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

Choose an item.

Standard Federal Assurances and Nondiscrimination Non-Federal Contract Provision

A5 CIVIL RIGHTS - GENERAL

A5.3.1 Clause that is used for Contracts

GENERAL CIVIL RIGHTS PROVISIONS

The Contractor agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision binds the Contractor and subcontractors from the bid solicitation period through the completion of the contract. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

A6 CIVIL RIGHTS – TITLE VI ASSURANCE

A6.3.1 Title VI Solicitation Notice

Title VI Solicitation Notice:

The (**Name of Sponsor**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, [select disadvantaged business enterprises or airport concession disadvantaged business enterprises] will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

A6.4 CONTRACT CLAUSES

A6.4.1 Title VI Clauses for Compliance with Nondiscrimination Requirements

Compliance with Nondiscrimination Requirements:

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”), agrees as follows:

- Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
- Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.

3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Contractor's noncompliance with the non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the Contractor under the contract until the Contractor complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

A6.4.2 Title VI Clauses for Deeds Transferring United States Property

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of the Airport Improvement Program grant assurances.

NOW, THEREFORE, the Federal Aviation Administration as authorized by law and upon the condition that the (*Title of Sponsor*) will accept title to the lands and maintain the project

constructed thereon in accordance with (*Name of Appropriate Legislative Authority*), for the (**Airport Improvement Program or other program for which land is transferred**), and the policies and procedures prescribed by the Federal Aviation Administration of the U.S.

Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S.

Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 USC § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the (*Title of Sponsor*) all the right, title and interest of the U.S. Department of Transportation/Federal Aviation Administration in and to said lands described in (*Exhibit A attached hereto or other exhibit describing the transferred property*) and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto (*Title of Sponsor*) and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the (*Title of Sponsor*), its successors and assigns.

The (*Title of Sponsor*), in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the (*Title of Sponsor*) will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended[, and (3) that in the event of breach of any of the above-mentioned nondiscrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the Federal Aviation Administration and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.)

A6.4.3 Title VI Clauses for Transfer of Real Property Acquired or Improved Under the Activity, Facility, or Program

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE AIRPORT IMPROVEMENT PROGRAM

The following clauses will be included in (deeds, licenses, leases, permits, or similar instruments) entered into by the (***Title of Sponsor***) pursuant to the provisions of the Airport Improvement Program grant assurances.

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add “as a covenant running with the land”] that:
 1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Nondiscrimination Acts and Regulations listed in the Pertinent List of Nondiscrimination Authorities (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
- B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Nondiscrimination covenants, (***Title of Sponsor***) will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
- C. With respect to a deed, in the event of breach of any of the above Nondiscrimination covenants, the (***Title of Sponsor***) will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the (***Title of Sponsor***) and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

A6.4.4 Title VI Clauses for Construction/Use/Access to Real Property Acquired Under the Activity, Facility or Program

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by (***Title of Sponsor***) pursuant to the provisions of the Airport Improvement Program grant assurances.

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, “as a covenant running with the land”) that (1) no person on the ground of race, color, or

national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the List of discrimination Acts And Authorities.

- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above nondiscrimination covenants, (*Title of Sponsor*) will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*
- C. With respect to deeds, in the event of breach of any of the above nondiscrimination covenants, (*Title of Sponsor*) will there upon revert to and vest in and become the absolute property of (*Title of Sponsor*) and its assigns. *

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

A6.4.5 Title VI List of Pertinent Nondiscrimination Acts and Authorities

Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “Contractor”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 et seq.), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 et seq.) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 471, Section 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of

the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 USC §§ 12131 – 12189) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC 1681 et seq.).

A17 FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

A17.3 SOLICITATION CLAUSE

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The [**Contractor** | **Consultant**] has full responsibility to monitor compliance to the referenced statute or regulation. The [**Contractor** | **Consultant**] must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

A20 OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

A20.3 CONTRACT CLAUSE

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their subcontractor’s compliance with the applicable requirements of

the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

Exhibit A**Photovoltaic Generation System Equipment List****(Subject to Change upon Final Design and Approval by City)**

DESCRIPTION	QUANTITY
Trina 440 Watt Poly silicon Modules	30,571
SMA 125 kw string Inverters	78
GE Spectra Series 500KW AC fused disconnects	5
Eaton 2250 kva 600V/4160V Pad Mount Transformers	5
1500KW AC Switch Gear	TBD
B-Line Racking Module Tables	TBD
Combiner Boxes	TBD
Module Clips	TBD
DC String Wiring For 30.571 Modules	
DC Feeder Wiring For Combiner Boxes	
Underground Cable @ 4160V for 13.45MW DC Medium Voltage System	
6' Perimeter Fence	

Exhibit B

Power Purchase Price

(Energy Cost x (1+GRSA)) x (1+RESA)

plus

PPA Equation:

(ECA + GRSA-E) x (1+RESA)

The solar power purchase price shall be 86% of the above formula but not less than \$0.030/kWh_{ac} and not more than \$0.0575/kWh_{ac} (the “**Purchase Price**”).

GRSA - General Rate Schedule Adjustment - Percentage applicable to Base Rates Only.

ECA - Electric Commodity Adjustment - To recover ongoing costs associated purchased energy and generation fuel.

AQIR - Air Quality Improvement Rider - To recover the air quality improvement costs at three Denver/Boulder power plants.

RESA - Renewable Energy Standard Adjustment - To recover cost associated with Solar Energy Rebates. The 0.60% is calculated prior to the Franchise Fee & Taxes.

The formula above will be adjusted per the Public Service Company of Colorado Electric Rates Summary, published periodically by the Public Service Company of Colorado, outlining the per kWh charges for the Primary and Secondary General tariff classes.

The quarterly solar power payment shall be equal to the Purchase Price as calculated by the above formula at the end of the applicable Quarterly Period multiplied by the Energy Output over the same Quarterly Period (the “**Solar Power Payment**”).