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December 6, 2012

Mark D. Marini, Secretary
Department of Public Utilities
One South Station, 5th Floor
Boston, MA 02110

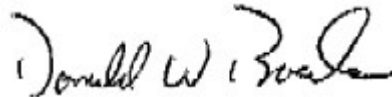
Re: NSTAR Electric Company, Petition for Approval of Solar REC Contracts
D.P.U. 12-98

Dear Secretary Marini:

Enclosed for filing on behalf of NSTAR Electric Company (“NSTAR Electric” or the “Company”) are the Company’s responses to the Attorney General’s 1st Set Information Requests. Please note that the responses to certain information requests contain confidential and proprietary information, for which the Company is seeking protective treatment. This public version of the filing contains redacted copies of the confidential responses. The documents containing confidential information are being submitted under separate cover, under seal, to the Hearing Officer, Attorney General and DOER only. A copy of the Motion for Protective Treatment is enclosed. Please also note that the Confidential Attachments to the response to AG-1-4 are voluminous and are being provided only on CD-ROM.

Thank you for your attention to this matter.

Very truly yours,



Donald W. Boecke.

Enclosures

cc: Laura Bickel, Hearing Officer
Jamie Tosches, Assistant Attorney General;
Rachel Evans, Esq., Department of Energy Resources
Elizabeth Mahony, Esq., Department of Energy Resources

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC UTILITIES

NSTAR Electric Company, Solar REC Procurement Contracts))))	D.P.U. 12-98
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**MOTION OF NSTAR ELECTRIC COMPANY
FOR PROTECTIVE TREATMENT OF CONFIDENTIAL INFORMATION**

Now comes NSTAR Electric Company (the “Company”) and hereby requests that the Department of Public Utilities (the “Department”) grant protection from public disclosure of certain confidential, sensitive and proprietary information submitted in this proceeding in accordance with G.L. c. 25, § 5D and 220 CMR § 1.04(5)(e). Specifically, the Company requests that the Department protect from public disclosure information contained in the responses to the following Information Requests:

- AG 1-1 Att (a)
- AG 1-3 Att
- AG 1-4 Att (CD-ROMs Only)
- AG 1-6 Att
- AG 1-7 Att (a) through (s)
- AG 1-8 Att (a) and (b)
- AG 1-11 Att
- AG 1-13 Att (a) through (l)
- AG 1-14 Att (a) and (b)
- AG 1-15; and
- AG 1-16.

(hereinafter the “Confidential Attachments”). As discussed below, the Confidential Attachments contain proprietary information about the pricing and terms of proposals submitted by third parties that, if released publicly, could harm the competitive business position of the Company, its contract counterparties and its customers.

I. LEGAL STANDARD

The Department is authorized to protect from public disclosure “trade secrets, confidential, competitively sensitive or other proprietary information provided in the course of proceedings.” G.L. c. 25, § 5D. The Department has developed a three-part standard for assessing requests for protective treatment submitted pursuant to c. 25, § 5D.

First, the information for which protection from disclosure is sought must constitute “trade secrets, [or] confidential, competitively sensitive or other proprietary information.” Second, the party seeking protection from disclosure must overcome the statutory presumption that the public is benefited by disclosure of that information by “proving” the need for non-disclosure. Finally, the Department will protect only so much of the information as is necessary to meet the established need. See, e.g., Western Massachusetts Electric Company, D.T.E. 99-56 (1999); Dispatch Communications of New England d/b/a Nextel Communications, Inc., D.P.U. 95-59-B/95-80/95-112/96-13, September 2, 1997 Procedural Order. Appropriate considerations with respect to the public interest issue include an assessment of the interests at stake, the likely harm that would result from public disclosure of information, and the public policy implications of such disclosure. See, e.g., Berkshire Gas Company, D.P.U. 93-187/188/189/190 (1994); Boston Gas Company, D.P.U. 92-259 (1993), Essex County Gas Company, D.P.U. 96-105 (1996).

II. BASIS FOR CONFIDENTIALITY

The Confidential Attachments should be protected by the Department and remain confidential because they contain competitively sensitive information pertaining to bid terms and contract pricing information. Specifically, the Confidential Attachments

contain references to: (1) bid terms that the Company received and reviewed in confidence as a result of a competitive solicitation of proposals for long-term Solar Carve-out Renewable Energy Certificates (“SRECs”) pursuant to St. 2008, c. 169, § 83; and (2) contract pricing and related terms for the contract that is subject to approval in this proceeding. Information contained in the following Attachments fall into these categories:

Bid Terms Received and Reviewed

- AG-1-4 Att (individual Bid Files);
- AG-1-6 (the Company’s bid evaluation model);
- AG-1-7 Att (a) through (s) (Company workpapers supporting bid analysis and evaluation);
- AG-1-8 (a) and (b) (bidder support of economic benefits);
- AG-1-11 (refreshed bidder pricing);
- AG-1-1 Att (a) (identities of potential bidders);
- AG-1-3 (identities of bidders);
- AG-1-16 (bidder identity)

Contract Price and Related Terms

- AG -1-13 Att (a) through (l) (communications with bidders)
- AG-1-14 Att (a) and (b) (Contracts)
- AG-1-15 (contract-based remuneration).

A. The Department Should Protect Bid Terms Received and Reviewed by the Company and the Contract Price and Price Terms in the Contract Subject to Review in this Proceeding

The Department should protect the bid information received by the Company as result of its Request for Proposals (“RFP”) relating to this proceeding and the Company’s analysis of those bids, as well as the contract prices and price terms in the contract subject to review in this proceeding. The Confidential Attachments contain information regarding the names of bidders to whom the RFP was distributed, the names of bidders

responding to the Company's RFP, their respective bids, bid terms, and the Company's evaluation of such bids. Confidential Attachments AG-1-14 (a) and (b) are copies of the two contracts subject to review in this proceeding. Finally, the response to AG-1-15 is based on contract cost information used to develop the Company's proposed remuneration pursuant to its Long-Term Renewable Contract Adjustment Tariff.

It is important that the above-referenced bid-related information and contract price terms be held confidential because its disclosure could harm financially the parties that participated in the RFP process, as well as the interests of the Company's customers in other competitive solicitations. The Company has treated the names of bidders, all bid information received and its bid analysis as confidential throughout the RFP process. This information has been tightly controlled and has not been distributed outside of the Company or the Company's counsel and jurisdictional regulatory agencies that have executed non-disclosure agreements with the Company. All bidders were told that the RFP process would be conducted in a highly confidential manner. The process was designed this way to encourage participation, promote competition in the bidding process, and maximize the value of the bids received. Any disclosure now could significantly damage the RFP process.

Moreover, if the bid-related information or contract price terms are disclosed, the effectiveness and competitiveness of subsequent competitive solicitations for renewable generation will be harmed substantially. If the bid information in the above-referenced exhibits is released, it may make bidders more reluctant to submit bids in the future to the extent they wish to submit bids confidentially, or may inflate bids that might otherwise be submitted based on a respondent's review of the Company's bid information received to

date. Thus, the release of the bid information at this time would potentially prejudice the continuing RFP process for renewable generation and ultimately harm the Company's customers.

The Department has protected bid information from public disclosure historically, because the public release of terms discloses the very types of information that the Department has previously and consistently held to be confidential. See, e.g., NSTAR Electric Company, D.T.E. 04-60 (March 14, 2005 Hearing Officer Memorandum); see also NSTAR Electric Company, D.T.E. 07-64 (November 19, 2007 Hearing Officer Memorandum). The Department has recognized that release of bid information, in particular, would seriously undermine the Company's negotiating position in the market, and thus, jeopardize the ability of the Company to ensure that customers are being served by the lowest cost option. See, e.g., Western Massachusetts Electric Company, D.T.E. 99-101, at 3 (2002), citing Boston Edison Company, D.T.E. 99-16 (1999); Western Massachusetts Electric Company, D.T.E. 99-56 (1999). See also Stamp Approval dated Aug. 17, 2011 of Protective Treatment of renewable energy bid information and price terms in NSTAR Electric Company, D.P.U. 11-05; 11-06 and 11-07; Canal Electric Company/Cambridge Electric Light Company /Commonwealth Electric Company, D.T.E. 02-34 (Tr. A at 19 (June 12, 2002)) and Cambridge Electric Light Company, D.T.E. 01-94 (May 9, 2002 Approval by the Department of Amended Motion of Cambridge Electric Light Company for a Protective Order). Accordingly, the Department should protect the confidential information found in the above-referenced Confidential Attachments from the public record.

III. CONCLUSION

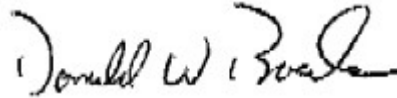
WHEREFORE, for the reasons stated above, the Company respectfully requests that the Department grant its motion to protect from public disclosure confidential, competitively sensitive and proprietary information contained in the Confidential Attachments. To the Company's knowledge, information in the Confidential Attachments is not otherwise available in the public domain.

The Company proposes that this information be protected from public disclosure for a period of three years, consistent with recent Department practice.

Respectfully submitted,

NSTAR ELECTRIC COMPANY

By its attorneys,

A handwritten signature in black ink, appearing to read "Donald W. Boecke". The signature is written in a cursive style with a large, stylized initial "D".

John K. Habib, Esq.
Donald W. Boecke, Esq.
Keegan Werlin LLP
265 Franklin Street
Boston, Massachusetts 02110
(617) 951-1400 (phone)
(617) 951-1354 (fax)

Dated: December 6, 2012

Information Request AG-1-1

Provide a list of all persons and/or entities that received the Company's request for proposals ("RFP") issued on July 24, 2012.

Response

The RFP was sent to all persons on NSTAR's Energy and REC RFP distribution list, which is included as Attachment AG-1-1(a) (Confidential).

A notice of RFP issuance was also provided to all persons on the service list for D.P.U 10-170, which is included as Attachment AG-1-1(b).

Company Name

Last name

First Name

E-mail address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Company Name

Last name

First Name

E-mail address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Company Name

Last name

First Name

E-mail address

<u>Company Name</u>	<u>Last name</u>	<u>First Name</u>	<u>E-mail address</u>
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Company Name

Last name

First Name

E-mail address

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

REDACTED



Company Name

Last name

First Name

E-mail address

[Redacted Company Names]

[Redacted Last Names]

[Redacted First Names]

[Redacted E-mail addresses]

REDACTED

Service List - Contact Group Name: DPU 10-170

Members:

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Susan Reid sreid@clf.org
Thomas O'Neill (thomas.p.oneill@us.ngrid.com) thomas.p.oneill@us.ngrid.com

Information Request AG-1-2

Please explain the process that the Company undertook to develop the list of persons and/or entities that received the Company's RFP.

Response

The Company compiles and used its active list of developers, energy marketers, media and other market participants that periodically receive announcements on NSTAR solicitations for energy and renewable energy certificates to distribute the Company's solar RFP. (See Attachment AG-1-1(a) (Confidential)).

In addition, because the solar RFP was a provision of an approved settlement agreement pertaining to the NU-NSTAR merger, persons on the service list for D.P.U 10-170 were also notified of the Company's RFP. (See Attachment AG-1-1(b))

Information Request AG-1-3

Please provide a list of all persons and/or entities that sent a notice of intent to bid to the Company in response to the Company's RFP.

Response

Please see Attachment AG-1-3 (Confidential) for a list of all persons and/or entities that sent a notice of intent to bid to the Company in response to the Company's RFP.

**NSTAR ELECTRIC COMPANY
NOTICE OF INTENT SUBMISSIONS TO JULY 24, 2012 RFP**

Sponsor	Project	Contact Person	Email
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Information Request AG-1-4

Please provide copies of each and every solicitation, proposal, bid package or offer to sell energy, renewable energy certificates, capacity, and/or any other energy-related products made by a renewable energy developer or any other entity that was sent to the Company in response to the Company's RFP. Include all attachments and any other written or electronic documents or other materials that accompanied the proposals.

Response

Due to the volume of data responsive to this request, attached as [**CONFIDENTIAL**] individual compact discs are copies of all solicitations, proposals, bid packages or offers to sell energy, renewable energy certificates, capacity, and/or any other energy-related products that were sent to the Company in response to the Company's RFP, including all attachments and any other written or electronic documents or other materials that accompanied the proposals.

Information Request AG-1-5

Please provide the names of all persons that:

- a) participated in the evaluation of the proposals received in response to the Company's competitive solicitation issued on July 24, 2012, along with the job title, name of employer of each person listed, and a description of their role in the evaluation process; and
- b) were involved in the negotiation of the proposed contract between the Company and HelioSage, LLC. Please provide each individual's name, job title, and describe their role in the negotiations.

Response

- a) The following individuals participated in the evaluation of the proposals received in response to the Company's competitive solicitation issued on July 24, 2012:

Jeffery Waltman
Manager, Power Supply & Planning
NSTAR Electric Company
Supervised the price and non-price evaluation process

Brian Rice
Senior Energy Supply Analyst
NSTAR Electric Company
Participated in the price and non-price evaluation process

William Hass
Lead Energy Supply Analyst
NSTAR Electric Company
Participated in the price and non-price evaluation process

- b) The following individuals were involved in the negotiation of the proposed contract between the Company and HelioSage, LLC:

Jeffery Waltman
Manager, Power Supply & Planning
NSTAR Electric Company
Led the negotiation of the HelioSage contracts

Brian Rice
Senior Energy Supply Analyst
NSTAR Electric Company
Supported the negotiation of the HelioSage contracts

Timothy Cronin
Assistant General Counsel
NSTAR Electric Company
Legal representation in the negotiation of the HelioSage contracts

Information Request AG-1-6

Please refer to Exhibits NSTAR-JSW-1, pp. 13-15, NSTAR-JSW-5, and NSTAR-RDC-2. Provide analyses, evaluations, studies, reports, workpapers (and all assumptions), and any other documentation that the Company generated during the process of and/or used in evaluating the price terms of bids. All spreadsheets should be provided in the form of a working excel spreadsheet.

Response

All analyses used in evaluating the price terms of bids are contained with the Company's contract evaluation workbook, included as Attachment AG-1-6 (CONFIDENTIAL).

ATTACHMENT AG-1-6 CONFIDENTIAL
REDACTED IN ITS ENTIRETY

Information Request AG-1-7

Please refer to Exhibit NSTAR-JSW-1, pp. 13-14 and 18-19. Provide analyses, evaluations, studies, reports, workpapers (and all assumptions), and any other documentation that the Company generated during the process of and/or used in evaluating the non-price terms of bids. All spreadsheets should be provided in the form of a working excel spreadsheet.

Response

Attached as Attachment AG-1-7(a) (Confidential) through Attachment AG-1-7(s) (Confidential) are the analyses, evaluations, studies, reports, work papers (and all assumptions), and any other documentation that the Company generated and/or used during the process of evaluating the non-price terms of bids.

**ATTACHMENTS AG-1-7(a) through 1-7 (s) CONFIDENTIAL
REDACTED IN THEIR ENTIRETY**

Information Request AG-1-8

Please refer to Exhibit NSTAR-JSW-1, p. 21. Please provide analyses, evaluations, studies, reports, workpapers (and all assumptions), and any other documentation that the Company generated during the process of and/or used in evaluating each of the HelioSage, LLC projects' impact on the local economy and jobs. All spreadsheets should be provided in the form of a working excel spreadsheet.

Response

Estimates of the economic impact from each of the HelioSage projects were provided by HelioSage in project proposals and updated upon project re-sizing and during preparation of testimony. Final economic impact estimates from HelioSage are included in Attachment AG-1-8(a) (CONFIDENTIAL) and Attachment AG-1-8(b) (CONFIDENTIAL).

Information Request AG-1-9

Please provide copies of any questions submitted by potential bidders and a copy of all written responses, including any electronic responses.

Response

Please see Attachment AG-1-9 for questions submitted by potential bidders and NSTAR responses. These questions and responses were provided to all bidders and posted on NSTAR Electric's RFP website.

NSTAR SREC RFP Questions & Answers

Updated 08/17/2012

Questions and NSTAR responses to all questions received are listed below. The question and answer period of this solicitation is closed as of 8/16/2012.

Q: What projects are eligible to participate?

A: Projects must meet the following main criteria to be eligible:

1. Qualify as a Solar Carve-Out Generation Unit under MA Class I Renewable Energy Portfolio Standard regulations, 225 C.M.R. §§ 14.00 et seq.
2. Have a qualified capacity of 500 kW DC or greater
3. Not receive net metering services from an electric distribution company pursuant to G.L. c. 164, §§ 138-140

Q: What entities are eligible to participate?

A: An eligible bidder must be the owner of an eligible project or own the development rights of an eligible project. Per section 2.2.2.6 of the RFP, eligible bidders must also demonstrate that the proposal advances the goal of Section 83 of the GCA for the selection of cost-effective contracts that facilitate the financing of renewable energy generation.

Q: Does a project need to be interconnected to the NSTAR distribution system to be eligible?

A: No. NSTAR will consider bids from all qualified Solar Carve-Out Renewable Generation Units that satisfy the terms of the RFP. Per 225 CMR 14.00, a project may be sited anywhere in the state of Massachusetts and qualify as a Solar Carve-Out Renewable Generation Unit.

Q: Will NSTAR purchase energy and capacity from projects under this RFP?

A: No. As detailed in section 2.2.2.3 of the RFP, NSTAR will only be purchasing SRECS generated after December 31st, 2012 under this solicitation.

Q: Will NSTAR consider proposals for SRECs from an unspecified project(s)?

A: No. All proposals must be unit-specific and must meet all of the qualifications under the Green Communities ACT and 220 CMR 17.05 General Criteria for Long-term Contracts and Renewable Energy Generation Resources as determined by the D.P.U.

Q: Do I need to submit a Notice of Intent to Bid in order to have my proposal evaluated by NSTAR?

A: Interested bidders are highly encouraged to submit a Notice of Intent to Bid in order to ensure that they receive all communications pertaining to the RFP, and that NSTAR is prepared to evaluate their proposal. However, NSTAR will still accept proposals for which a Notice of Intent to Bid was not received. Persons that submit a Notice of Intent to Bid are also not obligated to submit a proposal.

Q: In section 2.2.3.6 “Contribution to Electricity Reliability”, it talks about “bidder’s agreement to commit any qualifying capacity to ISO New England” – does this imply that since we cannot net meter these projects that we can sell the energy back into the grid at the wholesale rate?

A: Yes. Eligible projects are free to market energy and capacity through any channel other than through net metering from an electric distribution company pursuant to G.L. c. 164, §§ 138-140.

Section 2.2.3.6 requires eligible projects to contribute to electrical reliability within the Commonwealth. This threshold criterion can be met by committing capacity to ISO-NE, or by other valid demonstration by the bidder.

Q: In section 2.2.3.9 “Security Requirements”, it talks about “\$10 multiplied by the Contract Maximum Amount in kWh per hour” –can you walk us through the specific math?

A: The Contract Maximum Amount in kWh per hour is equal to the nameplate capacity of the project in kW as specified in the contract, or NSTAR’s proportional share of output from the project in kW. If a contract was awarded for 100% of output from a 1,000 kW facility, the required security would be \$10,000 ($\$10 \times 1,000 \text{ kW}$).

Q: Is it possible to submit multiple bids into this RFP (e.g. one bid for a 1 MW project and one bid for a 4MW project)?

A: Yes. A Bidder may submit multiple bids into this RFP.

Q: Please clarify that it is not a pre-requisite for eligibility that a Project possess its statement of qualifications from DOER when bids are submitted, but that rather the bidder need only show the acquisition of the statement as a part of its development timeline.

A: It is not a pre-requisite for eligibility that a Project possess its statement of qualifications from DOER when bids are submitted. A bidder will be asked to demonstrate that the Project meets the requirements for a Solar Carve-Out Generation Unit under MA Class I Renewable Energy Portfolio Standard regulations, 225 C.M.R. §§ 14.00 et seq. and will be able to receive a statement of qualification from DOER.

Q: Is NSTAR expecting that the “Contract Maximum Amount” as defined in the model PPA will be an amount of SRECs which is in excess of the maximum net energy output in kWh per hour which will be inserted into the definition? The reason for that greater number is the fact that “SRECs associated with” the inserted kWh of net energy output will be metered before the step-up transformer in accordance with guidance received from DOER.

A: The contract maximum amount shall be equal to the nameplate capacity of the project in kW as specified in the contract, or NSTAR’s proportional share of output from the project in kW.

Q: As indicated in the last question, does NSTAR expect that Section 5.1.2 of Appendix B, Expected Net Annual SREC Production, will show numbers which exceed the associated Net Energy Output?

A: Per MA Class I Renewable Energy Portfolio Standard regulations, 225 C.M.R. §§ 14.00 et seq., SREC Production will be equal to the electric energy output, excluding parasitic losses, of a Solar Carve-Out Renewable Generation Unit.

Q: Section 5.7 of Appendix B requests: Estimated average output for each winter period (October-May) from 5:00 pm-7:00 pm. Given how limited this production is for solar, does NSTAR want to see these numbers?

A: NSTAR understands that the winter peak production will be limited, but still requests bidders submit estimates to ensure complete evaluation of proposals.

Q: For Projects which will not be filing to participate in any ISO-NE energy or capacity markets and which will operate as "behind the utility meter" projects, reducing the utility's apparent load to the regional system, the bidder will not be able to identify a "Lead Market Participant." Isn't it the case that NSTAR expects this scenario and finds such bids to be responsive to the RFP?

A: Yes. NSTAR will find complete explanations that projects will contribute to electrical reliability as load reducers responsive to the terms of RFP.

Q: When interconnection requests, system impact studies and executed interconnection agreements exist, but are voluminous, is it appropriate to provide only electronic copies? Electronic copies of other voluminous documents such as Site Plan Approval Applications, PPAs, Notices of Intent?

A: Per section 3.4 of the RFP, NSTAR requests bidders provide both electronic and paper copies of all materials included in the proposal.

Q: Is a Notice of Lease to be filed at the Registry of Deeds sufficient proof of the existence of site control or is a full copy of the lease required?

A: Bidders must provide sufficient evidence that the project has a right to use the site. A lease agreement is not the only means by which site control can be demonstrated, but NSTAR cannot confirm the adequacy of specific documents without reviewing them.

If NSTAR cannot determine a project has the right to control a site based on documents included in the proposal, it will provide bidders the opportunity to provide additional documentation to demonstrate possession of adequate rights to the project site.

Q: For Projects that need the assurance of long-term SREC agreements to obtain financing, does NSTAR think it is appropriate to start the duty to development the project when the contract is signed as opposed to when the contract is approved and made effective under Section 8.1?

A: The contract is not effective until approved by the DPU, so it is up to the discretion of the developer to bear the risk associated with project investments prior to MA DPU contract approval.

Q: Will NSTAR list in advance the states in which it will require the bidders to seek qualification under the applicable RPSs?

A: NSTAR intends to negotiate with the developer regarding which state(s) (in addition to Massachusetts) for which qualification should be sought.

Q: Will NSTAR require an immediate right to terminate if any required Permit is not maintained, with no opportunity to cure?

A: NSTAR is willing to negotiate commercially reasonable terms for the cure of a default relating to a necessary Permit. Bidders should be mindful, however, that NSTAR would only have the obligation to pay for SRECs to the extent generated by the MA Solar Carve-Out Generation Unit specified in the contract, and so the supplier would bear the risk associated with loss of this qualification status.

Q: If Critical Milestones are missed and the Project has been abandoned, will NSTAR keep the contract in effect simply to collect uncapped Delay Damages?

A: NSTAR is willing to negotiate commercially reasonable provisions regarding the termination of a contract for a project that has been abandoned.

Q: Does NSTAR believe that Mobile/Sierra treatment at the FERC applies to SREC contracts?

A: As this contract would be for the purchase of SRECs only (and not energy), the Mobile-Sierra doctrine would not apply, and this reference would be eliminated from the contract.

Q: To what extent will an RFP response be viewed as deficient should audited financials and/or S&P / Moody's ratings not be submitted in conjunction with the financing package?

A: NSTAR realizes that not every respondent will have all information requested in the Bidder Response form at their disposal. If you cannot provide certain information be sure to fully explain the reason why.

Q: I would just like confirm that it is not possible to aggregate systems (i.e. the 500kW minimum is the capacity minimum for one system, not an aggregate of systems)?

A: NSTAR will only consider bids from individual solar carve-out units of 500 kW DC or greater.

Q: For Section II Bid Evaluation and Selection Criteria Process- 2.2.2.2, what causes a net metered facility to not be eligible?

A: A project is ineligible if it receives net metering services from an electrical distribution company pursuant to G.L. c. 164, §§ 138-140 and according to 220 CMR 18.00.

Q: For Section II Bid Evaluation and Selection Criteria Process- 2.2.2.2, under what circumstance can a net metered facility be eligible for the purposes of this RFP?

A: NSTAR will consider proposals from eligible projects that are demonstrated not to receive net metering services according to 220 CMR 18.00. Eligible projects include, but are not limited to, those that sell electricity according to 220 CMR 8.00.

Q: The Notice of Intent (Appendix A) and the Bidder Response Form (Appendix B) require the bidder to specify Project Size, Capacity, and Nameplate Capacity. Are these to be specified in AC or DC.

A: Please list Project Size, Capacity, and Nameplate Capacity in kW DC.

Q: How long is it estimated to take to receive DPU approval?

A: NSTAR can make no assurances regarding the timing of DPU approval. However, if contracts are filed by the November 1 deadline, NSTAR is hopeful that approval could be received in the 1st quarter of 2013.

Q: Is the Contract Maximum Amount a DC value, or an AC value?

A: For the purposes of determining security requirements, the Contract Maximum Amount shall be a DC value.

Q: Please confirm that proposed edits to the model PPA are in fact due with the proposal submission (i.e. on August 29th)?

A: Yes. Proposed edits to the model PPA are to be included as part of the submission due on August 29, 2012.

Q: Section 2.2.3.9 Security Requirements (pages 7/8 of the RFP): for the Operating Period Security, will NSTAR accept a corporate guarantee from an entity rated BBB- or better from S&P or Baa3 or better from Moody's

A: NSTAR cannot make any assurances that it will accept a corporate guarantee from an entity rated BBB- or better from S&P or Baa3 from Moody's.

Q: Is security to be posted for the entirety of the contract or is there a schedule for it rolling off?

A: There is no schedule for required operating security rolling off. It will be posted for the entirety of the contract.

Q: Is security to be posted for each year of the contract (i.e. would a 1,000 kW project with a 10-year contract post security of \$100,000)

A: No. The security amount is equal to the contract maximum amount (contract capacity in kW DC) times \$10.00. The required security for a contract for a 1,000 kW facility, or portion of facility, would be \$10,000.

Q: What discount rate is going to be used to take the NPV of the projects? Will this rate be constant through the length of the PPA or will it be variable?

A: NSTAR will determine the NPV of the projects based upon a 6.62% discount rate through the duration of the PPA.

Q: What is Section 83 referenced in Section 2.6 "Regulatory Approval" and what are the total annual payments under the contract?

A: Section 2.6 refers to Section 83 of the Green Communities Act of 2008. Total annual payments will be all payments made by NSTAR to sellers for the purchase of SRECs under the contract.

Information Request AG-1-10

Please refer to Exhibits NSTAR-JSW-1, pp. 14-15 and NSTAR-JSW-5. Please provide a list of all bidders that refreshed and/or altered their bids before or after receiving notice that they were on the Company's short list. Include the dates when the Company notified each bidder it was on the short list and/or had an opportunity to refresh a bid, and the date each bidder refreshed its bid. Also provide an explanation of the circumstances that gave rise to each refreshed bid and provide written or electronic documents or other materials supporting each explanation. Include all internal written or electronic communications or other materials relating to each of the Company's decisions to offer a bidder (or bidders) an opportunity to refresh its bid (or bids).

Response

Only projects that were selected for the Company's Target List were permitted the opportunity to refresh bid prices. No company refreshed their bids prior to being placed on the Target List and being given the opportunity to do so.

The projects that were selected for the Target List were contacted by phone on September 19 and given the opportunity to refresh their bids. Please refer to Exhibit NSTAR-JSW-5 (Confidential) page 2 for a list of the companies and projects that were on the Target List along with their refreshed prices where appropriate.

These Target List projects were offered the opportunity to refresh pricing in accordance with Section 2.4 of the RFP, which specified that the Company would select, and provide an opportunity to refresh pricing, for the top ranking projects equal to at least 2 times the amount of MW sought under the solicitation or at least 3 more projects than required to fulfill the solicitation.

HelioSage, LLC notified the Company by phone on September 20 that it would not refresh pricing for any of its projects. The other bidder as listed in Exhibit NSTAR-JSW-5 page 2 provided refreshed pricing for the project as originally sized, as well as for a smaller sized project on September 21, 2012. The other bidder explained that because the original size of the project was 5 MW they wanted to provide a different pricing scenario for a smaller 4 MW project.

Short List notification was made on September 26

Information Request AG-1-11

Please provide all written or electronic communications between each bidder (or its agents) and the Company (or its agents) that relates to the short list and/or an opportunity to refresh or update a bid. Include all attachments and any other written or electronic documents or other materials that accompanied the communications. Also provide any refreshed or updated bids and include all attachments and any other written or electronic documents or other materials that accompanied the proposals. If the update was made verbally, then please describe each updated bid and provide supporting documentation.

Response

Both HelioSage, LLC and another Target List bidder were notified via telephone of the opportunity to refresh or update their bids. Consequently, HelioSage notified the Company by telephone that it would not be updating its bids. The other bidder notified the company via telephone that it would provide updated pricing for two alternative project configurations of 5 MW or 4 MW and provided pricing as shown in Attachment AG-1-11 (CONFIDENTIAL).

**ATTACHMENT AG-1-11 CONFIDENTIAL
REDACTED IN ITS ENTIRETY**

Information Request AG-1-12

Please refer to Exhibit NSTAR-JSW-1, pp. 14-15. Please provide analyses, evaluations, studies, reports, workpapers (and all assumptions), and any other documentation that the Company generated during the process of and/or used in evaluating the bids of the short list bidders which eventually led the Company to choose to enter into the contracts with HelioSage, LLC. All spreadsheets should be provided in the form of a working excel spreadsheet.

Response

All analyses used in evaluating the bids of the short list bidders is contained within the Company's contract evaluation workbook, included as Attachment AG-1-6 (Confidential).

Information Request AG-1-13

Please provide copies of all written or electronic communications between each short-list bidder (or its agents) and the Company (or its agents) that relates to entering into a contract for sale of energy, renewable energy certificates, capacity, and/or any other energy-related products to the Company. Include all attachments and any other written or electronic documents or other materials that accompanied the proposals.

Response

Please see Attachment AG-1-13(a) (Confidential) through Attachment AG-1-13(l) (Confidential) for copies of all written or electronic communications between HelioSage, LLC and the Company that relate to entering into a contract for sale of renewable energy certificates.

**ATTACHMENTS AG-1-13 (a) through 1-13 (l) CONFIDENTIAL
REDACTED IN THEIR ENTIRETY**

Information Request AG-1-14

Please provide redline contracts to show how the Company's proposed contracts with HelioSage, LLC compare to the Model PPA.

Response

Please see Attachment AG-1-14(a) (Confidential) and Attachment AG-1-14(b) (Confidential) for redline contracts that show how the contracts with HelioSage, LLC compare to the Model PPA.

POWER PURCHASE AGREEMENT

BETWEEN

NSTAR ELECTRIC COMPANY

AND

| **HELIOSAGE, LLC** -----

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[Seller

| As of **October 11, 2012** -----

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POWER PURCHASE AGREEMENT

THIS POWER PURCHASE AGREEMENT (this “**Agreement**”) is entered into as of October 11, 2012 (the “**Effective Date**”), by and between NSTAR Electric Company, a Massachusetts corporation (“**Buyer**”), and HelioSage, LLC, a Virginia limited liability company (“**Seller**”). Buyer and Seller are individually referred to herein as a “**Party**” and are collectively referred to herein as the “**Parties**”.

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WHEREAS, Seller is developing the Cupp Solar Center solar electric generation facility to be located in Littleton, Massachusetts, which is more fully described in Exhibit A hereto (the “**Facility**”), which shall qualify as a Solar Carve-Out Renewable Generation Unit and which is expected to be in commercial operation by December 31, 2013; and

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WHEREAS, Section 83 of the Massachusetts Green Communities Act authorizes the Buyer to enter into certain long-term contracts for the purchase of energy and/or renewable energy certificates from renewable generators meeting the requirements of that statute; and

WHEREAS, Buyer is required under the terms of the Settlement Agreement approved by the MDPU (as defined below) in D.P.U. 10-170 to submit to the MDPU for approval solar contracts identified through a Request for Proposal (RFP) process; and

WHEREAS, in that RFP process Seller has submitted a proposal to Buyer for the sale of SRECs (as defined herein) and the Buyer desires to purchase such SRECs; and

WHEREAS, Buyer and Seller desire to enter into this Agreement whereby Buyer shall purchase from Seller certain SRECs generated by or associated with the Facility;

NOW, THEREFORE, in consideration of the premises and of the mutual agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. DEFINITIONS

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In addition to terms defined in the recitals hereto, the following terms shall have the meanings set forth below. Any capitalized terms used in this Agreement and not defined herein shall have the same meaning as ascribed to such terms under the ISO-NE Practices and ISO-NE Rules.

“**Affiliate**” shall mean, with respect to any Person, any other Person that directly or indirectly through one or more intermediaries Controls, is Controlled by, or is under common Control with, such first Person.

“**Agreement**” shall have the meaning set forth in the first paragraph of this Agreement.

“**Business Day**” means a day on which Federal Reserve member banks in New York, New York are open for business; and a Business Day shall start at 8:00 a.m. and end at 5:00 p.m. Eastern Prevailing Time. Notwithstanding the foregoing, with respect to notices only, a Business Day shall not include the Friday immediately following the U.S. Thanksgiving holiday.

“**Buyer’s Percentage Entitlement**” shall mean Buyer’s rights to one hundred percent (100%) of the Products, up to and including the Contract Maximum Amount.

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“**Buyer’s Taxes**” shall have the meaning set forth in Section 5.4(a) hereof.

“**Certificates**” shall mean an electronic certificate created pursuant to the Operating Rules of the GIS or any successor thereto to represent the “generation attributes” (as defined in 225 CMR 14.02) of each MWh of Energy generated within the ISO-NE control area and the generation attributes of certain Energy imported into the ISO-NE control area.

“**Commercial Operation Date**” shall mean the date on which the conditions set forth in Section 3.4(b) have been satisfied, as set out in a written notice from Seller to Buyer.

“**Contract Maximum Amount**” shall mean SRECs associated with 2,508 kWh per hour of Energy generated at the Facility.

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“**Contract Year**” shall mean the twelve (12) consecutive calendar months starting on the first day of the calendar month following the Commercial Operation Date and each subsequent twelve (12) consecutive calendar month period; provided that the first Contract Year shall include the days in the prior month in which the Commercial Operation Date occurred.

“**Control**” shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

“**Cover Damages**” shall mean, with respect to any Delivery Shortfall, an amount equal to (a) the positive net amount, if, any, by which the Replacement Price exceeds the applicable Price that would have been paid pursuant to Section 5.1 hereof, multiplied by the quantity of that Delivery Shortfall, plus (b) any applicable penalties and other costs assessed by ISO-NE or any other Person against Buyer as a result of Seller’s failure to deliver such Products in accordance with the terms of this Agreement. Buyer shall provide a statement for the applicable period explaining in reasonable detail the calculation of any Cover Damages.

“**Credit Support**” shall mean collateral in the form of (a) cash, (b) a letter of credit issued by a Qualified Bank in a form reasonably acceptable to the recipient Party or (c) with respect to Credit Support provided by Seller, any other form acceptable to Buyer in its sole discretion.

“**Critical Milestones**” shall have the meaning set forth in Section 3.1 hereof.

“**Default**” shall mean any event or condition which, with the giving of notice or passage of time or both, could become an Event of Default.

“**Defaulting Party**” shall mean the Party with respect to which a Default or Event of Default has occurred.

“Delay Damages” shall mean the damages assessed pursuant to Section 3.2(a) hereof.

“Deliver” or **“Delivery”** shall mean SRECs, to supply SRECs in accordance with Section 4.5(e).

“Delivery Shortfall” shall have the meaning set forth in Section 4.3 hereof.

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“Development Period Security” shall have the meaning set forth in Section 6.1(a) hereof.

“DOER” shall mean the Massachusetts Department of Energy Resources and shall include its successors.

“Eastern Prevailing Time” shall mean either Eastern Standard Time or Eastern Daylight Savings Time, as in effect from time to time.

“Effective Date” shall have the meaning set forth in the first paragraph hereof.

“Energy” shall mean electric "energy," as such term is defined in the ISO-NE Tariff, generated by the Facility as measured in kWh in Eastern Prevailing Time, less such Facility’s station service use, generator lead losses and transformer losses, which quantity for purposes of this Agreement will never be less than zero.

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“Environmental Attributes” shall mean any and all generation attributes under the DOER’s RPS regulations and under any and all other international, federal, regional, state or other law, rule, regulation, bylaw, treaty or other intergovernmental compact, decision, administrative decision, program (including any voluntary compliance or membership program), competitive market or business method (including all credits, certificates, benefits, and emission measurements, reductions, offsets and allowances related thereto) that are attributable, now or in the future, to Buyer’s Percentage Entitlement to the favorable generation or environmental attributes of the Facility or the Products produced by the Facility, up to and including the Contract Maximum Amount, during the Services Term including Buyer’s Percentage Entitlement to: (a) any such credits, certificates, benefits, offsets and allowances computed on the basis of the Facility’s generation using renewable technology or displacement of fossil-fuel derived or other conventional energy generation; (b) any Certificates issued pursuant to the GIS in connection with Energy generated by the Facility; and (c) any voluntary emission reduction credits obtained or obtainable by Seller in connection with the generation of Energy by the Facility; provided, however, that Environmental Attributes shall not include: (i) any production tax credits; (ii) any investment tax credits or other tax credits associated with the construction or ownership of the Facility; or (iii) any state, federal or private grants relating to the construction or ownership of the Facility or the output thereof.

“Event of Default” shall have the meaning set forth in Section 9.1 hereof and shall include the events and conditions described in Section 9.1 and Section 9.2 hereof.

“Facility” shall have the meaning set forth in the Recitals.

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“**FERC**” shall mean the United States Federal Energy Regulatory Commission, and shall include its successors.

“**Force Majeure**” shall have the meaning set forth in Section 10.1(a) hereof.

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“**Generation Unit**” shall mean a facility that converts a fuel or an energy resource into electrical energy.

“**GIS**” shall mean the New England Power Pool Generation Information System or any successor thereto, which includes a generation information database and certificate system, operated by NEPOOL, its designee or successor entity, that accounts for generation attributes of electricity generated or consumed within New England.

“**Good Utility Practice**” shall mean compliance with all applicable laws, codes and regulations, all ISO-NE Rules and ISO-NE Practices, and any practices, methods and acts engaged in or approved by a significant portion of the electric industry in New England 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 is made, could have been expected to accomplish the desired result 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 is intended to include acceptable practices, methods and acts generally accepted in the industry in New England.

“**Governmental Entity**” shall mean any federal, state or local governmental agency, authority, department, instrumentality or regulatory body, and any court or tribunal, with jurisdiction over Seller, Buyer or the Facility.

“**Interconnecting Utility**” shall mean that the utility (which may be Buyer or an Affiliate of Buyer) providing interconnection service for the Facility to the transmission or distribution system of that utility.

“**Interconnection Agreement**” shall mean an agreement between Seller and the Interconnecting Utility regarding the interconnection of the Facility to the transmission or distribution system of the Interconnecting Utility, as the same may be amended from time to time.

“**Interconnection Point**” shall have the meaning set forth in the Interconnection Agreement.

“**ISO**” or “**ISO-NE**” shall mean the ISO New England Inc., the independent system operator established in accordance with the RTO arrangements for New England, or its successor.

“**ISO-NE Practices**” shall mean the ISO-NE practices and procedures for delivery and transmission of energy in effect from time to time and shall include, without limitation, applicable requirements of the NEPOOL Agreement, and any applicable successor practices and procedures.

“ISO-NE Rules” shall mean all rules and procedures adopted by NEPOOL, ISO-NE, or the RTO, and governing wholesale power markets and transmission in New England, as such rules may be amended from time to time, including but not limited to, the ISO-NE Tariff, the ISO-NE Operating Procedures (as defined in the ISO-NE Tariff), the ISO-NE Planning Procedures (as defined in the ISO-NE Tariff), the Transmission Operating Agreement (as defined in the ISO-NE Tariff), the Participants Agreement, the manuals, procedures and business process documents published by ISO-NE via its web site and/or by its e-mail distribution to appropriate NEPOOL participants and/or NEPOOL committees, as amended, superseded or restated from time to time.

“ISO-NE Tariff” shall mean ISO-NE’s Transmission, Markets and Services Tariff, FERC Electric Tariff No. 3, as amended from time to time.

“ISO Settlement Market System” shall have the meaning as set forth in the ISO-NE Tariff.

“kW” shall mean a kilowatt.

“kWh” shall mean a kilowatt-hour.

“Late Payment Rate” shall have the meaning set forth in Section 5.3 hereof.

“Law” shall mean all federal, state and local statutes, regulations, rules, orders, executive orders, decrees, policies, judicial decisions and notifications.

“Lender” shall mean any party providing financing for the development and construction of the Facility, or any refinancing of that financing, and receiving a security interest in the Facility, and shall include any assignee or transferee of such a party and any trustee, collateral agent or similar entity acting on behalf of such a party.

“MDPU” shall mean the Massachusetts Department of Public Utilities and shall include its successors.

“Moody’s” shall mean Moody’s Investors Service, Inc., and any successor thereto.

“MW” shall mean a megawatt.

“MWh” shall mean a megawatt-hour (one MWh shall equal 1,000 kWh).

“NEPOOL” shall mean the New England Power Pool and any successor organization.

“NEPOOL Agreement” shall mean the Second Amended and Restated New England Power Pool Agreement dated as of February 1, 2005, as amended and/or restated from time to time.

“NERC” shall mean the North American Electric Reliability Council and shall include any successor thereto.

“**Net Metering Services**” shall mean any arrangement provided by a Distribution Company to a net metering facility pursuant to G.L. c 164, §§ 138-140 and the regulations promulgated thereunder by the Massachusetts Department of Public Utilities).

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“**Network Upgrades**” shall mean upgrades to the Pool Transmission Facilities and the Transmission/Distribution Provider’s transmission and distribution systems necessary for construction of the Facility, as determined and identified in the interconnection study approved in connection with construction of the Facility.

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“**Node**” shall have the meaning set forth in Market Rule 1.

“**Non-Defaulting Party**” shall mean the Party with respect to which a Default or Event of Default has not occurred.

“**Operational Limitations**” of the Facility are the parameters set forth in Exhibit A describing the physical limitations of the Facility, including the time required for start-up, and the limitation on the number of scheduled start-ups per Contract Year.

“**Operating Period Security**” shall have the meaning set forth in Section 6.1(b) hereof.

“**Party**” and “**Parties**” shall have the meaning set forth in the first paragraph of this Agreement.

“**Permits**” shall mean any permit, authorization, license, order, consent, waiver, exception, exemption, variance or other approval by or from, and any filing, report, certification, declaration, notice or submission to or with, any Governmental Entity required to authorize action, including any of the foregoing relating to the ownership, siting, construction, operation, use or maintenance of the Facility under any applicable Law.

“**Person**” shall mean an individual, partnership, corporation, limited liability company, limited liability partnership, limited partnership, association, trust, unincorporated organization, or a government authority or agency or political subdivision thereof.

“**Pool Transmission Facilities**” has the meaning given that term in the ISO-NE Rules.

“**Price**” shall mean the purchase price(s) for Products referenced in Section 5.1 hereof.

“**Products**” shall mean SRECs; provided, however, SRECs generated by the Facility during the Test Period or in excess of the Contract Maximum Amount shall not be deemed Products.

“**Qualified Bank**” shall mean a major U.S. commercial bank or the U.S. branch office of a major foreign bank, in either case, having (x) assets on its most recent audited balance sheet of at least \$10,000,000 and (y) a rating for its senior long-term unsecured debt obligations of at least (A) “A” by S&P and “A2” by Moody’s, if such entity is rated by both S&P and Moody’s or (B) “A” by S&P or “A2” by Moody’s, if such entity is rated by either S&P or Moody’s but not both.

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“Regulatory Approval” shall mean the MDPU’s approval of this Agreement, including the recovery by Buyer of its costs incurred under this Agreement and remuneration equal to four percent (4%) of Buyer’s annual payments under this Agreement, which approval is acceptable in form and substance to Buyer in its sole discretion, does not include any conditions or modifications that Buyer deems, in its sole discretion, to be unacceptable and is final and not subject to appeal or rehearing.

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“Rejected Purchase” shall have the meaning set forth in Section 4.4 hereof.

“Replacement Price” shall mean the price at which Buyer, acting in a commercially reasonable manner, purchases Replacement SRECs plus (i) transaction and other administrative costs reasonably incurred by Buyer in purchasing such Replacement SRECs; provided, however, that (a) in no event shall Buyer be required to utilize or change its utilization of its owned or controlled assets, contracts or market positions to minimize Seller’s liability, (b) Buyer shall have no obligation to purchase Replacement SRECs, and (c) if Buyer does not purchase Replacement SRECs, the market value of SRECs at the time of the Delivery Shortfall (as reasonably determined by Buyer) will replace the price at which Buyer purchases Replacement SRECs in the calculation of the Replacement Price.

“Replacement SRECs” shall mean any generation or environmental attributes, including any Certificates or other certificates or credits related thereto reflecting generation by a Solar Carve-Out Renewable Generation Unit that are purchased by Buyer as replacement for any Delivery Shortfall.

“Resale Damages” shall mean, with respect to any Rejected Purchase, an amount equal to (a) the positive net amount, if any, by which the applicable Price that would have been paid pursuant to Section 5.1 hereof for such Rejected Purchase, had it been accepted, exceeds the Resale Price multiplied by the quantity of that Rejected Purchase, plus (b) any applicable penalties assessed by ISO-NE or any other Person against Seller as a result of Buyer’s failure to accept such Products. Seller shall provide a written statement explaining in reasonable detail the calculation of any Resale Damages.

“Resale Price” shall mean the price at which Seller, acting in a commercially reasonable manner, sells or is paid for a Rejected Purchase, plus transaction and other administrative costs reasonably incurred by Seller in re-selling such Rejected Purchase; provided, however, that in no event shall Seller be required to utilize or change its utilization of the Facility or its other assets, contracts or market positions in order to minimize Buyer’s liability for such Rejected Purchase.

“RPS” shall mean the requirements established pursuant to Mass. Gen. Laws ch. 25A, § 11F that require all retail electricity suppliers in Massachusetts to provide a minimum percentage of electricity from Solar Carve-Out Renewable Generation Units, and such successor laws and regulations as may be in effect from time to time.

“RPS Class I Renewable Generation Unit” shall mean a Generation Unit that has received a Statement of Qualification from the DOER, including a Generation Unit

termed a New Renewable Generation Unit in a Statement of Qualification issued by the DOER pursuant to 225 CMR 14.00.

“**RTO**” shall mean ISO-NE and any successor organization or entity to ISO-NE, as authorized by FERC to exercise the functions pursuant to the FERC’s Order No. 2000 and FERC’s corresponding regulations, or any successor organization, or any other entity authorized to exercise comparable functions in subsequent orders or regulations of FERC.

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“**S&P**” shall mean Standard & Poor’s Ratings Group, a division of McGraw Hill, Inc., and any successor thereto.

“**Services Term**” shall have the meaning set forth in Section 2.2(b) hereof.

“**Seller’s Taxes**” shall have the meaning set forth in Section 5.4(a) hereof.

“**Solar Carve-Out Renewable Generation**” shall mean the electrical output of a Solar Carve-Out Renewable Generation Unit that qualifies for the Massachusetts Solar Carve-Out excluding any electrical energy utilized for parasitic load.

“**Solar Carve-Out Renewable Energy Certificates**” or “**SRECs**” shall mean all of the Certificates and any and all other Environmental Attributes, including the Solar Carve-Out Renewable Generation Attribute as defined by 225 C.M.R. 14.02, associated with the Products or otherwise produced by the Facility which conform with the eligibility criteria set forth in the applicable Massachusetts DOER regulations and are eligible to satisfy the RPS, and shall represent title to and claim over all Environmental Attributes associated with the specified MWh of generation from a Solar Carve-Out Renewable Generation Unit.

“**Solar Carve-Out Renewable Generation Unit**” shall mean a Generation Unit that has received a Statement of Qualification from the DOER, that specifies its qualification for participation in the Solar Carve-Out under 225 CMR 14.05(4).

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“**Statement of Qualification**” shall mean a written document from the DOER that qualifies a Generation Unit as a Solar Carve-Out Qualified Generation Unit.

“**Term**” shall have the meaning set forth in Section 2.2(a) hereof.

“**Termination Payment**” shall have the meaning set forth in Section 9.3(b) hereof.

“**Test Period**” shall have the meaning set forth in Section 3.4(a) hereof.

“**Transmission/Distribution Provider**” shall mean (a) ISO-NE, its respective successor or Affiliates; (b) Buyer; and/or (c) such other third parties from whom transmission or distribution services are necessary for Seller to fulfill its performance obligations to Buyer hereunder, as the context requires.

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2. **EFFECTIVE DATE; TERM**

2.1 Effective Date. Subject to Section 8.1, this Agreement is effective as of the Effective Date.

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2.2 Term.

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(a) The “**Term**” of this Agreement is the period beginning on the Effective Date and ending upon the final settlement of all obligations hereunder after the expiration of the Services Term or the earlier termination of this Agreement in accordance with its terms.

(b) The “**Services Term**” is the period during which Buyer is obligated to purchase Products Delivered to Buyer by Seller (not including SRECs Delivered during the Test Period under Section 4.6) commencing on the Commercial Operation Date and continuing for a period of ten (10) years from the Commercial Operation Date, unless this Agreement is earlier terminated in accordance with the provisions hereof.

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(c) At the expiration of the Services Term, the Parties shall no longer be bound by the terms and provisions hereof (including, without limitation, any payment obligation hereunder), except (i) to the extent necessary to provide invoices and make payments or refunds with respect to Products delivered prior to such expiration or termination, (ii) to the extent necessary to enforce the rights and the obligations of the Parties arising under this Agreement before such expiration or termination, and (iii) the obligations of the Parties hereunder with respect to confidentiality and indemnification shall survive the expiration or termination of this Agreement.

3. **FACILITY DEVELOPMENT AND OPERATION**

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3.1 Critical Milestones.

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(a) Subject to the provisions of Section 3.1(c), commencing on the Effective Date, Seller shall develop the Facility in order to achieve the following milestones (“**Critical Milestones**”) on or before the date set forth in this Section 3.1(a):

(i) receipt of all Permits necessary to construct the Facility, as set forth in Exhibit B, in final form, by April 1, 2013;

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(ii) acquisition of all required real property rights necessary for construction and operation of the Facility, interconnection of the Facility to the Interconnecting Utility, and performance of Seller’s obligations under this Agreement as set forth on Exhibit B, by February 1, 2013;

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(iii) demonstration of the financial capability (whether through third party financing to Seller or Seller’s own financial assets) to proceed with the development and construction of the Facility, including, as applicable, Seller’s financial obligations with respect to interconnection of the Facility to

the Interconnecting Utility and construction of the Network Upgrades by May 1, 2013;

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(iv) issuance of a full notice to proceed by Seller to its general construction contractor and commencement of construction of the Facility by May 31, 2013; and

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(v) achievement of the Commercial Operation Date by on or before December 31, 2013.

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(b) Seller shall provide Buyer with written notice of the achievement of each Critical Milestone within seven days after that achievement, which notice shall include information demonstrating with reasonable specificity that such Critical Milestone has been achieved. Seller acknowledges that Buyer requires such written notice solely for monitoring purposes, and that nothing set forth in this Agreement shall create or impose upon Buyer any responsibility or liability for the development, construction, operation or maintenance of the Facility.

(c) In addition to any extension of a date for a Critical Milestone as a result of a Force Majeure under Section 10.1, Seller may elect to extend all of the dates for the Critical Milestones not yet achieved (i) by one year without posting additional Development Period Security and (ii) by up to two additional six month periods by posting additional Development Period Security of \$12,540 for each such six-month period. In no event may Seller exercise the right to extend the Critical Milestone dates under this Section 3.1(c) by more than two years, and in no event shall any extension of the Critical Milestone dates as a result of one or more Force Majeure events exceed a cumulative total of an additional twelve (12) months. Any such election shall be made in a written notice delivered to Buyer on or prior to the first date for a Critical Milestone that has not yet been achieved (as such date may have previously been extended).

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(d) The Parties agree that time is of the essence with respect to the Critical Milestones and is part of the consideration to Buyer in entering into this Agreement.

3.2 Delay Damages.

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(a) If the Commercial Operation Date is not achieved by the date set forth therefore in Section 3.1(a) (as extended pursuant to Section 3.1(c)), Seller shall pay to Buyer damages for each month from and after such date until the Commercial Operation Date at the rate of \$1,254 per month up to a maximum of twelve (12) months of delay, pro rated for partial months ("**Delay Damages**"). Delay Damages shall be due under this Section 3.2(a) without regard to whether Buyer exercises its right to terminate this Agreement pursuant to Section 9.3; provided, however, that if Buyer exercises its right to terminate this Agreement under Section 9.3, Delay Damages shall be due and owing to the extent that such Delay Damages were due and owing at the date of such termination.

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(b) Each Party agrees and acknowledges that (i) the damages that Buyer would incur due to Seller’s delay in achieving the Commercial Operation Date would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Delay Damages as agreed to by the Parties and set forth herein are a fair and reasonable calculation of such damages. Notwithstanding the foregoing, this Article shall not limit the amount of damages payable to Buyer if this Agreement is terminated as a result of Seller’s failure to achieve the Commercial Operation Date. Any such termination damages shall be determined in accordance with Article 9.

(c) By the tenth (10th) day following the end of the calendar month in which Delay Damages first become due and continuing by the tenth (10th) day of each calendar month during the period in which Delay Damages accrue (and the following months if applicable), Buyer shall deliver to Seller an invoice showing Buyer’s computation of such damages and any amount due Buyer in respect thereof for the preceding calendar month. No later than ten (10) days after receiving such an invoice, Seller shall pay to Buyer, by wire transfer of immediately available funds to an account specified in writing by Buyer or by any other means agreed to by the Parties in writing from time to time, the amount set forth as due in such invoice. If Seller fails to pay such amounts when due, Buyer may draw upon the Development Period Security for payment of such Delay Damages, and Buyer may exercise any other remedies available for Seller’s default hereunder.

3.3 Construction.

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(a) Progress Reports. At the end of each calendar quarter after the Effective Date and until the Commercial Operation Date, Seller shall provide Buyer with a progress report regarding Critical Milestones not yet achieved, including projected time to completion of the Facility, in accordance with the form attached hereto as Exhibit C, and shall provide supporting documents and detail regarding the same upon Buyer’s request. Seller shall permit Buyer and its advisors and consultants to review and discuss with Seller and its advisors and consultants such progress reports during business hours and upon reasonable notice to Seller.

(b) Site Access. Buyer and its representatives shall have the right but not the obligation, during business hours and upon reasonable notice to Seller, to inspect the Facility site and monitor the construction of the Facility.

3.4 Commercial Operation.

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(a) Seller’s obligation to Deliver the Products and Buyer’s obligation to pay Seller for such Products commences on the Commercial Operation Date; provided, that SRECs generated by the Facility prior to the Commercial Operation Date (the “**Test Period**”) shall not be deemed Products.

(b) The Commercial Operation Date shall occur on the date on which the Facility is substantially completed as described in Exhibit A and capable of regular

commercial operation in accordance with Good Utility Practice, the manufacturer's guidelines for all material components of the Facility, all requirements of the ISO-NE Rules and ISO-NE Practices for the delivery of the Products to the Seller have been satisfied, and all performance testing for the Facility has been successfully completed, provided Seller has also satisfied the following conditions precedent as of such date:

- (i) completion of all transmission, distribution and interconnection facilities and any Network Upgrades, including final acceptance and authorization to interconnect the Facility from ISO-NE or the Interconnecting Utility in accordance with the fully executed Interconnection Agreement;
- (ii) Seller has obtained and demonstrated possession of all Permits required for the lawful construction and operation of the Facility, for the interconnection of the Facility to the Interconnecting Utility (including any Network Upgrades) and for Seller to perform its obligations under this Agreement, including but not limited to Permits related to environmental matters, all as set forth on Exhibit B;
- (iii) Seller has obtained a Statement of Qualification from the DOER pursuant to 225 CMR 14.05 qualifying the Facility as a Solar Carve-Out Renewable Generation Unit;
- (iv) Seller has acquired all real property rights needed to construct and operate the Facility, to interconnect the Facility to the Interconnecting Utility, to construct the Network Upgrades (to the extent that it is Seller's responsibility to do so) and to perform Seller's obligations under this Agreement;
- (v) Seller has established all ISO-NE-related accounts and entered into all ISO-NE-related agreements required for the performance of Seller's obligations in connection with the Facility and this Agreement, which agreements shall be in full force and effect, including the registration of the Facility in the GIS;
- (vi) Seller has successfully completed all pre-operational testing and commissioning in accordance with manufacturer guidelines;
- (vii) Seller has satisfied all Critical Milestones that precede the Commercial Operation Date in Section 3.1;
- (viii) no Default or Event of Default by Seller shall have occurred and remain uncured;

(ix) the Facility is under the care, custody and control of Seller.

3.5 Operation of the Facility.

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(a) Compliance With Utility Requirements. Seller shall comply with, and cause the Facility to comply with: (i) Good Utility Practice; (ii) the Operational Limitations; and (iii) all applicable rules, procedures, operating policies, criteria, guidelines and requirements imposed by ISO-NE, any Transmission/Distribution Provider, any Interconnecting Utility, NERC and/or any regional reliability entity, including, in each case, all practices, requirements, rules, procedures and standards related to Seller's construction, ownership, operation and maintenance of the Facility and its performance of its obligations under this Agreement, whether such requirements were imposed prior to or after the Effective Date. Seller shall be solely responsible for registering as the "Generator Owner and Generator Operator" of the Facility with NERC and any applicable regional reliability entities.

(b) Permits. Seller shall maintain in full force and effect all Permits necessary for it to perform its obligations under this Agreement, including all Permits necessary to operate and maintain the Facility.

(c) Maintenance and Operation of Facility. Seller shall, at all times during the Term, construct, maintain and operate the Facility in accordance with Good Utility Practice and in accordance with Exhibit A to this Agreement. Seller shall bear all costs related thereto. Seller may contract with other Persons to provide discrete construction, operation and maintenance functions, so long as Seller maintains overall control over the construction, operation and maintenance of the Facility throughout the Term.

(d) Interconnection Agreement. Seller shall comply with the terms and conditions of the Interconnection Agreement.

(e) Forecasts. Commencing at least thirty (30) days prior to the anticipated Commercial Operation Date and continuing throughout the Term, Seller shall update and deliver to Buyer on an annual basis and in a form reasonably acceptable to Buyer, twelve (12) month forecasts of SREC production by the Facility, which forecasts shall be prepared in good faith and in accordance with Good Utility Practice based on historical performance, maintenance schedules, Seller's generation projections and other relevant data and considerations. Any notable changes from prior forecasts or historical delivery shall be noted and an explanation provided. The provisions of this section are in addition to Seller's requirements under ISO-NE Rules and ISO-NE Practices, including ISO-NE Operating Procedure No. 5.

(f) Solar Carve-Out Renewable Generation Unit. Seller shall be solely responsible for qualifying the Facility with the DOER as a Solar Carve-Out Renewable Generation Unit in accordance with 225 CMR 14.05 and maintaining such Statement of Qualification throughout the Services Term; provided, however, that if the Facility ceases to qualify as a Solar Carve-Out Renewable Generation Unit solely as a

result of a change in Law, Seller shall only be required to use commercially reasonable efforts to maintain such Statement of Qualification after that change in Law.

(g) Compliance Reporting. Within fifteen days (15) days following the end of each calendar quarter, Seller shall provide Buyer information pertaining to power plant emissions, fuel types, labor information and any other information to the extent required by Buyer to comply with the uniform disclosure requirements contained in 220 CMR 11.00 and any other such disclosure regulations which may be imposed upon Buyer during the Term, which information requirements will be provided to Seller by Buyer at least fifteen (15) days before the beginning of the calendar quarter for which the information is required. To the extent Buyer is subject to any other certification or compliance reporting requirement with respect to the Products produced by Seller and delivered to Buyer hereunder, Seller shall provide any information in its possession (or, if not in Seller's possession, available to it and not reasonably available to Buyer) requested by Buyer to permit Buyer to comply with any such reporting requirement.

(h) Insurance. Throughout the Term, and without limiting any liabilities or any other obligations of Seller hereunder, Seller shall secure and continuously carry with an insurance company or companies rated not lower than "A-" by the A.M. Best Company the insurance coverage specified on Exhibit D. Failure to obtain or maintain insurance coverage shall not excuse or limit any obligation or liability of the Seller.

(i) Contacts. Each Party shall identify a principal contact or contacts, which contact(s) shall have adequate authority and expertise to make day-to-day decisions with respect to the administration of this Agreement.

(j) Compliance with Law. Without limiting the generality of any other provision of this Agreement, Seller shall be responsible for complying with all applicable requirements of Law, including all applicable rules, procedures, operating policies, criteria, guidelines and requirements imposed by FERC and any other Governmental Entity, whether imposed pursuant to existing Law or procedures or pursuant to changes enacted or implemented during the Term, including all risks of environmental matters relating to the Facility or the Facility site. Seller shall indemnify Buyer against any and all claims arising out of or related to such environmental matters and against any costs imposed on Buyer as a result of Seller's violation of any applicable Law, or ISO-NE or NERC requirements. For the avoidance of doubt, Seller shall be responsible for procuring, at its expense, all Permits and governmental approvals required for the construction and operation of the Facility in compliance with Law.

(k) No Net Metering. The Facility shall not receive any Net Metering Services during the Term.

(l) Emissions. Seller shall be responsible for all costs associated with the Facility's emissions, including the cost of procuring emission reductions, offsets, allowances or similar items associated with the Facility's emissions, to the extent required to operate the Facility. Without limiting the generality of the foregoing, failure

or inability of Seller to procure emission reductions, offsets, allowances or similar items associated with the Facility’s emissions shall not constitute a Force Majeure.

3.6 Interconnection and Delivery Services.

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(a) Seller shall be responsible for all costs associated with interconnection of the Facility at the Interconnection Point, including the costs of the Network Upgrades, consistent with all standards and requirements set forth by the FERC, ISO-NE, any other applicable Governmental Entity and the Interconnecting Utility.

(b) Seller shall defend, indemnify and hold Buyer harmless against any liability arising due to Seller’s performance or failure to perform under the Interconnection Agreement.

4. **DELIVERY OF PRODUCTS**

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4.1 Obligation to Sell and Purchase Products.

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(a) Beginning on the Commercial Operation Date and subject to Section 4.1(b), Seller shall sell and Deliver, and Buyer shall purchase and receive, Buyer’s Percentage Entitlement of the Products in accordance with the terms and conditions of this Agreement. The aforementioned obligations for Seller to sell and Deliver the Products and for Buyer to purchase and receive the same is unit contingent and shall be subject to the operation of the Facility.

(b) Buyer shall not be obligated to purchase any Products to the extent that such Products exceed the Contract Maximum Amount in any hour. In addition, Buyer shall not be obligated to purchase any SREC or comparable certificate, credit or product produced by the Facility which fails to: (i) conform with the eligibility criteria for a Solar Carve-Out Renewable Energy Certificate as set forth in the applicable Massachusetts regulations, or (ii) be eligible to satisfy the RPS as an Environmental Attribute associated with the specified MWh of generation from such Solar Carve-Out Renewable Generation Unit.

(c) Seller shall Deliver Buyer’s Percentage Entitlement of the Products produced by the Facility, up to and including the Contract Maximum Amount, exclusively to Buyer, and Seller shall not sell, divert, grant, transfer or assign such Products or any certificate or other attribute associated with such Products to any Person other than Buyer during the Term. Seller shall not enter into any agreement or arrangement under which such Products can be claimed by any Person other than Buyer. Buyer shall have the exclusive right to resell or convey the Products in its sole discretion.

4.2 Scheduling and Delivery. Without limiting the generality of this Section 4.2, Seller or Seller’s agent, shall at all times during the Services Term be designated as the “Lead Market Participant” (or any successor designation) for the Facility and shall be solely responsible for any obligations and liabilities, including all charges, penalties and

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financial assurance obligations, imposed by ISO-NE or under the ISO-NE Rules and ISO-NE Practices with respect to the Facility.

4.3 Failure of Seller to Deliver Products. In the event that Seller fails to satisfy any of its obligations to Deliver any of the Products hereunder in accordance with Section 4.1, and such failure is not excused under the express terms of this Agreement (a “**Delivery Shortfall**”), Seller shall pay Buyer an amount for such Delivery Shortfall equal to the Cover Damages. Such payment shall be due no later than the date for Buyer’s payment for the applicable month as set forth in Section 5.2 hereof; provided, however, that if Seller demonstrates to Buyer’s reasonable satisfaction that such Delivery Shortfall was solely the result of an administrative error by Seller, such payment shall not be due until the later of the date for Buyer’s payment for the applicable month as set forth in Section 5.2 hereof or the date that is fifteen (15) days after such Delivery Shortfall occurred. Each Party agrees and acknowledges that (i) the damages that Buyer would incur due to a Delivery Shortfall would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Cover Damages as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

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4.4 Failure by Buyer to Accept Delivery of Products. If Buyer fails to accept all or part of any of the Products required to be purchased by Buyer hereunder and such failure to accept is not excused under the terms of this Agreement (a “**Rejected Purchase**”), then Buyer shall pay Seller, on the date payment would otherwise be due in respect of the month in which the failure occurred, an amount for such Rejected Purchase equal to the Resale Damages. Each Party agrees and acknowledges that (i) the damages that Seller would incur due to a Rejected Purchase would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Resale Damages as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

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4.5 SRECs.

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(a) Seller shall transfer to Buyer all of the right, title and interest in and to Buyer’s Percentage Entitlement of the Facility’s Environmental Attributes, including the SRECs, generated by the Facility during the Term in accordance with the terms of this Section 4.5.

(b) All Products provided by Seller to Buyer from the Facility under this Agreement shall meet the requirements for eligibility for production of SRECs pursuant to the RPS; provided, however, that if the Facility ceases to qualify as a Solar Carve-Out Renewable Generation Unit solely as a result of a change in Law with respect to the RPS, Seller shall use commercially reasonable efforts to restore such qualification as a Solar Carve-Out Renewable Generation Unit.

(c) At Seller' sole cost, Seller shall obtain qualification for the Facility as a Solar Carve-Out Renewable Generation Unit under the RPS. Seller shall also seek qualification under: (i) the renewable portfolio standard or similar law of New York

and/or one or more New England states (in addition to Massachusetts) as designated by Buyer, and (ii) any federal renewable energy standard, and shall use commercially reasonable efforts, consistent with Good Utility Practice, to maintain such qualification in these non-Massachusetts jurisdictions at all times during the Services Term, or until Buyer indicates such qualification is no longer necessary. Seller shall submit to Buyer or as directed by Buyer any information and documentation required by any state or federal agency (including without limitation the MDPU and DOER) for such qualification and otherwise with regard to administration of the laws, rules and regulations regarding Environmental Attributes or renewable energy standards or renewable portfolio standards.

(d) Seller shall comply with all GIS Operating Rules relating to the creation and transfer of all SRECs to be purchased by Buyer under this Agreement and all other GIS Operating Rules to the extent required for Buyer to achieve the full right and title and to, and value of, the SRECs. In addition, at Buyer’s request, Seller shall register with and comply with the rules and requirements of any other tracking system or program that tracks, monetizes or otherwise creates or enhances value for Environmental Attributes, which compliance shall be at Seller’s sole cost if such registration and compliance is requested in connection with Section 4.5(c) above and shall be at Buyer’s sole cost in other instances.

(e) Seller shall cause Buyer to be registered in the GIS as the initial owner of all Certificates to be Delivered hereunder to Buyer provided, however, that no payment shall be due to Seller for any SRECs until the Certificates are actually deposited in Buyer’s GIS account or a GIS account designated by Buyer to Seller in writing.

4.6 Deliveries During Test Period. During the Test Period, Seller shall sell and Deliver, and Buyer shall purchase and receive Buyer’s Percentage Entitlement of any SRECs produced by the Facility. Notwithstanding the provisions of Section 5.1, payment for Buyer’s Percentage Entitlement of SRECs produced during the Test Period shall be equal to the product of Buyer’s Percentage Entitlement and 80% of the Price specified in Exhibit E for each hour of the month when SRECs are produced by the Facility. In no event shall the Test Period extend beyond six months, except due to Force Majeure.

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5. PRICE AND PAYMENTS FOR PRODUCTS

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5.1 Price for Products. All Products Delivered to Buyer in accordance with this Agreement shall be purchased by Buyer at the Price specified in Exhibit E. Other than the (i) payment for the Products under this Section 5.1, (ii) payment for SRECs during the Test Period in accordance with Section 4.8, (iii) payment of any Resale Damages under Section 4.4, (iv) payment of interest on late payments under Section 5.3, (v) payments for reimbursement of Buyer’s Taxes under Section 5.4(a), (vi) return of any Credit Support under Section 6.3, and (vii) payment of any Termination Payment due from Buyer under Section 9.3, Buyer shall not be required to make any other payments to Seller under this Agreement, and Seller shall be solely responsible for all costs incurred by it in connection with the performance of its obligations under this Agreement.

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5.2 Payment and Netting.

(a) Billing Period. The calendar month shall be the standard period for all payments under this Agreement. On or before the fifteenth (15th) day following the end of each month, Seller shall render to Buyer an invoice for the payment obligations incurred hereunder during the preceding month, based on the SRECs deposited in Buyer's GIS account or a GIS account designated by Buyer to Seller in writing in the preceding month. Such invoice shall contain supporting detail for all charges reflected on the invoice, and Seller shall provide Buyer with additional supporting documentation and information as Buyer may request.

(b) Timeliness of Payment. All undisputed charges shall be due and payable in accordance with each Party's invoice instructions on or before the later of (x) fifteen (15) days from receipt of the applicable invoice or (y) the last day of the calendar month in which the applicable invoice was received (or in either event the next Business Day if such day is not a Business Day). Each Party shall make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any undisputed amounts not paid by the due date shall be deemed delinquent and shall accrue interest at the Late Payment Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

(c) 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 dispute 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. Payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment or refund shall be made within ten (10) days of such resolution along with interest accrued at the Late Payment Rate from and including the due date (or in the case of a refund, the payment date) but excluding the date paid. Inadvertent overpayments shall be reimbursed or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Late Payment Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment, as directed by the other Party. Any dispute with respect to an invoice or claim to additional payment is waived unless the other Party is notified in accordance with this Section 5.2 within the referenced twelve (12) month period.

(d) Netting of Payments. The Parties hereby agree that they may discharge mutual debts and payment obligations due and owing to each other under this Agreement on the same date through netting, in which case all amounts owed by each Party to the other Party for the purchase and sale of Products during the monthly billing period under this Agreement, including any related damages calculated pursuant to this

Agreement, interest, and payments or credits, may be netted so that only the excess amount remaining due shall be paid by the Party who owes it. If no mutual debts or payment obligations exist and only one Party owes a debt or obligation to the other during the monthly billing period, such Party shall pay such sum in full when due. The Parties agree to provide each other with reasonable detail of such net payment or net payment request.

5.3 Interest on Late Payment or Refund. A late payment charge shall accrue on any late payment or refund as specified above at the lesser of (a) the prime rate specified in the "Money Rates" section of The Wall Street Journal (or, if such rate is not published therein, in a successor index mutually selected by the Parties) plus 1% per cent, and (b) the maximum rate permitted by applicable Law in transactions involving entities having the same characteristics as the Parties (the "Late Payment Rate").

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5.4 Taxes, Fees and Levies.

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(a) Seller shall be obligated to pay all present and future taxes, fees and levies, imposed on or associated with the Facility or delivery or sale of the Products ("Seller's Taxes"). Buyer shall be obligated to pay all present and future taxes, fees and levies, imposed on or associated with such Products after Delivery of such Products to Buyer or imposed on or associated with the purchase of such Products (other than ad valorem, franchise or income taxes which are related to the sale of the Products and are, therefore, the responsibility of Seller) ("Buyer's Taxes"). In the event Seller shall be required by law or regulation to remit or pay any Buyer's Taxes, Buyer shall reimburse Seller for such payment. In the event Buyer shall be required by law or regulation to remit or pay any Seller's Taxes, Seller shall reimburse Buyer for such payment, and Buyer may deduct any of the amount of any such Seller's Taxes from the amount due to Seller under Section 5.2. Buyer shall have the right to all credits, deductions and other benefits associated with taxes paid by Buyer or reimbursed to Seller by Buyer as described herein. Nothing shall obligate or cause a Party to pay or be liable to pay any taxes, fees and levies for which it is exempt under law.

(b) Seller shall bear all risks, financial and otherwise, throughout the Term, associated with Seller's or the Facility's eligibility to receive any federal or state tax credits or qualify for accelerated depreciation for Seller's accounting, reporting or tax purposes. The obligation of the Parties hereunder, including those obligations set forth herein regarding the purchase and Price for and Seller's obligation to deliver the Products, shall be effective regardless of whether the production and/or sale of the Products from the Facility is eligible for, or receives, any federal or state tax credits or grants or any particular accounting, reporting or tax treatment during the Term.

6. SECURITY FOR PERFORMANCE

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6.1 Seller's Support.

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(a) Seller shall be required to post Credit Support in the amount of \$25,080 to secure Seller's obligations in the period between the Effective Date and the

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Commercial Operation Date (“**Development Period Security**”). Fifty percent (50%) of the Development Period Security shall be provided to Buyer on the Effective Date; and the remaining fifty percent (50%) of the Development Period Security shall be provided to Buyer within fifteen (15) Business Days after receipt of the Regulatory Approval. If at any time prior to the Commercial Operation Date, the amount of Development Period Security is reduced as a result of Buyer’s draw upon such Development Period Security to less than the amount of Development Period Security required to be provided by Seller through the period ending fifteen (15) days after receipt of the Regulatory Approval, Seller shall replenish such Development Period Security to the amount of Development Period Security required to be provided by Seller through the period ending fifteen (15) days after receipt of the Regulatory Approval within five (5) days of that draw. Buyer shall return any undrawn amount of the Development Period Security to Seller within thirty (30) days after the later of (x) Buyer’s receipt of an undisputed notice from Seller that the Commercial Operation Date has occurred or (y) Buyer’s receipt of the full amount of the Operating Period Security.

(b) Beginning not later than ten (10) days following the Commercial Operation Date, Seller shall provide Buyer with Credit Support to secure Seller’s obligations under this Agreement after the Commercial Operation Date through and including the date that all of Seller’s obligations under this Agreement are satisfied (“**Operating Period Security**”). The Operating Period Security shall be in an amount equal to \$25,080. If at any time on or after the Commercial Operation Date, the amount of Operating Period Security is reduced as a result of Buyer’s draw upon such Operating Period Security, Seller shall replenish such Operating Period Security to the total amount required under this Section 6.1(b) within five (5) Business Days of that draw.

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6.2 Cash Deposits. Any cash provided by Seller as Credit Support under this Agreement shall be held in an interest bearing deposit account selected by Buyer in its reasonable discretion. All interest accrued on that cash deposit shall be retained in that account; provided, however, that to the extent the amount held in that account exceeds the required level of Development Period Security (before and on the Commercial Operation Date) or the Operating Period Security (after the Commercial Operation Date), such excess shall be paid to Seller promptly after Seller requests such a payment in writing delivered to Buyer. Seller agrees to comply with the commercially reasonable requirements of Buyer in connection with the receipt and retention of any cash provided as Credit Support under this Agreement.

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6.3 Return of Credit Support. Any unused Credit Support provided under this Agreement shall be returned to the Party providing that Credit Support only after any such Credit Support has been used to satisfy any outstanding obligations of that Party in existence at the time of the expiration or termination of this Agreement. Provided such obligations have been satisfied, such Credit Support shall be returned to the Party providing it within thirty (30) days after the earlier of (a) the expiration of the Term of this Agreement or (b) termination of this Agreement under Section 8.3, Section 9.3(b) or Section 10.1(c).

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7. **REPRESENTATIONS, WARRANTIES, COVENANTS AND ACKNOWLEDGEMENTS**

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7.1 Representations and Warranties of Buyer. Buyer hereby represents and warrants to Seller as follows:

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(a) Organization and Good Standing; Power and Authority. Buyer is a corporation duly incorporated, validly existing and in good standing under the laws of Massachusetts. Subject to the receipt of the Regulatory Approval, Buyer has all requisite power and authority to execute, deliver, and perform its obligations under this Agreement.

(b) Due Authorization; No Conflicts. The execution and delivery by Buyer of this Agreement, and the performance by Buyer of its obligations hereunder, have been duly authorized by all necessary actions on the part of Buyer and do not and, under existing facts and Law, shall not: (i) contravene its certificate of incorporation or any other governing documents; (ii) conflict with, result in a breach of, or constitute a default under any note, bond, mortgage, indenture, deed of trust, license, contract or other agreement to which it is a party or by which any of its properties may be bound or affected; (iii) assuming receipt of the Regulatory Approvals, violate any order, writ, injunction, decree, judgment, award, statute, law, rule, regulation or ordinance of any Governmental Entity or agency applicable to it or any of its properties; or (iv) result in the creation of any lien, charge or encumbrance upon any of its properties pursuant to any of the foregoing.

(c) Binding Agreement. This Agreement has been duly executed and delivered on behalf of Buyer and, assuming the due execution hereof and performance hereunder by Seller and receipt of the Regulatory Approval, constitutes a legal, valid and binding obligation of Buyer, enforceable against it in accordance with its terms, except as such enforceability may be limited by law or principles of equity.

(d) No Proceedings. Except to the extent relating to the Regulatory Approval, there are no actions, suits or other proceedings, at law or in equity, by or before any Governmental Entity or agency or any other body pending or, to the best of its knowledge, threatened against or affecting Buyer or any of its properties (including, without limitation, this Agreement) which relate in any manner to this Agreement or any transaction contemplated hereby, or which Buyer reasonably expects to lead to a material adverse effect on (i) the validity or enforceability of this Agreement or (ii) Buyer's ability to perform its obligations under this Agreement.

(e) Consents and Approvals. Except to the extent associated with the Regulatory Approval, the execution, delivery and performance by Buyer of its obligations under this Agreement do not and, under existing facts and Law, shall not, require any Permit or any other action by, any Person which has not been duly obtained, made or taken or that shall be duly obtained, made or taken on or prior to the date required, and all such approvals, consents, permits, licenses, authorizations, filings,

registrations and actions are in full force and effect, final and non-appealable as required under applicable Law.

(f) Negotiations. The terms and provisions of this Agreement are the result of arm's length and good faith negotiations on the part of Buyer.

(g) Bankruptcy. There are no bankruptcy, insolvency, reorganization, receivership or other such proceedings pending against or being contemplated by Buyer, or, to Buyer's knowledge, threatened against it.

(h) No Default. No Default or Event of Default has occurred and is continuing and no Default or Event of Default shall occur as a result of the performance by Buyer of its obligations under this Agreement.

7.2 Representations and Warranties of Seller. Seller hereby represents and warrants to Buyer as of the Effective Date as follows:

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(a) Organization and Good Standing; Power and Authority. Seller is a limited liability company, validly existing and in good standing under the laws of Virginia. Subject to the receipt of the Permits listed in Exhibit B, Seller has all requisite power and authority to execute, deliver, and perform its obligations under this Agreement.

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(b) Authority. Seller (i) has the power and authority to own and operate its businesses and properties, to own or lease the property it occupies and to conduct the business in which it is currently engaged; (ii) is duly qualified and in good standing under the laws of each jurisdiction where its ownership, lease or operation of property or the conduct of its business requires such qualification; and (iii) holds, as of the Effective Date, or shall hold by the Commercial Operation Date, all rights and entitlements necessary to construct, own and operate the Facility and to deliver the Products to the Buyer in accordance with this Agreement.

(c) Due Authorization; No Conflicts. The execution and delivery by Seller of this Agreement, and the performance by Seller of its obligations hereunder, have been duly authorized by all necessary actions on the part of Seller and do not and, under existing facts and Law, shall not: (i) contravene any of its governing documents; (ii) conflict with, result in a breach of, or constitute a default under any note, bond, mortgage, indenture, deed of trust, license, contract or other agreement to which it is a party or by which any of its properties may be bound or affected; (iii) assuming receipt of the Permits listed on Exhibit B, violate any order, writ, injunction, decree, judgment, award, statute, law, rule, regulation or ordinance of any Governmental Entity or agency applicable to it or any of its properties; or (iv) result in the creation of any lien, charge or encumbrance upon any of its properties pursuant to any of the foregoing.

(d) Binding Agreement. This Agreement has been duly executed and delivered on behalf of Seller and, assuming the due execution hereof and performance hereunder by Seller and receipt of the Permits listed on Exhibit B, constitutes a legal,

valid and binding obligation of Seller, enforceable against it in accordance with its terms, except as such enforceability may be limited by law or principles of equity.

(e) No Proceedings. Except to the extent associated with the Permits listed on Exhibit B, there are no actions, suits or other proceedings, at law or in equity, by or before any Governmental Entity or agency or any other body pending or, to the best of its knowledge, threatened against or affecting Seller or any of its properties (including, without limitation, this Agreement) which relate in any manner to this Agreement or any transaction contemplated hereby, or which Seller reasonably expects to lead to a material adverse effect on (i) the validity or enforceability of this Agreement or (ii) Seller's ability to perform its obligations under this Agreement.

(f) Consents and Approvals. Subject to the receipt of the Permits listed on Exhibit B on or prior to the date such Permits are required under applicable Law, the execution, delivery and performance by Seller of its obligations under this Agreement do not and, under existing facts and Law, shall not, require any Permit or any other action by, any Person which has not been duly obtained, made or taken, and all such approvals, consents, permits, licenses, authorizations, filings, registrations and actions are in full force and effect, final and non-appealable. To Seller's knowledge, Seller shall be able to receive the Permits listed in Exhibit B in due course and as required under applicable Law to the extent that those Permits have not previously been received.

(g) Solar Carve-Out Renewable Generation Unit. The Facility shall be a Solar Carve-Out Renewable Generation Unit, qualified by the DOER as eligible to participate in the RPS program, under Section 11F of Chapter 25A (subject to Section 4.5(b) in the event of a change in Law affecting such qualification as a Solar Carve-Out Renewable Generation Unit) and shall have a commercial operation date, as verified by the DOER, on or after January 1, 2008.

(h) Title to Products. Seller has and shall have good and marketable title to all Products sold and Delivered to Buyer under this Agreement, free and clear of all liens, charges and encumbrances. Seller has not sold and shall not sell any such Products to any other Person, and no Person other than Seller can claim an interest in any Product to be sold to Buyer under this Agreement.

(i) Negotiations. The terms and provisions of this Agreement are the result of arm's length and good faith negotiations on the part of Seller.

(j) Bankruptcy. There are no bankruptcy, insolvency, reorganization, receivership or other such proceedings pending against or being contemplated by Seller, or, to Seller's knowledge, threatened against it.

(k) No Default. No Default or Event of Default has occurred and is continuing and no Default or Event of Default shall occur as a result of the performance by Seller of its obligations under this Agreement.

(1) No Net Metering. The Facility shall not be receiving any Net Metering Services during the Term.

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7.3 Continuing Nature of Representations and Warranties. The representations and warranties set forth in this Section are made as of the Effective Date and deemed made continually throughout the Term. If at any time during the Term, any Party obtains actual knowledge of any event or information which causes any of the representations and warranties in this Article 7 to be materially untrue or misleading, such Party shall provide the other Party with written notice of the event or information, the representations and warranties affected, and the action, if any, which such Party intends to take to make the representations and warranties true and correct. The notice required pursuant to this Section shall be given as soon as practicable after the occurrence of each such event.

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8. REGULATORY APPROVAL

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8.1 Receipt of Regulatory Approval. The obligations of the Parties to perform this Agreement, other than the Parties' obligations under Section 6.1, Section 6.2, Section 8.2, Section 8.3 and Section 12, are conditioned upon and shall not become effective or binding until the receipt of the Regulatory Approval. Buyer shall notify Seller within five (5) Business Days after receipt of the Regulatory Approval or receipt of an order of the MDPU regarding this Agreement that is not acceptable in form and substance to Buyer in its sole discretion.

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8.2 Filing for Regulatory Approval. Buyer shall use commercially reasonable efforts to (i) file an application for the Regulatory Approval with the MDPU by not later than November 1, 2012, and (ii) at Buyer's sole discretion, exercise commercially reasonable efforts to obtain the Regulatory Approval, including using commercially reasonable efforts to obtain a favorable resolution in any appeal of an order of the MDPU with respect to this Agreement. Seller shall use commercially reasonable efforts to cooperate with Buyer in obtaining the Regulatory Approval.

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8.3 Failure to Obtain Regulatory Approval. If Buyer (i) on any date notifies Seller that it has received an order of the MDPU regarding this Agreement that is not acceptable in form and substance to Buyer in its sole discretion or (ii) has not notified Seller that it has received the Regulatory Approval by the date which is 300 days from the Effective Date, either Party may terminate this Agreement within thirty (30) days after such date by delivery of written notice to the other Party in accordance with Section 17. Upon such termination, neither Party shall have any further liability hereunder except for any obligations arising under Sections 6.3 and 12 which accrued prior to such termination.

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9. BREACHES; REMEDIES

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9.1 Events of Default by Either Party. It shall constitute an event of default ("Event of Default") by either Party hereunder if:

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(a) Representation or Warranty. Any material breach of any representation or warranty of such Party set forth herein, or in filings or reports made pursuant to this Agreement, and such breach continues for more than thirty (30) days after the Non-Defaulting Party has provided written notice to the Defaulting Party that any material representation or warranty set forth herein is false, misleading or erroneous in any material respect without the breach having been cured; or

(b) Payment Obligations. Any undisputed payment due and payable hereunder is not made on the date due, and such failure continues for more than ten (10) Business Days after notice thereof is given by the Non-Defaulting Party to the Defaulting Party; or

(c) Other Covenants. Other than a Delivery Shortfall (the sole remedy for which shall be the payment of Cover Damages under Section 4.3), a Rejected Purchase (the sole remedy for which shall be the payment of Resale Damages under 4.4), or an Event of Default described in Section 9.1(a), 9.1(b), 9.1(d), 9.1(e) or 9.2, such Party fails to perform, observe or otherwise to comply with any obligation hereunder and such failure continues for more than thirty (30) days after notice thereof is given by the Non-Defaulting Party to the Defaulting Party; provided, however, that such period shall be extended for an additional reasonable period if the Defaulting Party is unable to cure within that thirty (30) day period and provided that corrective action has been taken by the Defaulting Party within such thirty (30) day period and so long as such cure is diligently pursued by the Defaulting Party until such Default had been corrected, but in any event within one hundred fifty (150) days; or

(d) Bankruptcy. Such Party (i) is adjudged bankrupt or files a petition in voluntary bankruptcy under any provision of any bankruptcy law or consents to the filing of any bankruptcy or reorganization petition against such Party under any such law, or (without limiting the generality of the foregoing) files a petition to reorganize pursuant to 11 U.S.C. § 101 or any similar statute applicable to such Party, as now or hereinafter in effect, (ii) makes an assignment for the benefit of creditors, or admits in writing an inability to pay its debts generally as they become due, or consents to the appointment of a receiver or liquidator or trustee or assignee in bankruptcy or insolvency of such Party, or (iii) is subject to an order of a court of competent jurisdiction appointing a receiver or liquidator or custodian or trustee of such Party or of a major part of such Party's property, which is not dismissed within sixty (60) days; or

(e) Permit Compliance. Such Party fails to obtain and maintain in full force and effect any Permit (other than the Regulatory Approval) necessary for such Party to perform its obligations under this Agreement.

9.2 Events of Default by Seller. In addition to the Events of Default described in Section 9.1, it shall constitute an Event of Default by Seller hereunder if:

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(a) Taking of Facility Assets. Any asset of Seller that is material to the construction, operation or maintenance of the Facility or the performance of its obligations hereunder is taken upon execution or by other process of law directed against

Seller, or any such asset is taken upon or subject to any attachment by any creditor of or claimant against Seller and such attachment is not disposed of within sixty (60) days after such attachment is levied; or

(b) Failure to Maintain Credit Support. The failure of Seller to provide, maintain and/or replenish the Development Period Security or the Operating Period Security as required pursuant to Article 6 of this Agreement, and such failure continues for more than five (5) Business Days after Buyer has provided written notice thereof to Seller; or

(c) Failure to Satisfy ISO-NE Obligations. The failure of Seller to satisfy, or cause to be satisfied (other than by Buyer), any material obligation under the ISO-NE Rules or ISO-NE Practices or any other material obligation with respect to ISO-NE, and such failure has a material adverse effect on the Facility or Seller's ability to perform its obligations under this Agreement or on Buyer or Buyer's ability to receive the benefits under this Agreement, provided that if Seller's failure to satisfy any material obligation under the ISO-NE Rules or ISO-NE Practices does not have a material adverse effect on Buyer or Buyer's ability to receive the benefits under this Agreement, Seller may cure such failure within thirty (30) days of its occurrence; or

(d) Failure to Meet Critical Milestones. The failure of Seller to satisfy any Critical Milestone by the date set forth therefor in Section 3.1(a), as the same may be extended in accordance with Section 3.1(c).

9.3 Remedies.

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(a) Suspension of Performance and Remedies at Law. Upon the occurrence of an Event of Default, the Non-Defaulting Party shall have the right, but not the obligation, to (i) withhold any payments due the Defaulting Party under this Agreement, (ii) suspend its performance hereunder, and (iii) exercise such other remedies as provided for in this Agreement or, to the extent not inconsistent with the terms of this Agreement, at law, including, without limitation, the termination right set forth in Section 9.3(b). In addition to the foregoing, the Non-Defaulting Party shall retain its right of specific performance to enforce the Defaulting Party's obligations under this Agreement.

(b) Termination and Termination Payment. Upon the occurrence of an Event of Default, a Non-Defaulting Party may terminate this Agreement at its sole discretion by providing written notice of such termination to the Defaulting Party. If the Non-Defaulting Party terminates this Agreement, it shall be entitled to calculate and receive as its sole remedy for such Event of Default a "**Termination Payment**" as follows:

(i) *Termination by Buyer Prior to Commercial Operation Date*. If Buyer terminates this Agreement because of an Event of Default by Seller occurring prior to the Commercial Operation Date, the Termination Payment due to Buyer shall be equal to the sum of (x) all Delay Damages due and owing by Seller

through the date of such termination plus (y) the undrawn amount of any Development Period Security provided to Buyer by Seller.

(ii) *Termination by Seller Prior to Commercial Operation*

Date. If Seller terminates this Agreement because of an Event of Default by Buyer prior to the Commercial Operation Date, Seller shall only receive a Termination Payment if the Commercial Operation Date either occurs by the date set forth therefor in Section 3.1(a) (as the same may be extended in accordance with Section 3.1(c)) or would have occurred by such date but for the Event of Default by Buyer giving rise to the termination of this Agreement. In such case, the Termination Payment due to Seller shall be calculated according to the methodology in Section 9.3(b)(iv), as if the Commercial Operation Date had occurred prior to the date of the termination by Seller.

(iii) *Termination by Buyer On or After Commercial Operation*

Date. If Buyer terminates this Agreement because of an Event of Default by Seller occurring on or after the Commercial Operation Date, the Termination Payment due to Buyer shall be equal to the amount, if positive, calculated according to the following formula: (x) the present value, discounted at a rate equal to the prime rate specified in the "Money Rates" section of the Wall Street Journal determined as of the date of the notice of default, plus 300 basis points, for each month remaining in the Term, of (i) the amount, if any, by which the forward market price for SRECs, as determined by the average of the mid-market quotes of at least two national energy brokers chosen by Buyer, for replacement SRECs, exceeds the applicable Price that would have been paid pursuant to Schedule A of this Agreement, multiplied by (ii) the projected energy output of the Facility as determined by a recognized third party solar energy expert selected by Buyer, using a probability of exceedance basis of 50%; plus, (y) any reasonable incidental costs incurred by Buyer as a result of the Event of Default and termination of the Agreement.

(iv) Buyer shall provide Seller with a reasonably detailed calculation of the Termination Payment due under Section 9.3(b)(iii).

(v) *Termination by Seller On or After Commercial Operation*

Date. If Seller terminates this Agreement because of an Event of Default by Buyer occurring on or after the Commercial Operation Date, the Termination Payment due to Seller shall be equal to the amount, if positive, calculated according to the following formula: (x) the present value, discounted at a rate equal to the prime rate specified in the "Money Rates" section of the Wall Street Journal determined as of the date of the notice of default, plus 300 basis points, for each month remaining in the Term, of (i) the amount, if any, by which the applicable Price that would have been paid pursuant to Schedule A of this Agreement, exceeds the forward market price for SRECs as determined by the average of the mid-market quotes of at least two national energy brokers chosen by Seller for replacement SRECs, multiplied by (ii) the projected energy output of the Facility as determined by a recognized third party solar energy expert selected by Seller, using a probability of exceedance basis of 50%; plus, (y) any reasonable incidental costs incurred by Seller as a result of the Event of Default and termination of the Agreement.

(vi) Seller shall provide Buyer with a reasonably detailed calculation of the Termination Payment due under this Section 9.3(b)(iv).

(vii) *Acceptability of Liquidated Damages.* Each Party agrees and acknowledges that (i) the damages that the Parties would incur due to an Event of Default would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Termination Payment as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

(viii) *Payment of Termination Payment.* The Defaulting Party shall make the Termination Payment within ten (10) Business Days after such notice is effective. If the Defaulting Party disputes the Non-Defaulting Party's calculation of the Termination Payment, in whole or in part, the Defaulting Party shall, within ten (10) Business Days of receipt of the calculation of the Termination Payment, provide to the Non-Defaulting Party a detailed written explanation of the basis for such dispute; provided, however, the Defaulting Party shall first transfer Credit Support to the Non-Defaulting Party in an amount equal to the Termination Payment as calculated by the Non-Defaulting Party. If the Parties are unable to resolve the dispute within thirty (30) days, Article 11 shall apply.

(ix) *Use and Return of Credit Support.* In the event that the Defaulting Party fails to pay the Termination Payment in full within the time period set forth in Section 9.3(b)(vii), the Non-Defaulting Party may draw upon any Credit Support provided by the Defaulting Party to satisfy the unpaid portion of the Termination Payment. Upon the payment of the Termination Payment in full, any undrawn Credit Support shall be promptly returned to each Party providing that Credit Support.

(c) Set-off. The Non-Defaulting Party shall be entitled, at its option and in its discretion, to withhold and set off any amounts owed by the Non-Defaulting Party to the Defaulting Party against any payments and any other amounts owed by the Defaulting Party to the Non-Defaulting Party, including any Termination Payment payable as a result of any early termination of this Agreement.

(d) Notice to Lenders. Buyer shall provide a copy of any notice given to Seller under this Section 9 to one, but not more than one, Lender of which Buyer shall have written notice, and Buyer shall afford such Lender the same opportunities to cure Defaults under this Agreement as are provided to Buyer hereunder.

(e) Limitation of Remedies, Liability and Damages. EXCEPT AS EXPRESSLY SET FORTH HEREIN, THERE IS NO WARRANTY 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, SUCH EXPRESS REMEDY OR

MEASURE OF DAMAGES SHALL BE THE SOLE AND EXCLUSIVE REMEDY, 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, 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. 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.

10. FORCE MAJEURE

10.1 Force Majeure

(a) The term “**Force Majeure**” means an unusual, unexpected and significant event: (i) that was not within the control of the Party claiming its occurrence; (ii) that could not have been prevented or avoided by such Party through the exercise of reasonable diligence; and (iii) that directly prohibits or prevents such Party from performing its obligations under this Agreement. Under no circumstances shall Force Majeure include (w) any occurrence or event that merely increases the costs or causes an economic hardship to a Party, (x) any occurrence or event that was caused by or contributed to by the Party claiming the Force Majeure, (y) Seller’s ability to sell the Products at a price greater than that set out in this Agreement, or (z) Buyer’s ability to procure the Products at a price lower than that set out in this Agreement. In addition, a delay or inability to perform attributable to a Party’s lack of preparation, a Party’s failure to timely obtain and maintain all necessary Permits (excepting the Regulatory Approval), a failure to satisfy contractual conditions or commitments, or lack of or deficiency in funding or other resources shall each not constitute a Force Majeure.

(b) Subject to Section 9.2(c), if either Party is unable, wholly or in part, by Force Majeure to perform obligations under this Agreement, such performance shall be excused and suspended so long as the circumstances that give rise to such inability exist, but for no longer period. The Party whose performance is affected shall give prompt notice thereof; such notice may be given orally or in writing but, if given orally, it shall be promptly confirmed in writing, providing details regarding the nature, extent and expected duration of the Force Majeure, its anticipated effect on the ability of such Party to perform obligations under this Agreement, and the estimated duration of any interruption in service or other adverse effects resulting from such Force Majeure,

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and shall be updated or supplemented to keep the other Party advised of the effect and remedial measures being undertaken to overcome the Force Majeure. Such inability shall be promptly corrected to the extent it may be corrected through the exercise of due diligence. Neither party shall be liable for any losses or damages arising out of a suspension of performance that occurs because of Force Majeure.

(c) Notwithstanding the foregoing, if the Force Majeure prevents full or partial performance under this Agreement for a period of twelve (12) months or more, the Party whose performance is not prevented by Force Majeure shall have the right to terminate this Agreement upon written notice to the other Party and without further recourse.

(d) Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a Transmission/Distribution Provider unless such curtailment is due to "force majeure" or "uncontrollable force" or a similar term as defined under the Transmission/Distribution Provider's tariff; provided, however, that existence of the foregoing factors shall not be sufficient to conclusively or presumptively prove the existence of a Force Majeure absent a showing of other facts and circumstances which in the aggregate with such factors establish that a Force Majeure as defined in Section 10.1(a) has occurred.

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11. **DISPUTE RESOLUTION**

11.1 In the event of any dispute, controversy or claim between the Parties arising out of or relating to this Agreement (collectively, a "**Dispute**"), the Parties shall attempt in the first instance to resolve such Dispute through consultations between the Parties. If such consultations do not result in a resolution of the Dispute within fifteen (15) days after notice of the Dispute has been delivered to either Party, then such Dispute shall be referred to the senior management of the Parties for resolution. If the Dispute has not been resolved within fifteen (15) days after such referral to the senior management of the Parties, then the Parties may seek to resolve such Dispute in the courts of the Commonwealth of Massachusetts. Provided, however, if the Dispute is subject to FERC's jurisdiction over wholesale power contracts, then either Party may elect to proceed with the mediation through the FERC's Dispute Resolution Service; provided, however, that if one Party fails to participate in the negotiations as provided in this Section 11.1, the other Party can initiate mediation prior to the expiration of the thirty (30) Business Days. Unless otherwise agreed, the Parties will select a mediator from the FERC panel.

11.2 Allocation of Dispute Costs. The fees and expenses associated with mediation shall be divided equally between the Parties. Each Party shall be responsible for its own legal fees, including but not limited to attorney fees. The Parties may, by written agreement signed by both Parties, alter any time deadline, location(s) for meeting(s), or procedure outlined herein. The procedure specified herein shall be the sole and exclusive procedure for the resolution of Disputes. To the fullest extent permitted by law, any mediation proceeding and the settlement shall be maintained in confidence by the Parties.

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11.3 Waiver of Jury Trial. EACH PARTY WAIVES TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY SUIT, ACTION OR PROCEEDING ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATING TO THIS AGREEMENT.

12. CONFIDENTIALITY

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12.1 Nondisclosure. Buyer and Seller each agrees not to disclose to any Person and to keep confidential, and to cause and instruct its Affiliates, officers, directors, employees, partners and representatives not to disclose to any Person and to keep confidential, any non-public information relating to the terms and provisions of this Agreement, and any information relating to the Products to be supplied by Seller hereunder, and such other non-public information that is designated as "Confidential." Notwithstanding the foregoing, any such information may be disclosed:

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(a) to the extent Buyer determines it is appropriate in connection with efforts to obtain or maintain the Regulatory Approval or to seek rate recovery for amounts expended by Buyer under this Agreement;

(b) as required by applicable laws, regulations, rules, filing requirements or orders, or by any subpoena or similar legal process, of any Governmental Entity so long as the receiving Party gives the non-disclosing Party written notice at least three (3) Business Days prior to such disclosure, if practicable;

(c) to the Affiliates of either Party and to the consultants, attorneys, auditors, financial advisors, lenders or potential lenders and their advisors of either Party or their Affiliates, but solely to the extent they have a need to know that information;

(d) in order to comply with any rule or regulation of ISO-NE, any stock exchange or similar Person or for financial disclosure purposes;

(e) to the extent the non-disclosing Party shall have consented in writing prior to any such disclosure; and

(f) to the extent that the information was previously made publicly available other than as a result of a breach of this Section 12.1;

provided, however, in each case, that the Party seeking such disclosure shall, to the extent practicable, use commercially reasonable efforts to prevent or limit the disclosure. The Parties shall be entitled to all remedies available at law or in equity to enforce or seek relief in connection with this Section 12.1.

12.2 Public Statements. No public statement, press release or other voluntary publication regarding this Agreement or the transactions to be made hereunder shall be made or issued without the prior consent of the other Party.

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13. INDEMNIFICATION

13.1 Seller Indemnification. Seller shall indemnify, defend or hold Buyer and its partners, shareholders, directors, officers, employees and agents (including, but not limited to, Affiliates and contractors and their employees), harmless from and against all liabilities, damages, losses, penalties, claims, demands, suits and proceedings of any nature whatsoever arising from or related to Seller’s execution, delivery or performance of this Agreement, or Seller’s negligence, gross negligence, or willful misconduct, or Seller’s failure to satisfy any obligation or liability under this Agreement.

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13.2 Buyer Indemnification. Buyer shall indemnify, defend and hold Seller and its partners, shareholders, directors, officers, employees and agents (including, but not limited to, Affiliates and contractors and their employees), harmless from and against all liabilities, damages, losses, penalties, claims, demands, suits and proceedings of any nature whatsoever arising from or related to Buyer’s execution, delivery or performance of this Agreement, or Buyer’s negligence, gross negligence, or willful misconduct, or Buyer’s failure to satisfy any obligation or liability under this Agreement.

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14. ASSIGNMENT AND CHANGE OF CONTROL

14.1 Prohibition on Assignments. Except as permitted under this Section 14, this Agreement may not be assigned by either Party without the prior written consent of the other Party, which consent may not be unreasonably withheld, conditioned or delayed. When assignable, this Agreement shall be binding upon, shall inure to the benefit of, and may be performed by, the successors and assignees of the Parties, except that no assignment, pledge or other transfer of this Agreement by either Party shall operate to release the assignor, pledgor, or transferor from any of its obligations under this Agreement unless the other Party (or its successors or assigns) consents in writing to the assignment, pledge or other transfer and expressly releases the assignor, pledgor, or transferor from its obligations thereunder.

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14.2 Permitted Assignment by Seller. Seller may pledge or assign the Facility, this Agreement or the revenues under this Agreement to any Lender as security for the project financing of the Facility, subject to Buyer’s execution of a consent to assignment that is in form and substance reasonably satisfactory to Buyer and such Lender that incorporates terms and conditions customary for a transaction of this type (including the provisions included in Section 9.3(d)); provided, however, that Buyer shall not be obligated to enter into any consent which may adversely affect Buyer’s rights under this Agreement. Buyer shall not unreasonably withhold, condition or delay providing its consent to an assignment to a Lender.

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14.3 Change in Control over Seller. Buyer’s consent shall be required for any change in Control over Seller, which consent shall not be unreasonably withheld, conditioned or delayed and shall be provided if Buyer reasonably determines that such change in Control does not have a material adverse effect on Seller’s creditworthiness or Seller’s ability to perform its obligations under this Agreement.

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14.4 Permitted Assignment by Buyer. Buyer shall have the right to assign this Agreement without consent of Seller (a) in connection with any merger or consolidation of the Buyer with or into another Person or any exchange of all of the common stock or other equity interests of Buyer or Buyer’s parent for cash, securities or other property or any acquisition, reorganization, or other similar corporate transaction involving all or substantially all of the common stock or other equity interests in, or assets of, Buyer, or (b) to any substitute purchaser of the Products so long as in the case of either clause (a) or clause (b) of this Section 14.4, either (1) the proposed assignee’s credit rating is at least either BBB- from S&P or Baa3 from Moody’s or (2) the proposed assignee’s credit rating is equal to or better than that of Buyer at the time of the proposed assignment, or (3) such assignment, or in the case of clause (a) above the transaction associated with such assignment, has been approved by the MDPU.

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14.5 Prohibited Assignments. Any purported assignment of this Agreement not in compliance with the provisions of this Section 14 shall be null and void.

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15. TITLE; RISK OF LOSS

Title and risk of loss related to Buyer’s Percentage Entitlement of the SRECs shall transfer to Buyer when the same are credited to Buyer’s GIS account(s) or the GIS account(s) designated by Buyer to Seller in writing. Seller warrants that it shall deliver to Buyer the Products free and clear of all claims therein or thereto by any Person.

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16. AUDIT

Each Party shall have the right, upon reasonable advance written notice, and at its sole expense (unless the other Party has defaulted under this Agreement, in which case the Defaulting Party shall bear the expense) and during normal working hours, to examine 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. If requested, a Party shall provide to the other Party statements evidencing the quantities of Products delivered or provided hereunder. If any such examination reveals any inaccuracy in any statement, the necessary adjustments in such statement and the payments thereof shall be made promptly and shall bear interest at the Late Payment Rate from the date the overpayment or underpayment was made until paid.

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17. NOTICES

Any notice or communication given pursuant hereto shall be in writing and (1) delivered personally (personally delivered notices shall be deemed given upon written acknowledgment of receipt after delivery to the address specified or upon refusal of receipt); (2) mailed by registered or certified mail, postage prepaid (mailed notices shall be deemed given on the actual date of delivery, as set forth in the return receipt, or upon refusal of receipt); or (3) delivered by fax or electronic mail (notices sent by fax or electronic mail shall be deemed given upon confirmation of delivery); in each case addressed as follows or to such other addresses as may hereafter be designated by either Party to the other in writing:

If to Buyer: Contract Administrator
Electric and Gas Contract Administration
NSTAR Electric Company
One NSTAR Way
Westwood, MA 02090
Telephone: 781.441.8029
Facsimile: 781.441.8167

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With a copy to: . []

With a copy to: NSTAR Electric & Gas Corporation
800 Boylston Street/ P1701
Boston, MA 02199
Attention: Timothy Cronin
Telephone: 617.424.2104
Facsimile: 617.424.2733

If to Seller: HelioSage, LLC
117 4th Street S.E. | Suite B
Charlottesville, VA 22902
Attention: Nelson S. Teague, Jr.
Telephone: 434-293-7589
Facsimile: 434-293-4749

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With a copy to: . [] ¶
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18. WAIVER AND MODIFICATION

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This Agreement may be amended and its provisions and the effects thereof waived only by a writing executed by the Parties, and no subsequent conduct of any Party or course of dealings between the Parties shall effect or be deemed to effect any such amendment or waiver. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver unless otherwise expressly provided. The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver of or acquiescence in or to such provision. Buyer shall determine in its sole discretion whether any amendment or waiver of the provisions of this Agreement shall require MDPU approval or filing, and if Buyer determines that MDPU approval or filing is required for any amendment or waiver of the provisions of this Agreement, then such amendment or waiver shall not become effective unless and until such MDPU approval is obtained or such MDPU filing is made.

19. INTERPRETATION

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19.1 Choice of Law. Interpretation and performance of this Agreement shall be in accordance with, and shall be controlled by, the laws of the Commonwealth of Massachusetts (without regard to its principles of conflicts of law).

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19.2 Headings. Article and Section headings are for convenience only and shall not affect the interpretation of this Agreement. References to articles, sections and exhibits are, unless the context otherwise requires, references to articles, sections and exhibits of this Agreement. The words “hereof” and “hereunder” shall refer to this Agreement as a whole and not to any particular provision of this Agreement.

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19.3 Forward Contract; Commodities Exchange Act. The Parties acknowledge and agree that this Agreement and the transactions contemplated hereunder are a “forward contract” within the meaning of the United States Bankruptcy Code. Each Party represents and warrants, solely as to itself, that it is (i) a “forward merchant” within the meaning of the United States Bankruptcy Code and (ii) an “eligible commercial entity” and an “eligible contract participant” within the meaning of the United States Commodities Exchange Act.

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19.4 Standard of Review. The Parties acknowledge and agree that the standard of review for any avoidance, breach, rejection, termination or other cessation of performance of or changes to any portion of this integrated, non-severable Agreement (as described in Section 22) over which FERC has jurisdiction, whether proposed by Seller, by Buyer, by a non-party of, by FERC acting *sua sponte* shall be the “public interest” standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Serv. Co., 350 U.S. 332 (1956) and Federal Power Comm’n v. Sierra Pac. Power Co., 350 U.S. 348 (1956). Each Party agrees that if it seeks to amend any applicable power sales tariff during the Term, such amendment shall not in any way materially and adversely affect this Agreement without the prior written consent of the other Party. Each Party further agrees that it shall not assert, or defend itself, on the basis that any applicable tariff is inconsistent with this Agreement.

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19.5 Change in ISO-NE Rules and Practices. This Agreement is subject to the ISO-NE Rules and ISO-NE Practices. If, during the Term of this Agreement, any ISO-NE Rule or ISO-NE Practice is terminated, modified or amended or is otherwise no longer applicable, resulting in a material alteration of a material right or obligation under this Agreement of a Party, the Parties agree to negotiate in good faith in an attempt to amend or clarify this Agreement to embody the Parties’ original intent regarding their respective rights and obligations under this Agreement, provided that neither Party shall have any obligation to agree to any particular amendment or clarification of this Agreement. The intent of the Parties is that any such amendment or clarification reflect, as closely as possible, the intent, substance and effect of the ISO-NE Rule or ISO-NE Practice being replaced, modified, amended or made inapplicable as such ISO-NE Rule or ISO-NE Practice was in effect prior to such termination, modification, amendment, or inapplicability, provided that such amendment or clarification shall not in any event alter (i) the purchase and sale obligations of the Parties pursuant to this Agreement, or (ii) the Price.

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20. COUNTERPARTS; FACSIMILE SIGNATURES

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Any number of counterparts of this Agreement may be executed, and each shall have the same force and effect as an original. Facsimile signatures hereon or on any notice or other

instrument delivered under this Agreement shall have the same force and effect as original signatures.

21. NO DUTY TO THIRD PARTIES

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Except as provided in any consent to assignment of this Agreement, nothing in this Agreement nor any action taken hereunder shall be construed to create any duty, liability or standard of care to any Person not a Party to this Agreement.

22. SEVERABILITY

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If any term or provision of this Agreement or the interpretation or application of any term or provision to any prior circumstance is held to be unenforceable, illegal or invalid by a court or agency of competent jurisdiction, the remainder of this Agreement and the interpretation or application of all other terms or provisions to Persons or circumstances other than those which are unenforceable, illegal or invalid shall not be affected thereby, and each term and provision shall be valid and be enforced to the fullest extent permitted by law.

23. INDEPENDENT CONTRACTOR

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Nothing in this Agreement shall be construed as creating any relationship between Buyer and Seller other than that of Seller as independent contractor for the sale of Products, and Buyer as principal and purchaser of the same. Neither Party shall be deemed to be the agent of the other Party for any purpose by reason of this Agreement, and no partnership or joint venture or fiduciary relationship between the Parties is intended to be created hereby.

24. ENTIRE AGREEMENT

Field Code Changed

This Agreement shall constitute the entire agreement and understanding between the Parties hereto and shall supersede all prior agreements and communications.

[Signature page follows]

IN WITNESS WHEREOF, each of Buyer and Seller has caused this Agreement to be duly executed on its behalf as of the date first above written.

NSTAR ELECTRIC COMPANY

By: _____
Name:
Title:

HELIOSAGE, LLC

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By: _____
Name:
Title:

EXHIBIT A

DESCRIPTION OF FACILITY

Facility:

The Facility will be a 2.508MWdc ground-mounted solar photovoltaic system sited on privately owned land located at 10 Pickard Lane Littleton, MA 01266. The photovoltaic modules that would be implemented for this project are polycrystalline silicon modules.

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Technology:

Seller anticipates installation of the following products, or reasonable equivalents, for the Facility components:

- **Modules:** Suntech, 290W, or equivalent.
- **Inverters:** Advanced Energy, SatCon, or equivalent.
- **Racking:** Schletter, FS System, or equivalent.
- **Monitoring:** Deck Monitoring, or equivalent.

Operational Limitations:

Facility will only operate during daylight hours and when sufficient sunlight exists for production of electricity. No time is required for start-up of Facility and no limits exist with regard to the number of scheduled start-ups per Contract Year.

EXHIBIT B

**SELLER'S CRITICAL MILESTONES
PERMITS AND REAL ESTATE RIGHTS**

Part 1 – Permits

a. Construction Permits

~~Town of Littleton – Building Permit
Town of Littleton – Electrical Permit
Town of Littleton – Special Use Permit~~

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b. Operating Permits

~~Stormwater Permit (if necessary)
Permit under MA Endangered Species Act (if necessary)
Permit under MA Environmental Policy Act (if necessary)
Wetlands Permit (if necessary)~~

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Part 2 – Real Estate Rights

~~Solar Energy Site Lease Agreement with Gerald and Lisa Cupp~~

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EXHIBIT C

FORM OF PROGRESS REPORT

For the Quarter Ending: _____

Status of construction and significant construction milestones achieved during the quarter:

Status of permitting and significant Permits obtained during the quarter:

Status of Financing for Facility:

Events during quarter expected to results in delays in Commercial Operation Date:

Critical Milestones not yet achieved and projected date for achievement:

Current projection for Commercial Operation Date:

EXHIBIT D

INSURANCE

Seller shall maintain insurance coverages throughout the term of this Agreement as customarily maintained by owners and operators of comparable renewable energy facilities, including insurance to cover insurable risks and liabilities associated with the construction and operation of the Facility and associated with the Facility site, and such other insurance as is required by law or regulation.

EXHIBIT E
PRODUCTS AND PRICING

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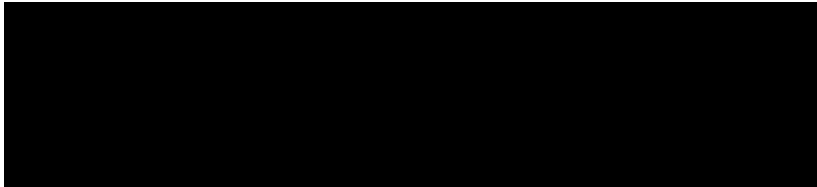
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MA Solar Carve-Out Renewable Energy Certificates

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POWER PURCHASE AGREEMENT

BETWEEN

NSTAR ELECTRIC COMPANY

AND

HELIOSAGE, LLC

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[Seller

As of **October 11, 2012**

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POWER PURCHASE AGREEMENT

THIS POWER PURCHASE AGREEMENT (this “**Agreement**”) is entered into as of October 11, 2012 (the “**Effective Date**”), by and between NSTAR Electric Company, a Massachusetts corporation (“**Buyer**”), and HelioSage, LLC, a Virginia limited liability company (“**Seller**”). Buyer and Seller are individually referred to herein as a “**Party**” and are collectively referred to herein as the “**Parties**”.

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WHEREAS, Seller is developing the Wright Solar Center solar electric generation facility to be located in Ashburnham, Massachusetts, which is more fully described in Exhibit A hereto (the “**Facility**”), which shall qualify as a Solar Carve-Out Renewable Generation Unit and which is expected to be in commercial operation by December 31, 2013; and

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WHEREAS, Section 83 of the Massachusetts Green Communities Act authorizes the Buyer to enter into certain long-term contracts for the purchase of energy and/or renewable energy certificates from renewable generators meeting the requirements of that statute; and

WHEREAS, Buyer is required under the terms of the Settlement Agreement approved by the MDPU (as defined below) in D.P.U. 10-170 to submit to the MDPU for approval solar contracts identified through a Request for Proposal (RFP) process; and

WHEREAS, in that RFP process Seller has submitted a proposal to Buyer for the sale of SRECs (as defined herein) and the Buyer desires to purchase such SRECs; and

WHEREAS, Buyer and Seller desire to enter into this Agreement whereby Buyer shall purchase from Seller certain SRECs generated by or associated with the Facility;

NOW, THEREFORE, in consideration of the premises and of the mutual agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **DEFINITIONS**

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In addition to terms defined in the recitals hereto, the following terms shall have the meanings set forth below. Any capitalized terms used in this Agreement and not defined herein shall have the same meaning as ascribed to such terms under the ISO-NE Practices and ISO-NE Rules.

“**Affiliate**” shall mean, with respect to any Person, any other Person that directly or indirectly through one or more intermediaries Controls, is Controlled by, or is under common Control with, such first Person.

“**Agreement**” shall have the meaning set forth in the first paragraph of this Agreement.

“**Business Day**” means a day on which Federal Reserve member banks in New York, New York are open for business; and a Business Day shall start at 8:00 a.m. and end at 5:00 p.m. Eastern Prevailing Time. Notwithstanding the foregoing, with respect to notices only, a Business Day shall not include the Friday immediately following the U.S. Thanksgiving holiday.

“Buyer’s Percentage Entitlement” shall mean Buyer’s rights to one hundred percent (100%) of the Products, up to and including the Contract Maximum Amount.

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“Buyer’s Taxes” shall have the meaning set forth in Section 5.4(a) hereof.

“Certificates” shall mean an electronic certificate created pursuant to the Operating Rules of the GIS or any successor thereto to represent the “generation attributes” (as defined in 225 CMR 14.02) of each MWh of Energy generated within the ISO-NE control area and the generation attributes of certain Energy imported into the ISO-NE control area.

“Commercial Operation Date” shall mean the date on which the conditions set forth in Section 3.4(b) have been satisfied, as set out in a written notice from Seller to Buyer.

“Contract Maximum Amount” shall mean SRECs associated with 2,500 kWh per hour of Energy generated at the Facility.

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“Contract Year” shall mean the twelve (12) consecutive calendar months starting on the first day of the calendar month following the Commercial Operation Date and each subsequent twelve (12) consecutive calendar month period; provided that the first Contract Year shall include the days in the prior month in which the Commercial Operation Date occurred.

“Control” shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

“Cover Damages” shall mean, with respect to any Delivery Shortfall, an amount equal to (a) the positive net amount, if, any, by which the Replacement Price exceeds the applicable Price that would have been paid pursuant to Section 5.1 hereof, multiplied by the quantity of that Delivery Shortfall, plus (b) any applicable penalties and other costs assessed by ISO-NE or any other Person against Buyer as a result of Seller’s failure to deliver such Products in accordance with the terms of this Agreement. Buyer shall provide a statement for the applicable period explaining in reasonable detail the calculation of any Cover Damages.

“Credit Support” shall mean collateral in the form of (a) cash, (b) a letter of credit issued by a Qualified Bank in a form reasonably acceptable to the recipient Party or (c) with respect to Credit Support provided by Seller, any other form acceptable to Buyer in its sole discretion.

“Critical Milestones” shall have the meaning set forth in Section 3.1 hereof.

“Default” shall mean any event or condition which, with the giving of notice or passage of time or both, could become an Event of Default.

“Defaulting Party” shall mean the Party with respect to which a Default or Event of Default has occurred.

“**Delay Damages**” shall mean the damages assessed pursuant to Section 3.2(a) hereof.

“**Deliver**” or “**Delivery**” shall mean SRECs, to supply SRECs in accordance with Section 4.5(e).

“**Delivery Shortfall**” shall have the meaning set forth in Section 4.3 hereof.

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“**Development Period Security**” shall have the meaning set forth in Section 6.1(a) hereof.

“**DOER**” shall mean the Massachusetts Department of Energy Resources and shall include its successors.

“**Eastern Prevailing Time**” shall mean either Eastern Standard Time or Eastern Daylight Savings Time, as in effect from time to time.

“**Effective Date**” shall have the meaning set forth in the first paragraph hereof.

“**Energy**” shall mean electric "energy," as such term is defined in the ISO-NE Tariff, generated by the Facility as measured in kWh in Eastern Prevailing Time, less such Facility’s station service use, generator lead losses and transformer losses, which quantity for purposes of this Agreement will never be less than zero.

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“**Environmental Attributes**” shall mean any and all generation attributes under the DOER’s RPS regulations and under any and all other international, federal, regional, state or other law, rule, regulation, bylaw, treaty or other intergovernmental compact, decision, administrative decision, program (including any voluntary compliance or membership program), competitive market or business method (including all credits, certificates, benefits, and emission measurements, reductions, offsets and allowances related thereto) that are attributable, now or in the future, to Buyer’s Percentage Entitlement to the favorable generation or environmental attributes of the Facility or the Products produced by the Facility, up to and including the Contract Maximum Amount, during the Services Term including Buyer’s Percentage Entitlement to: (a) any such credits, certificates, benefits, offsets and allowances computed on the basis of the Facility’s generation using renewable technology or displacement of fossil-fuel derived or other conventional energy generation; (b) any Certificates issued pursuant to the GIS in connection with Energy generated by the Facility; and (c) any voluntary emission reduction credits obtained or obtainable by Seller in connection with the generation of Energy by the Facility; provided, however, that Environmental Attributes shall not include: (i) any production tax credits; (ii) any investment tax credits or other tax credits associated with the construction or ownership of the Facility; or (iii) any state, federal or private grants relating to the construction or ownership of the Facility or the output thereof.

“**Event of Default**” shall have the meaning set forth in Section 9.1 hereof and shall include the events and conditions described in Section 9.1 and Section 9.2 hereof.

“**Facility**” shall have the meaning set forth in the Recitals.

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“**FERC**” shall mean the United States Federal Energy Regulatory Commission, and shall include its successors.

“**Force Majeure**” shall have the meaning set forth in Section 10.1(a) hereof.

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“**Generation Unit**” shall mean a facility that converts a fuel or an energy resource into electrical energy.

“**GIS**” shall mean the New England Power Pool Generation Information System or any successor thereto, which includes a generation information database and certificate system, operated by NEPOOL, its designee or successor entity, that accounts for generation attributes of electricity generated or consumed within New England.

“**Good Utility Practice**” shall mean compliance with all applicable laws, codes and regulations, all ISO-NE Rules and ISO-NE Practices, and any practices, methods and acts engaged in or approved by a significant portion of the electric industry in New England 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 is made, could have been expected to accomplish the desired result 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 is intended to include acceptable practices, methods and acts generally accepted in the industry in New England.

“**Governmental Entity**” shall mean any federal, state or local governmental agency, authority, department, instrumentality or regulatory body, and any court or tribunal, with jurisdiction over Seller, Buyer or the Facility.

“**Interconnecting Utility**” shall mean that the utility (which may be Buyer or an Affiliate of Buyer) providing interconnection service for the Facility to the transmission or distribution system of that utility.

“**Interconnection Agreement**” shall mean an agreement between Seller and the Interconnecting Utility regarding the interconnection of the Facility to the transmission or distribution system of the Interconnecting Utility, as the same may be amended from time to time.

“**Interconnection Point**” shall have the meaning set forth in the Interconnection Agreement.

“**ISO**” or “**ISO-NE**” shall mean the ISO New England Inc., the independent system operator established in accordance with the RTO arrangements for New England, or its successor.

“**ISO-NE Practices**” shall mean the ISO-NE practices and procedures for delivery and transmission of energy in effect from time to time and shall include, without limitation, applicable requirements of the NEPOOL Agreement, and any applicable successor practices and procedures.

“ISO-NE Rules” shall mean all rules and procedures adopted by NEPOOL, ISO-NE, or the RTO, and governing wholesale power markets and transmission in New England, as such rules may be amended from time to time, including but not limited to, the ISO-NE Tariff, the ISO-NE Operating Procedures (as defined in the ISO-NE Tariff), the ISO-NE Planning Procedures (as defined in the ISO-NE Tariff), the Transmission Operating Agreement (as defined in the ISO-NE Tariff), the Participants Agreement, the manuals, procedures and business process documents published by ISO-NE via its web site and/or by its e-mail distribution to appropriate NEPOOL participants and/or NEPOOL committees, as amended, superseded or restated from time to time.

“ISO-NE Tariff” shall mean ISO-NE’s Transmission, Markets and Services Tariff, FERC Electric Tariff No. 3, as amended from time to time.

“ISO Settlement Market System” shall have the meaning as set forth in the ISO-NE Tariff.

“kW” shall mean a kilowatt.

“kWh” shall mean a kilowatt-hour.

“Late Payment Rate” shall have the meaning set forth in Section 5.3 hereof.

“Law” shall mean all federal, state and local statutes, regulations, rules, orders, executive orders, decrees, policies, judicial decisions and notifications.

“Lender” shall mean any party providing financing for the development and construction of the Facility, or any refinancing of that financing, and receiving a security interest in the Facility, and shall include any assignee or transferee of such a party and any trustee, collateral agent or similar entity acting on behalf of such a party.

“MDPU” shall mean the Massachusetts Department of Public Utilities and shall include its successors.

“Moody’s” shall mean Moody’s Investors Service, Inc., and any successor thereto.

“MW” shall mean a megawatt.

“MWh” shall mean a megawatt-hour (one MWh shall equal 1,000 kWh).

“NEPOOL” shall mean the New England Power Pool and any successor organization.

“NEPOOL Agreement” shall mean the Second Amended and Restated New England Power Pool Agreement dated as of February 1, 2005, as amended and/or restated from time to time.

“NERC” shall mean the North American Electric Reliability Council and shall include any successor thereto.

“**Net Metering Services**” shall mean any arrangement provided by a Distribution Company to a net metering facility pursuant to G.L. c 164, §§ 138-140 and the regulations promulgated thereunder by the Massachusetts Department of Public Utilities.

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“**Network Upgrades**” shall mean upgrades to the Pool Transmission Facilities and the Transmission/Distribution Provider’s transmission and distribution systems necessary for construction of the Facility, as determined and identified in the interconnection study approved in connection with construction of the Facility.

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“**Node**” shall have the meaning set forth in Market Rule 1.

“**Non-Defaulting Party**” shall mean the Party with respect to which a Default or Event of Default has not occurred.

“**Operational Limitations**” of the Facility are the parameters set forth in Exhibit A describing the physical limitations of the Facility, including the time required for start-up, and the limitation on the number of scheduled start-ups per Contract Year.

“**Operating Period Security**” shall have the meaning set forth in Section 6.1(b) hereof.

“**Party**” and “**Parties**” shall have the meaning set forth in the first paragraph of this Agreement.

“**Permits**” shall mean any permit, authorization, license, order, consent, waiver, exception, exemption, variance or other approval by or from, and any filing, report, certification, declaration, notice or submission to or with, any Governmental Entity required to authorize action, including any of the foregoing relating to the ownership, siting, construction, operation, use or maintenance of the Facility under any applicable Law.

“**Person**” shall mean an individual, partnership, corporation, limited liability company, limited liability partnership, limited partnership, association, trust, unincorporated organization, or a government authority or agency or political subdivision thereof.

“**Pool Transmission Facilities**” has the meaning given that term in the ISO-NE Rules.

“**Price**” shall mean the purchase price(s) for Products referenced in Section 5.1 hereof.

“**Products**” shall mean SRECs; provided, however, SRECs generated by the Facility during the Test Period or in excess of the Contract Maximum Amount shall not be deemed Products.

“**Qualified Bank**” shall mean a major U.S. commercial bank or the U.S. branch office of a major foreign bank, in either case, having (x) assets on its most recent audited balance sheet of at least \$10,000,000 and (y) a rating for its senior long-term unsecured debt obligations of at least (A) “A” by S&P and “A2” by Moody’s, if such entity is rated by both S&P and Moody’s or (B) “A” by S&P or “A2” by Moody’s, if such entity is rated by either S&P or Moody’s but not both.

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“Regulatory Approval” shall mean the MDPU’s approval of this Agreement, including the recovery by Buyer of its costs incurred under this Agreement and remuneration equal to four percent (4%) of Buyer’s annual payments under this Agreement, which approval is acceptable in form and substance to Buyer in its sole discretion, does not include any conditions or modifications that Buyer deems, in its sole discretion, to be unacceptable and is final and not subject to appeal or rehearing.

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“Rejected Purchase” shall have the meaning set forth in Section 4.4 hereof.

“Replacement Price” shall mean the price at which Buyer, acting in a commercially reasonable manner, purchases Replacement SRECs plus (i) transaction and other administrative costs reasonably incurred by Buyer in purchasing such Replacement SRECs; provided, however, that (a) in no event shall Buyer be required to utilize or change its utilization of its owned or controlled assets, contracts or market positions to minimize Seller’s liability, (b) Buyer shall have no obligation to purchase Replacement SRECs, and (c) if Buyer does not purchase Replacement SRECs, the market value of SRECs at the time of the Delivery Shortfall (as reasonably determined by Buyer) will replace the price at which Buyer purchases Replacement SRECs in the calculation of the Replacement Price.

“Replacement SRECs” shall mean any generation or environmental attributes, including any Certificates or other certificates or credits related thereto reflecting generation by a Solar Carve-Out Renewable Generation Unit that are purchased by Buyer as replacement for any Delivery Shortfall.

“Resale Damages” shall mean, with respect to any Rejected Purchase, an amount equal to (a) the positive net amount, if any, by which the applicable Price that would have been paid pursuant to Section 5.1 hereof for such Rejected Purchase, had it been accepted, exceeds the Resale Price multiplied by the quantity of that Rejected Purchase, plus (b) any applicable penalties assessed by ISO-NE or any other Person against Seller as a result of Buyer’s failure to accept such Products. Seller shall provide a written statement explaining in reasonable detail the calculation of any Resale Damages.

“Resale Price” shall mean the price at which Seller, acting in a commercially reasonable manner, sells or is paid for a Rejected Purchase, plus transaction and other administrative costs reasonably incurred by Seller in re-selling such Rejected Purchase; provided, however, that in no event shall Seller be required to utilize or change its utilization of the Facility or its other assets, contracts or market positions in order to minimize Buyer’s liability for such Rejected Purchase.

“RPS” shall mean the requirements established pursuant to Mass. Gen. Laws ch. 25A, § 11F that require all retail electricity suppliers in Massachusetts to provide a minimum percentage of electricity from Solar Carve-Out Renewable Generation Units, and such successor laws and regulations as may be in effect from time to time.

“RPS Class I Renewable Generation Unit” shall mean a Generation Unit that has received a Statement of Qualification from the DOER, including a Generation Unit

termed a New Renewable Generation Unit in a Statement of Qualification issued by the DOER pursuant to 225 CMR 14.00.

“**RTO**” shall mean ISO-NE and any successor organization or entity to ISO-NE, as authorized by FERC to exercise the functions pursuant to the FERC’s Order No. 2000 and FERC’s corresponding regulations, or any successor organization, or any other entity authorized to exercise comparable functions in subsequent orders or regulations of FERC.

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“**S&P**” shall mean Standard & Poor’s Ratings Group, a division of McGraw Hill, Inc., and any successor thereto.

“**Services Term**” shall have the meaning set forth in Section 2.2(b) hereof.

“**Seller’s Taxes**” shall have the meaning set forth in Section 5.4(a) hereof.

“**Solar Carve-Out Renewable Generation**” shall mean the electrical output of a Solar Carve-Out Renewable Generation Unit that qualifies for the Massachusetts Solar Carve-Out excluding any electrical energy utilized for parasitic load.

“**Solar Carve-Out Renewable Energy Certificates**” or “**SRECs**” shall mean all of the Certificates and any and all other Environmental Attributes, including the Solar Carve-Out Renewable Generation Attribute as defined by 225 C.M.R. 14.02, associated with the Products or otherwise produced by the Facility which conform with the eligibility criteria set forth in the applicable Massachusetts DOER regulations and are eligible to satisfy the RPS, and shall represent title to and claim over all Environmental Attributes associated with the specified MWh of generation from a Solar Carve-Out Renewable Generation Unit.

“**Solar Carve-Out Renewable Generation Unit**” shall mean a Generation Unit that has received a Statement of Qualification from the DOER, that specifies its qualification for participation in the Solar Carve-Out under 225 CMR 14.05(4).

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“**Statement of Qualification**” shall mean a written document from the DOER that qualifies a Generation Unit as a Solar Carve-Out Qualified Generation Unit.

“**Term**” shall have the meaning set forth in Section 2.2(a) hereof.

“**Termination Payment**” shall have the meaning set forth in Section 9.3(b) hereof.

“**Test Period**” shall have the meaning set forth in Section 3.4(a) hereof.

“**Transmission/Distribution Provider**” shall mean (a) ISO-NE, its respective successor or Affiliates; (b) Buyer; and/or (c) such other third parties from whom transmission or distribution services are necessary for Seller to fulfill its performance obligations to Buyer hereunder, as the context requires.

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2. **EFFECTIVE DATE; TERM**

2.1 Effective Date. Subject to Section 8.1, this Agreement is effective as of the Effective Date.

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2.2 Term.

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(a) The "**Term**" of this Agreement is the period beginning on the Effective Date and ending upon the final settlement of all obligations hereunder after the expiration of the Services Term or the earlier termination of this Agreement in accordance with its terms.

(b) The "**Services Term**" is the period during which Buyer is obligated to purchase Products Delivered to Buyer by Seller (not including SRECs Delivered during the Test Period under Section 4.6) commencing on the Commercial Operation Date and continuing for a period of ten (10) years from the Commercial Operation Date, unless this Agreement is earlier terminated in accordance with the provisions hereof.

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(c) At the expiration of the Services Term, the Parties shall no longer be bound by the terms and provisions hereof (including, without limitation, any payment obligation hereunder), except (i) to the extent necessary to provide invoices and make payments or refunds with respect to Products delivered prior to such expiration or termination, (ii) to the extent necessary to enforce the rights and the obligations of the Parties arising under this Agreement before such expiration or termination, and (iii) the obligations of the Parties hereunder with respect to confidentiality and indemnification shall survive the expiration or termination of this Agreement.

3. **FACILITY DEVELOPMENT AND OPERATION**

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3.1 Critical Milestones.

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(a) Subject to the provisions of Section 3.1(c), commencing on the Effective Date, Seller shall develop the Facility in order to achieve the following milestones ("**Critical Milestones**") on or before the date set forth in this Section 3.1(a):

(i) receipt of all Permits necessary to construct the Facility, as set forth in Exhibit B, in final form, by April 1, 2013;

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(ii) acquisition of all required real property rights necessary for construction and operation of the Facility, interconnection of the Facility to the Interconnecting Utility, and performance of Seller's obligations under this Agreement as set forth on Exhibit B, by February 1, 2013;

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(iii) demonstration of the financial capability (whether through third party financing to Seller or Seller's own financial assets) to proceed with the development and construction of the

Facility, including, as applicable, Seller's financial obligations with respect to interconnection of the Facility to the Interconnecting Utility and construction of the Network Upgrades by May 1, 2013;

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(iv) issuance of a full notice to proceed by Seller to its general construction contractor and commencement of construction of the Facility by May 31, 2013; and

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(v) achievement of the Commercial Operation Date by on or before December 31, 2013.

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(b) Seller shall provide Buyer with written notice of the achievement of each Critical Milestone within seven days after that achievement, which notice shall include information demonstrating with reasonable specificity that such Critical Milestone has been achieved. Seller acknowledges that Buyer requires such written notice solely for monitoring purposes, and that nothing set forth in this Agreement shall create or impose upon Buyer any responsibility or liability for the development, construction, operation or maintenance of the Facility.

(c) In addition to any extension of a date for a Critical Milestone as a result of a Force Majeure under Section 10.1, Seller may elect to extend all of the dates for the Critical Milestones not yet achieved (i) by one year without posting additional Development Period Security and (ii) by up to two additional six month periods by posting additional Development Period Security of \$12,500 for each such six-month period. In no event may Seller exercise the right to extend the Critical Milestone dates under this Section 3.1(c) by more than two years, and in no event shall any extension of the Critical Milestone dates as a result of one or more Force Majeure events exceed a cumulative total of an additional twelve (12) months. Any such election shall be made in a written notice delivered to Buyer on or prior to the first date for a Critical Milestone that has not yet been achieved (as such date may have previously been extended).

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(d) The Parties agree that time is of the essence with respect to the Critical Milestones and is part of the consideration to Buyer in entering into this Agreement.

3.2 Delay Damages.

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(a) If the Commercial Operation Date is not achieved by the date set forth therefore in Section 3.1(a) (as extended pursuant to Section 3.1(c)), Seller shall pay to Buyer damages for each month from and after such date until the Commercial Operation Date at the rate of \$1,250 per month, up to a maximum of twelve (12) months of delay, pro rated for partial months ("**Delay Damages**"). Delay Damages shall be due under this Section 3.2(a) without regard to whether Buyer exercises its right to terminate this Agreement pursuant to Section 9.3; provided, however, that if Buyer exercises its right to terminate this Agreement under Section 9.3, Delay Damages shall be

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due and owing to the extent that such Delay Damages were due and owing at the date of such termination.

(b) Each Party agrees and acknowledges that (i) the damages that Buyer would incur due to Seller’s delay in achieving the Commercial Operation Date would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Delay Damages as agreed to by the Parties and set forth herein are a fair and reasonable calculation of such damages. Notwithstanding the foregoing, this Article shall not limit the amount of damages payable to Buyer if this Agreement is terminated as a result of Seller’s failure to achieve the Commercial Operation Date. Any such termination damages shall be determined in accordance with Article 9.

(c) By the tenth (10th) day following the end of the calendar month in which Delay Damages first become due and continuing by the tenth (10th) day of each calendar month during the period in which Delay Damages accrue (and the following months if applicable), Buyer shall deliver to Seller an invoice showing Buyer’s computation of such damages and any amount due Buyer in respect thereof for the preceding calendar month. No later than ten (10) days after receiving such an invoice, Seller shall pay to Buyer, by wire transfer of immediately available funds to an account specified in writing by Buyer or by any other means agreed to by the Parties in writing from time to time, the amount set forth as due in such invoice. If Seller fails to pay such amounts when due, Buyer may draw upon the Development Period Security for payment of such Delay Damages, and Buyer may exercise any other remedies available for Seller’s default hereunder.

3.3

Construction.

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(a) Progress Reports. At the end of each calendar quarter after the Effective Date and until the Commercial Operation Date, Seller shall provide Buyer with a progress report regarding Critical Milestones not yet achieved, including projected time to completion of the Facility, in accordance with the form attached hereto as Exhibit C, and shall provide supporting documents and detail regarding the same upon Buyer’s request. Seller shall permit Buyer and its advisors and consultants to review and discuss with Seller and its advisors and consultants such progress reports during business hours and upon reasonable notice to Seller.

(b) Site Access. Buyer and its representatives shall have the right but not the obligation, during business hours and upon reasonable notice to Seller, to inspect the Facility site and monitor the construction of the Facility.

3.4

Commercial Operation.

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(a) Seller’s obligation to Deliver the Products and Buyer’s obligation to pay Seller for such Products commences on the Commercial Operation Date; provided, that SRECs generated by the Facility prior to the Commercial Operation Date (the “Test Period”) shall not be deemed Products.

(b) The Commercial Operation Date shall occur on the date on which the Facility is substantially completed as described in Exhibit A and capable of regular commercial operation in accordance with Good Utility Practice, the manufacturer's guidelines for all material components of the Facility, all requirements of the ISO-NE Rules and ISO-NE Practices for the delivery of the Products to the Seller have been satisfied, and all performance testing for the Facility has been successfully completed, provided Seller has also satisfied the following conditions precedent as of such date:

- (i) completion of all transmission, distribution and interconnection facilities and any Network Upgrades, including final acceptance and authorization to interconnect the Facility from ISO-NE or the Interconnecting Utility in accordance with the fully executed Interconnection Agreement;
- (ii) Seller has obtained and demonstrated possession of all Permits required for the lawful construction and operation of the Facility, for the interconnection of the Facility to the Interconnecting Utility (including any Network Upgrades) and for Seller to perform its obligations under this Agreement, including but not limited to Permits related to environmental matters, all as set forth on Exhibit B;
- (iii) Seller has obtained a Statement of Qualification from the DOER pursuant to 225 CMR 14.05 qualifying the Facility as a Solar Carve-Out Renewable Generation Unit;
- (iv) Seller has acquired all real property rights needed to construct and operate the Facility, to interconnect the Facility to the Interconnecting Utility, to construct the Network Upgrades (to the extent that it is Seller's responsibility to do so) and to perform Seller's obligations under this Agreement;
- (v) Seller has established all ISO-NE-related accounts and entered into all ISO-NE-related agreements required for the performance of Seller's obligations in connection with the Facility and this Agreement, which agreements shall be in full force and effect, including the registration of the Facility in the GIS;
- (vi) Seller has successfully completed all pre-operational testing and commissioning in accordance with manufacturer guidelines;
- (vii) Seller has satisfied all Critical Milestones that precede the Commercial Operation Date in Section 3.1;

- (viii) no Default or Event of Default by Seller shall have occurred and remain uncured;
- (ix) the Facility is under the care, custody and control of Seller.

3.5

Operation of the Facility.

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(a) Compliance With Utility Requirements. Seller shall comply with, and cause the Facility to comply with: (i) Good Utility Practice; (ii) the Operational Limitations; and (iii) all applicable rules, procedures, operating policies, criteria, guidelines and requirements imposed by ISO-NE, any Transmission/Distribution Provider, any Interconnecting Utility, NERC and/or any regional reliability entity, including, in each case, all practices, requirements, rules, procedures and standards related to Seller’s construction, ownership, operation and maintenance of the Facility and its performance of its obligations under this Agreement, whether such requirements were imposed prior to or after the Effective Date. Seller shall be solely responsible for registering as the “Generator Owner and Generator Operator” of the Facility with NERC and any applicable regional reliability entities.

(b) Permits. Seller shall maintain in full force and effect all Permits necessary for it to perform its obligations under this Agreement, including all Permits necessary to operate and maintain the Facility.

(c) Maintenance and Operation of Facility. Seller shall, at all times during the Term, construct, maintain and operate the Facility in accordance with Good Utility Practice and in accordance with Exhibit A to this Agreement. Seller shall bear all costs related thereto. Seller may contract with other Persons to provide discrete construction, operation and maintenance functions, so long as Seller maintains overall control over the construction, operation and maintenance of the Facility throughout the Term.

(d) Interconnection Agreement. Seller shall comply with the terms and conditions of the Interconnection Agreement.

(e) Forecasts. Commencing at least thirty (30) days prior to the anticipated Commercial Operation Date and continuing throughout the Term, Seller shall update and deliver to Buyer on an annual basis and in a form reasonably acceptable to Buyer, twelve (12) month forecasts of SREC production by the Facility, which forecasts shall be prepared in good faith and in accordance with Good Utility Practice based on historical performance, maintenance schedules, Seller’s generation projections and other relevant data and considerations. Any notable changes from prior forecasts or historical delivery shall be noted and an explanation provided. The provisions of this section are in addition to Seller’s requirements under ISO-NE Rules and ISO-NE Practices, including ISO-NE Operating Procedure No. 5.

(f) Solar Carve-Out Renewable Generation Unit. Seller shall be solely responsible for qualifying the Facility with the DOER as a Solar Carve-Out Renewable Generation Unit in accordance with 225 CMR 14.05 and

maintaining such Statement of Qualification throughout the Services Term; provided, however, that if the Facility ceases to qualify as a Solar Carve-Out Renewable Generation Unit solely as a result of a change in Law, Seller shall only be required to use commercially reasonable efforts to maintain such Statement of Qualification after that change in Law.

(g) Compliance Reporting. Within fifteen days (15) days following the end of each calendar quarter, Seller shall provide Buyer information pertaining to power plant emissions, fuel types, labor information and any other information to the extent required by Buyer to comply with the uniform disclosure requirements contained in 220 CMR 11.00 and any other such disclosure regulations which may be imposed upon Buyer during the Term, which information requirements will be provided to Seller by Buyer at least fifteen (15) days before the beginning of the calendar quarter for which the information is required. To the extent Buyer is subject to any other certification or compliance reporting requirement with respect to the Products produced by Seller and delivered to Buyer hereunder, Seller shall provide any information in its possession (or, if not in Seller's possession, available to it and not reasonably available to Buyer) requested by Buyer to permit Buyer to comply with any such reporting requirement.

(h) Insurance. Throughout the Term, and without limiting any liabilities or any other obligations of Seller hereunder, Seller shall secure and continuously carry with an insurance company or companies rated not lower than "A-" by the A.M. Best Company the insurance coverage specified on Exhibit D. Failure to obtain or maintain insurance coverage shall not excuse or limit any obligation or liability of the Seller.

(i) Contacts. Each Party shall identify a principal contact or contacts, which contact(s) shall have adequate authority and expertise to make day-to-day decisions with respect to the administration of this Agreement.

(j) Compliance with Law. Without limiting the generality of any other provision of this Agreement, Seller shall be responsible for complying with all applicable requirements of Law, including all applicable rules, procedures, operating policies, criteria, guidelines and requirements imposed by FERC and any other Governmental Entity, whether imposed pursuant to existing Law or procedures or pursuant to changes enacted or implemented during the Term, including all risks of environmental matters relating to the Facility or the Facility site. Seller shall indemnify Buyer against any and all claims arising out of or related to such environmental matters and against any costs imposed on Buyer as a result of Seller's violation of any applicable Law, or ISO-NE or NERC requirements. For the avoidance of doubt, Seller shall be responsible for procuring, at its expense, all Permits and governmental approvals required for the construction and operation of the Facility in compliance with Law.

(k) No Net Metering. The Facility shall not receive any Net Metering Services during the Term.

(l) Emissions. Seller shall be responsible for all costs associated with the Facility’s emissions, including the cost of procuring emission reductions, offsets, allowances or similar items associated with the Facility’s emissions, to the extent required to operate the Facility. Without limiting the generality of the foregoing, failure or inability of Seller to procure emission reductions, offsets, allowances or similar items associated with the Facility’s emissions shall not constitute a Force Majeure.

3.6 Interconnection and Delivery Services.

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(a) Seller shall be responsible for all costs associated with interconnection of the Facility at the Interconnection Point, including the costs of the Network Upgrades, consistent with all standards and requirements set forth by the FERC, ISO-NE, any other applicable Governmental Entity and the Interconnecting Utility.

(b) Seller shall defend, indemnify and hold Buyer harmless against any liability arising due to Seller’s performance or failure to perform under the Interconnection Agreement.

4. **DELIVERY OF PRODUCTS**

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4.1 Obligation to Sell and Purchase Products.

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(a) Beginning on the Commercial Operation Date and subject to Section 4.1(b), Seller shall sell and Deliver, and Buyer shall purchase and receive, Buyer’s Percentage Entitlement of the Products in accordance with the terms and conditions of this Agreement. The aforementioned obligations for Seller to sell and Deliver the Products and for Buyer to purchase and receive the same is unit contingent and shall be subject to the operation of the Facility.

(b) Buyer shall not be obligated to purchase any Products to the extent that such Products exceed the Contract Maximum Amount in any hour. In addition, Buyer shall not be obligated to purchase any SREC or comparable certificate, credit or product produced by the Facility which fails to: (i) conform with the eligibility criteria for a Solar Carve-Out Renewable Energy Certificate as set forth in the applicable Massachusetts regulations, or (ii) be eligible to satisfy the RPS as an Environmental Attribute associated with the specified MWh of generation from such Solar Carve-Out Renewable Generation Unit.

(c) Seller shall Deliver Buyer’s Percentage Entitlement of the Products produced by the Facility, up to and including the Contract Maximum Amount, exclusively to Buyer, and Seller shall not sell, divert, grant, transfer or assign such Products or any certificate or other attribute associated with such Products to any Person other than Buyer during the Term. Seller shall not enter into any agreement or arrangement under which such Products can be claimed by any Person

other than Buyer. Buyer shall have the exclusive right to resell or convey the Products in its sole discretion.

4.2 Scheduling and Delivery. Without limiting the generality of this Section 4.2, Seller or Seller’s agent, shall at all times during the Services Term be designated as the “Lead Market Participant” (or any successor designation) for the Facility and shall be solely responsible for any obligations and liabilities, including all charges, penalties and financial assurance obligations, imposed by ISO-NE or under the ISO-NE Rules and ISO-NE Practices with respect to the Facility.

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4.3 Failure of Seller to Deliver Products. In the event that Seller fails to satisfy any of its obligations to Deliver any of the Products hereunder in accordance with Section 4.1, and such failure is not excused under the express terms of this Agreement (a “**Delivery Shortfall**”), Seller shall pay Buyer an amount for such Delivery Shortfall equal to the Cover Damages. Such payment shall be due no later than the date for Buyer’s payment for the applicable month as set forth in Section 5.2 hereof; provided, however, that if Seller demonstrates to Buyer’s reasonable satisfaction that such Delivery Shortfall was solely the result of an administrative error by Seller, such payment shall not be due until the later of the date for Buyer’s payment for the applicable month as set forth in Section 5.2 hereof or the date that is fifteen (15) days after such Delivery Shortfall occurred. Each Party agrees and acknowledges that (i) the damages that Buyer would incur due to a Delivery Shortfall would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Cover Damages as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

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4.4 Failure by Buyer to Accept Delivery of Products. If Buyer fails to accept all or part of any of the Products required to be purchased by Buyer hereunder and such failure to accept is not excused under the terms of this Agreement (a “**Rejected Purchase**”), then Buyer shall pay Seller, on the date payment would otherwise be due in respect of the month in which the failure occurred, an amount for such Rejected Purchase equal to the Resale Damages. Each Party agrees and acknowledges that (i) the damages that Seller would incur due to a Rejected Purchase would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Resale Damages as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

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4.5 SRECs.

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(a) Seller shall transfer to Buyer all of the right, title and interest in and to Buyer’s Percentage Entitlement of the Facility’s Environmental Attributes, including the SRECs, generated by the Facility during the Term in accordance with the terms of this Section 4.5.

(b) All Products provided by Seller to Buyer from the Facility under this Agreement shall meet the requirements for eligibility for production of

SRECs pursuant to the RPS; provided, however, that if the Facility ceases to qualify as a Solar Carve-Out Renewable Generation Unit solely as a result of a change in Law with respect to the RPS, Seller shall use commercially reasonable efforts to restore such qualification as a Solar Carve-Out Renewable Generation Unit.

(c) At Seller' sole cost, Seller shall obtain qualification for the Facility as a Solar Carve-Out Renewable Generation Unit under the RPS. Seller shall also seek qualification under: (i) the renewable portfolio standard or similar law of New York and/or one or more New England states (in addition to Massachusetts) as designated by Buyer, and (ii) any federal renewable energy standard, and shall use commercially reasonable efforts, consistent with Good Utility Practice, to maintain such qualification in these non-Massachusetts jurisdictions at all times during the Services Term, or until Buyer indicates such qualification is no longer necessary. Seller shall submit to Buyer or as directed by Buyer any information and documentation required by any state or federal agency (including without limitation the MDPU and DOER) for such qualification and otherwise with regard to administration of the laws, rules and regulations regarding Environmental Attributes or renewable energy standards or renewable portfolio standards.

(d) Seller shall comply with all GIS Operating Rules relating to the creation and transfer of all SRECs to be purchased by Buyer under this Agreement and all other GIS Operating Rules to the extent required for Buyer to achieve the full right and title and to, and value of, the SRECs. In addition, at Buyer's request, Seller shall register with and comply with the rules and requirements of any other tracking system or program that tracks, monetizes or otherwise creates or enhances value for Environmental Attributes, which compliance shall be at Seller's sole cost if such registration and compliance is requested in connection with Section 4.5(c) above and shall be at Buyer's sole cost in other instances.

(e) Seller shall cause Buyer to be registered in the GIS as the initial owner of all Certificates to be Delivered hereunder to Buyer provided, however, that no payment shall be due to Seller for any SRECs until the Certificates are actually deposited in Buyer's GIS account or a GIS account designated by Buyer to Seller in writing.

4.6 Deliveries During Test Period. During the Test Period, Seller shall sell and Deliver, and Buyer shall purchase and receive Buyer's Percentage Entitlement of any SRECs produced by the Facility. Notwithstanding the provisions of Section 5.1, payment for Buyer's Percentage Entitlement of SRECs produced during the Test Period shall be equal to the product of Buyer's Percentage Entitlement and 80% of the Price specified in Exhibit E for each hour of the month when SRECs are produced by the Facility. In no event shall the Test Period extend beyond six months, except due to Force Majeure.

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5. PRICE AND PAYMENTS FOR PRODUCTS

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5.1 Price for Products. All Products Delivered to Buyer in accordance with this Agreement shall be purchased by Buyer at the Price specified in Exhibit E. Other than the (i) payment for the Products under this Section 5.1, (ii) payment for SRECs during the Test Period in accordance with Section 4.8, (iii) payment of any Resale Damages under Section 4.4, (iv) payment of interest on late payments under Section 5.3, (v) payments for reimbursement of Buyer’s Taxes under Section 5.4(a), (vi) return of any Credit Support under Section 6.3, and (vii) payment of any Termination Payment due from Buyer under Section 9.3, Buyer shall not be required to make any other payments to Seller under this Agreement, and Seller shall be solely responsible for all costs incurred by it in connection with the performance of its obligations under this Agreement.

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5.2 Payment and Netting.

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(a) Billing Period. The calendar month shall be the standard period for all payments under this Agreement. On or before the fifteenth (15th) day following the end of each month, Seller shall render to Buyer an invoice for the payment obligations incurred hereunder during the preceding month, based on the SRECs deposited in Buyer’s GIS account or a GIS account designated by Buyer to Seller in writing in the preceding month. Such invoice shall contain supporting detail for all charges reflected on the invoice, and Seller shall provide Buyer with additional supporting documentation and information as Buyer may request.

(b) Timeliness of Payment. All undisputed charges shall be due and payable in accordance with each Party’s invoice instructions on or before the later of (x) fifteen (15) days from receipt of the applicable invoice or (y) the last day of the calendar month in which the applicable invoice was received (or in either event the next Business Day if such day is not a Business Day). Each Party shall make payments by electronic funds transfer, or by other mutually agreeable method(s), to the account designated by the other Party. Any undisputed amounts not paid by the due date shall be deemed delinquent and shall accrue interest at the Late Payment Rate, such interest to be calculated from and including the due date to but excluding the date the delinquent amount is paid in full.

(c) 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 dispute 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. Payment of the disputed amount shall not be required until the dispute is resolved. Upon resolution of the dispute, any required payment or refund shall be made within ten (10) days of such resolution along with interest accrued at the Late

Payment Rate from and including the due date (or in the case of a refund, the payment date) but excluding the date paid. Inadvertent overpayments shall be reimbursed or deducted by the Party receiving such overpayment from subsequent payments, with interest accrued at the Late Payment Rate from and including the date of such overpayment to but excluding the date repaid or deducted by the Party receiving such overpayment, as directed by the other Party. Any dispute with respect to an invoice or claim to additional payment is waived unless the other Party is notified in accordance with this Section 5.2 within the referenced twelve (12) month period.

(d) Netting of Payments. The Parties hereby agree that they may discharge mutual debts and payment obligations due and owing to each other under this Agreement on the same date through netting, in which case all amounts owed by each Party to the other Party for the purchase and sale of Products during the monthly billing period under this Agreement, including any related damages calculated pursuant to this Agreement, interest, and payments or credits, may be netted so that only the excess amount remaining due shall be paid by the Party who owes it. If no mutual debts or payment obligations exist and only one Party owes a debt or obligation to the other during the monthly billing period, such Party shall pay such sum in full when due. The Parties agree to provide each other with reasonable detail of such net payment or net payment request.

5.3 Interest on Late Payment or Refund. A late payment charge shall accrue on any late payment or refund as specified above at the lesser of (a) the prime rate specified in the “Money Rates” section of The Wall Street Journal (or, if such rate is not published therein, in a successor index mutually selected by the Parties) plus 1% per cent, and (b) the maximum rate permitted by applicable Law in transactions involving entities having the same characteristics as the Parties (the “**Late Payment Rate**”).

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5.4 Taxes, Fees and Levies.

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(a) Seller shall be obligated to pay all present and future taxes, fees and levies, imposed on or associated with the Facility or delivery or sale of the Products (“**Seller’s Taxes**”). Buyer shall be obligated to pay all present and future taxes, fees and levies, imposed on or associated with such Products after Delivery of such Products to Buyer or imposed on or associated with the purchase of such Products (other than ad valorem, franchise or income taxes which are related to the sale of the Products and are, therefore, the responsibility of Seller) (“**Buyer’s Taxes**”). In the event Seller shall be required by law or regulation to remit or pay any Buyer’s Taxes, Buyer shall reimburse Seller for such payment. In the event Buyer shall be required by law or regulation to remit or pay any Seller’s Taxes, Seller shall reimburse Buyer for such payment, and Buyer may deduct any of the amount of any such Seller’s Taxes from the amount due to Seller under Section 5.2. Buyer shall have the right to all credits, deductions and other benefits associated with taxes paid by Buyer or reimbursed to Seller by Buyer as described herein. Nothing shall obligate or cause a Party to pay or be liable to pay any taxes, fees and levies for which it is exempt under law.

(b) Seller shall bear all risks, financial and otherwise, throughout the Term, associated with Seller’s or the Facility’s eligibility to receive any federal or state tax credits or qualify for accelerated depreciation for Seller’s accounting, reporting or tax purposes. The obligation of the Parties hereunder, including those obligations set forth herein regarding the purchase and Price for and Seller’s obligation to deliver the Products, shall be effective regardless of whether the production and/or sale of the Products from the Facility is eligible for, or receives, any federal or state tax credits or grants or any particular accounting, reporting or tax treatment during the Term.

6. SECURITY FOR PERFORMANCE

6.1 Seller’s Support.

(a) Seller shall be required to post Credit Support in the amount of ~~\$25,000~~ to secure Seller’s obligations in the period between the Effective Date and the Commercial Operation Date (“**Development Period Security**”). Fifty percent (50%) of the Development Period Security shall be provided to Buyer on the Effective Date; and the remaining fifty percent (50%) of the Development Period Security shall be provided to Buyer within fifteen (15) Business Days after receipt of the Regulatory Approval. If at any time prior to the Commercial Operation Date, the amount of Development Period Security is reduced as a result of Buyer’s draw upon such Development Period Security to less than the amount of Development Period Security required to be provided by Seller through the period ending fifteen (15) days after receipt of the Regulatory Approval, Seller shall replenish such Development Period Security to the amount of Development Period Security required to be provided by Seller through the period ending fifteen (15) days after receipt of the Regulatory Approval within five (5) days of that draw. Buyer shall return any undrawn amount of the Development Period Security to Seller within thirty (30) days after the later of (x) Buyer’s receipt of an undisputed notice from Seller that the Commercial Operation Date has occurred or (y) Buyer’s receipt of the full amount of the Operating Period Security.

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(b) Beginning not later than ten (10) days following the Commercial Operation Date, Seller shall provide Buyer with Credit Support to secure Seller’s obligations under this Agreement after the Commercial Operation Date through and including the date that all of Seller’s obligations under this Agreement are satisfied (“**Operating Period Security**”). The Operating Period Security shall be in an amount equal to ~~\$25,000~~. If at any time on or after the Commercial Operation Date, the amount of Operating Period Security is reduced as a result of Buyer’s draw upon such Operating Period Security, Seller shall replenish such Operating Period Security to the total amount required under this Section 6.1(b) within five (5) Business Days of that draw.

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6.2 Cash Deposits. Any cash provided by Seller as Credit Support under this Agreement shall be held in an interest bearing deposit account selected by Buyer in its reasonable discretion. All interest accrued on that cash deposit shall be retained in that account; provided, however, that to the extent the amount held in that account exceeds the required level of Development Period Security (before and on the Commercial Operation Date) or the Operating Period Security (after the Commercial

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Operation Date), such excess shall be paid to Seller promptly after Seller requests such a payment in writing delivered to Buyer. Seller agrees to comply with the commercially reasonable requirements of Buyer in connection with the receipt and retention of any cash provided as Credit Support under this Agreement.

6.3 Return of Credit Support. Any unused Credit Support provided under this Agreement shall be returned to the Party providing that Credit Support only after any such Credit Support has been used to satisfy any outstanding obligations of that Party in existence at the time of the expiration or termination of this Agreement. Provided such obligations have been satisfied, such Credit Support shall be returned to the Party providing it within thirty (30) days after the earlier of (a) the expiration of the Term of this Agreement or (b) termination of this Agreement under Section 8.3, Section 9.3(b) or Section 10.1(c).

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7. **REPRESENTATIONS, WARRANTIES, COVENANTS AND ACKNOWLEDGEMENTS**

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7.1 Representations and Warranties of Buyer. Buyer hereby represents and warrants to Seller as follows:

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(a) Organization and Good Standing; Power and Authority. Buyer is a corporation duly incorporated, validly existing and in good standing under the laws of Massachusetts. Subject to the receipt of the Regulatory Approval, Buyer has all requisite power and authority to execute, deliver, and perform its obligations under this Agreement.

(b) Due Authorization; No Conflicts. The execution and delivery by Buyer of this Agreement, and the performance by Buyer of its obligations hereunder, have been duly authorized by all necessary actions on the part of Buyer and do not and, under existing facts and Law, shall not: (i) contravene its certificate of incorporation or any other governing documents; (ii) conflict with, result in a breach of, or constitute a default under any note, bond, mortgage, indenture, deed of trust, license, contract or other agreement to which it is a party or by which any of its properties may be bound or affected; (iii) assuming receipt of the Regulatory Approvals, violate any order, writ, injunction, decree, judgment, award, statute, law, rule, regulation or ordinance of any Governmental Entity or agency applicable to it or any of its properties; or (iv) result in the creation of any lien, charge or encumbrance upon any of its properties pursuant to any of the foregoing.

(c) Binding Agreement. This Agreement has been duly executed and delivered on behalf of Buyer and, assuming the due execution hereof and performance hereunder by Seller and receipt of the Regulatory Approval, constitutes a legal, valid and binding obligation of Buyer, enforceable against it in accordance with its terms, except as such enforceability may be limited by law or principles of equity.

(d) No Proceedings. Except to the extent relating to the Regulatory Approval, there are no actions, suits or other proceedings, at law or in

equity, by or before any Governmental Entity or agency or any other body pending or, to the best of its knowledge, threatened against or affecting Buyer or any of its properties (including, without limitation, this Agreement) which relate in any manner to this Agreement or any transaction contemplated hereby, or which Buyer reasonably expects to lead to a material adverse effect on (i) the validity or enforceability of this Agreement or (ii) Buyer’s ability to perform its obligations under this Agreement.

(e) Consents and Approvals. Except to the extent associated with the Regulatory Approval, the execution, delivery and performance by Buyer of its obligations under this Agreement do not and, under existing facts and Law, shall not, require any Permit or any other action by, any Person which has not been duly obtained, made or taken or that shall be duly obtained, made or taken on or prior to the date required, and all such approvals, consents, permits, licenses, authorizations, filings, registrations and actions are in full force and effect, final and non-appealable as required under applicable Law.

(f) Negotiations. The terms and provisions of this Agreement are the result of arm’s length and good faith negotiations on the part of Buyer.

(g) Bankruptcy. There are no bankruptcy, insolvency, reorganization, receivership or other such proceedings pending against or being contemplated by Buyer, or, to Buyer’s knowledge, threatened against it.

(h) No Default. No Default or Event of Default has occurred and is continuing and no Default or Event of Default shall occur as a result of the performance by Buyer of its obligations under this Agreement.

7.2 Representations and Warranties of Seller. Seller hereby represents and warrants to Buyer as of the Effective Date as follows:

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(a) Organization and Good Standing; Power and Authority. Seller is a limited liability company, validly existing and in good standing under the laws of Virginia. Subject to the receipt of the Permits listed in Exhibit B, Seller has all requisite power and authority to execute, deliver, and perform its obligations under this Agreement.

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(b) Authority. Seller (i) has the power and authority to own and operate its businesses and properties, to own or lease the property it occupies and to conduct the business in which it is currently engaged; (ii) is duly qualified and in good standing under the laws of each jurisdiction where its ownership, lease or operation of property or the conduct of its business requires such qualification; and (iii) holds, as of the Effective Date, or shall hold by the Commercial Operation Date, all rights and entitlements necessary to construct, own and operate the Facility and to deliver the Products to the Buyer in accordance with this Agreement.

(c) Due Authorization; No Conflicts. The execution and delivery by Seller of this Agreement, and the performance by Seller of its obligations hereunder, have been duly authorized by all necessary actions on the part of Seller and do

not and, under existing facts and Law, shall not: (i) contravene any of its governing documents; (ii) conflict with, result in a breach of, or constitute a default under any note, bond, mortgage, indenture, deed of trust, license, contract or other agreement to which it is a party or by which any of its properties may be bound or affected; (iii) assuming receipt of the Permits listed on Exhibit B, violate any order, writ, injunction, decree, judgment, award, statute, law, rule, regulation or ordinance of any Governmental Entity or agency applicable to it or any of its properties; or (iv) result in the creation of any lien, charge or encumbrance upon any of its properties pursuant to any of the foregoing.

(d) Binding Agreement. This Agreement has been duly executed and delivered on behalf of Seller and, assuming the due execution hereof and performance hereunder by Seller and receipt of the Permits listed on Exhibit B, constitutes a legal, valid and binding obligation of Seller, enforceable against it in accordance with its terms, except as such enforceability may be limited by law or principles of equity.

(e) No Proceedings. Except to the extent associated with the Permits listed on Exhibit B, there are no actions, suits or other proceedings, at law or in equity, by or before any Governmental Entity or agency or any other body pending or, to the best of its knowledge, threatened against or affecting Seller or any of its properties (including, without limitation, this Agreement) which relate in any manner to this Agreement or any transaction contemplated hereby, or which Seller reasonably expects to lead to a material adverse effect on (i) the validity or enforceability of this Agreement or (ii) Seller's ability to perform its obligations under this Agreement.

(f) Consents and Approvals. Subject to the receipt of the Permits listed on Exhibit B on or prior to the date such Permits are required under applicable Law, the execution, delivery and performance by Seller of its obligations under this Agreement do not and, under existing facts and Law, shall not, require any Permit or any other action by, any Person which has not been duly obtained, made or taken, and all such approvals, consents, permits, licenses, authorizations, filings, registrations and actions are in full force and effect, final and non-appealable. To Seller's knowledge, Seller shall be able to receive the Permits listed in Exhibit B in due course and as required under applicable Law to the extent that those Permits have not previously been received.

(g) Solar Carve-Out Renewable Generation Unit. The Facility shall be a Solar Carve-Out Renewable Generation Unit, qualified by the DOER as eligible to participate in the RPS program, under Section 11F of Chapter 25A (subject to Section 4.5(b) in the event of a change in Law affecting such qualification as a Solar Carve-Out Renewable Generation Unit) and shall have a commercial operation date, as verified by the DOER, on or after January 1, 2008.

(h) Title to Products. Seller has and shall have good and marketable title to all Products sold and Delivered to Buyer under this Agreement, free and clear of all liens, charges and encumbrances. Seller has not sold and shall not

sell any such Products to any other Person, and no Person other than Seller can claim an interest in any Product to be sold to Buyer under this Agreement.

(i) Negotiations. The terms and provisions of this Agreement are the result of arm’s length and good faith negotiations on the part of Seller.

(j) Bankruptcy. There are no bankruptcy, insolvency, reorganization, receivership or other such proceedings pending against or being contemplated by Seller, or, to Seller’s knowledge, threatened against it.

(k) No Default. No Default or Event of Default has occurred and is continuing and no Default or Event of Default shall occur as a result of the performance by Seller of its obligations under this Agreement.

(l) No Net Metering. The Facility shall not be receiving any Net Metering Services during the Term.

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7.3 Continuing Nature of Representations and Warranties. The representations and warranties set forth in this Section are made as of the Effective Date and deemed made continually throughout the Term. If at any time during the Term, any Party obtains actual knowledge of any event or information which causes any of the representations and warranties in this Article 7 to be materially untrue or misleading, such Party shall provide the other Party with written notice of the event or information, the representations and warranties affected, and the action, if any, which such Party intends to take to make the representations and warranties true and correct. The notice required pursuant to this Section shall be given as soon as practicable after the occurrence of each such event.

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8. REGULATORY APPROVAL

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8.1 Receipt of Regulatory Approval. The obligations of the Parties to perform this Agreement, other than the Parties’ obligations under Section 6.1, Section 6.2, Section 8.2, Section 8.3 and Section 12, are conditioned upon and shall not become effective or binding until the receipt of the Regulatory Approval. Buyer shall notify Seller within five (5) Business Days after receipt of the Regulatory Approval or receipt of an order of the MDPU regarding this Agreement that is not acceptable in form and substance to Buyer in its sole discretion.

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8.2 Filing for Regulatory Approval. Buyer shall use commercially reasonable efforts to (i) file an application for the Regulatory Approval with the MDPU by not later than [November 1, 2012] and (ii) at Buyer’s sole discretion, exercise commercially reasonable efforts to obtain the Regulatory Approval, including using commercially reasonable efforts to obtain a favorable resolution in any appeal of an order of the MDPU with respect to this Agreement. Seller shall use commercially reasonable efforts to cooperate with Buyer in obtaining the Regulatory Approval.

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8.3 Failure to Obtain Regulatory Approval. If Buyer (i) on any date notifies Seller that it has received an order of the MDPU regarding this

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Agreement that is not acceptable in form and substance to Buyer in its sole discretion or (ii) has not notified Seller that it has received the Regulatory Approval by the date which is 300 days from the Effective Date, either Party may terminate this Agreement within thirty (30) days after such date by delivery of written notice to the other Party in accordance with Section 17. Upon such termination, neither Party shall have any further liability hereunder except for any obligations arising under Sections 6.3 and 12 which accrued prior to such termination.

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9. BREACHES; REMEDIES

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9.1 Events of Default by Either Party. It shall constitute an event of default ("**Event of Default**") by either Party hereunder if:

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(a) Representation or Warranty. Any material breach of any representation or warranty of such Party set forth herein, or in filings or reports made pursuant to this Agreement, and such breach continues for more than thirty (30) days after the Non-Defaulting Party has provided written notice to the Defaulting Party that any material representation or warranty set forth herein is false, misleading or erroneous in any material respect without the breach having been cured; or

(b) Payment Obligations. Any undisputed payment due and payable hereunder is not made on the date due, and such failure continues for more than ten (10) Business Days after notice thereof is given by the Non-Defaulting Party to the Defaulting Party; or

(c) Other Covenants. Other than a Delivery Shortfall (the sole remedy for which shall be the payment of Cover Damages under Section 4.3), a Rejected Purchase (the sole remedy for which shall be the payment of Resale Damages under 4.4), or an Event of Default described in Section 9.1(a), 9.1(b), 9.1(d), 9.1(e) or 9.2, such Party fails to perform, observe or otherwise to comply with any obligation hereunder and such failure continues for more than thirty (30) days after notice thereof is given by the Non-Defaulting Party to the Defaulting Party; provided, however, that such period shall be extended for an additional reasonable period if the Defaulting Party is unable to cure within that thirty (30) day period and provided that corrective action has been taken by the Defaulting Party within such thirty (30) day period and so long as such cure is diligently pursued by the Defaulting Party until such Default had been corrected, but in any event within one hundred fifty (150) days; or

(d) Bankruptcy. Such Party (i) is adjudged bankrupt or files a petition in voluntary bankruptcy under any provision of any bankruptcy law or consents to the filing of any bankruptcy or reorganization petition against such Party under any such law, or (without limiting the generality of the foregoing) files a petition to reorganize pursuant to 11 U.S.C. § 101 or any similar statute applicable to such Party, as now or hereinafter in effect, (ii) makes an assignment for the benefit of creditors, or admits in writing an inability to pay its debts generally as they become due, or consents to the appointment of a receiver or liquidator or trustee or assignee in bankruptcy or insolvency of such Party, or (iii) is subject to an order of a court of competent jurisdiction

appointing a receiver or liquidator or custodian or trustee of such Party or of a major part of such Party's property, which is not dismissed within sixty (60) days; or

(e) Permit Compliance. Such Party fails to obtain and maintain in full force and effect any Permit (other than the Regulatory Approval) necessary for such Party to perform its obligations under this Agreement.

9.2 Events of Default by Seller. In addition to the Events of Default described in Section 9.1, it shall constitute an Event of Default by Seller hereunder if:

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(a) Taking of Facility Assets. Any asset of Seller that is material to the construction, operation or maintenance of the Facility or the performance of its obligations hereunder is taken upon execution or by other process of law directed against Seller, or any such asset is taken upon or subject to any attachment by any creditor of or claimant against Seller and such attachment is not disposed of within sixty (60) days after such attachment is levied; or

(b) Failure to Maintain Credit Support. The failure of Seller to provide, maintain and/or replenish the Development Period Security or the Operating Period Security as required pursuant to Article 6 of this Agreement, and such failure continues for more than five (5) Business Days after Buyer has provided written notice thereof to Seller; or

(c) Failure to Satisfy ISO-NE Obligations. The failure of Seller to satisfy, or cause to be satisfied (other than by Buyer), any material obligation under the ISO-NE Rules or ISO-NE Practices or any other material obligation with respect to ISO-NE, and such failure has a material adverse effect on the Facility or Seller's ability to perform its obligations under this Agreement or on Buyer or Buyer's ability to receive the benefits under this Agreement, provided that if Seller's failure to satisfy any material obligation under the ISO-NE Rules or ISO-NE Practices does not have a material adverse effect on Buyer or Buyer's ability to receive the benefits under this Agreement, Seller may cure such failure within thirty (30) days of its occurrence; or

(d) Failure to Meet Critical Milestones. The failure of Seller to satisfy any Critical Milestone by the date set forth therefor in Section 3.1(a), as the same may be extended in accordance with Section 3.1(c).

9.3 Remedies.

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(a) Suspension of Performance and Remedies at Law. Upon the occurrence of an Event of Default, the Non-Defaulting Party shall have the right, but not the obligation, to (i) withhold any payments due the Defaulting Party under this Agreement, (ii) suspend its performance hereunder, and (iii) exercise such other remedies as provided for in this Agreement or, to the extent not inconsistent with the terms of this Agreement, at law, including, without limitation, the termination right set forth in Section 9.3(b). In addition to the foregoing, the Non-Defaulting Party shall retain

its right of specific performance to enforce the Defaulting Party's obligations under this Agreement.

(b) Termination and Termination Payment. Upon the occurrence of an Event of Default, a Non-Defaulting Party may terminate this Agreement at its sole discretion by providing written notice of such termination to the Defaulting Party. If the Non-Defaulting Party terminates this Agreement, it shall be entitled to calculate and receive as its sole remedy for such Event of Default a "**Termination Payment**" as follows:

(i) *Termination by Buyer Prior to Commercial Operation Date.* If Buyer terminates this Agreement because of an Event of Default by Seller occurring prior to the Commercial Operation Date, the Termination Payment due to Buyer shall be equal to the sum of (x) all Delay Damages due and owing by Seller through the date of such termination plus (y) the undrawn amount of any Development Period Security provided to Buyer by Seller.

(ii) *Termination by Seller Prior to Commercial Operation Date.* If Seller terminates this Agreement because of an Event of Default by Buyer prior to the Commercial Operation Date, Seller shall only receive a Termination Payment if the Commercial Operation Date either occurs by the date set forth therefor in Section 3.1(a) (as the same may be extended in accordance with Section 3.1(c)) or would have occurred by such date but for the Event of Default by Buyer giving rise to the termination of this Agreement. In such case, the Termination Payment due to Seller shall be calculated according to the methodology in Section 9.3(b)(iv), as if the Commercial Operation Date had occurred prior to the date of the termination by Seller.

(iii) *Termination by Buyer On or After Commercial Operation Date.* If Buyer terminates this Agreement because of an Event of Default by Seller occurring on or after the Commercial Operation Date, the Termination Payment due to Buyer shall be equal to the amount, if positive, calculated according to the following formula: (x) the present value, discounted at a rate equal to the prime rate specified in the "Money Rates" section of the Wall Street Journal determined as of the date of the notice of default, plus 300 basis points, for each month remaining in the Term, of (i) the amount, if any, by which the forward market price for SRECs, as determined by the average of the mid-market quotes of at least two national energy brokers chosen by Buyer, for replacement SRECs, exceeds the applicable Price that would have been paid pursuant to Schedule A of this Agreement, multiplied by (ii) the projected energy output of the Facility as determined by a recognized third party solar energy expert selected by Buyer, using a probability of exceedance basis of 50%; plus, (y) any reasonable incidental costs incurred by Buyer as a result of the Event of Default and termination of the Agreement.

(iv) Buyer shall provide Seller with a reasonably detailed calculation of the Termination Payment due under Section 9.3(b)(iii).

(v) *Termination by Seller On or After Commercial Operation Date.* If Seller terminates this Agreement because of an Event of Default by Buyer occurring on or after the Commercial Operation Date, the Termination Payment due to Seller shall be equal to the amount, if positive, calculated according to the following formula: (x) the present value, discounted at a rate equal to the prime rate specified in the “Money Rates” section of the Wall Street Journal determined as of the date of the notice of default, plus 300 basis points, for each month remaining in the Term, of (i) the amount, if, any, by which the applicable Price that would have been paid pursuant to Schedule A of this Agreement, exceeds the forward market price for SRECs as determined by the average of the mid-market quotes of at least two national energy brokers chosen by Seller for replacement SRECs, multiplied by (ii) the projected energy output of the Facility as determined by a recognized third party solar energy expert selected by Seller, using a probability of exceedance basis of 50%; plus, (y) any reasonable incidental costs incurred by Seller as a result of the Event of Default and termination of the Agreement.

(vi) Seller shall provide Buyer with a reasonably detailed calculation of the Termination Payment due under this Section 9.3(b)(iv).

(vii) *Acceptability of Liquidated Damages.* Each Party agrees and acknowledges that (i) the damages that the Parties would incur due to an Event of Default would be difficult or impossible to predict with certainty, and (ii) it is impractical and difficult to assess actual damages in the circumstances stated, and therefore the Termination Payment as agreed to by the Parties and set forth herein is a fair and reasonable calculation of such damages.

(viii) *Payment of Termination Payment.* The Defaulting Party shall make the Termination Payment within ten (10) Business Days after such notice is effective. If the Defaulting Party disputes the Non-Defaulting Party’s calculation of the Termination Payment, in whole or in part, the Defaulting Party shall, within ten (10) Business Days of receipt of the calculation of the Termination Payment, provide to the Non-Defaulting Party a detailed written explanation of the basis for such dispute; provided, however, the Defaulting Party shall first transfer Credit Support to the Non-Defaulting Party in an amount equal to the Termination Payment as calculated by the Non-Defaulting Party. If the Parties are unable to resolve the dispute within thirty (30) days, Article 11 shall apply.

(ix) *Use and Return of Credit Support.* In the event that the Defaulting Party fails to pay the Termination Payment in full within the time period set forth in Section 9.3(b)(vii), the Non-Defaulting Party may draw upon any Credit Support provided by the Defaulting Party to satisfy the unpaid portion of the Termination Payment. Upon the payment of the Termination Payment in full, any undrawn Credit Support shall be promptly returned to each Party providing that Credit Support.

(c) Set-off. The Non-Defaulting Party shall be entitled, at its option and in its discretion, to withhold and set off any amounts owed by

the Non-Defaulting Party to the Defaulting Party against any payments and any other amounts owed by the Defaulting Party to the Non-Defaulting Party, including any Termination Payment payable as a result of any early termination of this Agreement.

(d) Notice to Lenders. Buyer shall provide a copy of any notice given to Seller under this Section 9 to one, but not more than one, Lender of which Buyer shall have written notice, and Buyer shall afford such Lender the same opportunities to cure Defaults under this Agreement as are provided to Buyer hereunder.

(e) Limitation of Remedies, Liability and Damages. EXCEPT AS EXPRESSLY SET FORTH HEREIN, THERE IS NO WARRANTY 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, SUCH EXPRESS REMEDY OR MEASURE OF DAMAGES SHALL BE THE SOLE AND EXCLUSIVE REMEDY, 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, 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. 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.

10. **FORCE MAJEURE**

10.1

Force Majeure.

(a) The term “**Force Majeure**” means an unusual, unexpected and significant event: (i) that was not within the control of the Party claiming its occurrence; (ii) that could not have been prevented or avoided by such Party through the exercise of reasonable diligence; and (iii) that directly prohibits or prevents such Party from performing its obligations under this Agreement. Under no circumstances shall Force Majeure include (w) any occurrence or event that merely increases the costs or causes an economic hardship to a Party, (x) any occurrence or event that was caused

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by or contributed to by the Party claiming the Force Majeure, (y) Seller’s ability to sell the Products at a price greater than that set out in this Agreement, or (z) Buyer’s ability to procure the Products at a price lower than that set out in this Agreement. In addition, a delay or inability to perform attributable to a Party’s lack of preparation, a Party’s failure to timely obtain and maintain all necessary Permits (excepting the Regulatory Approval), a failure to satisfy contractual conditions or commitments, or lack of or deficiency in funding or other resources shall each not constitute a Force Majeure.

(b) Subject to Section 9.2(c), if either Party is unable, wholly or in part, by Force Majeure to perform obligations under this Agreement, such performance shall be excused and suspended so long as the circumstances that give rise to such inability exist, but for no longer period. The Party whose performance is affected shall give prompt notice thereof; such notice may be given orally or in writing but, if given orally, it shall be promptly confirmed in writing, providing details regarding the nature, extent and expected duration of the Force Majeure, its anticipated effect on the ability of such Party to perform obligations under this Agreement, and the estimated duration of any interruption in service or other adverse effects resulting from such Force Majeure, and shall be updated or supplemented to keep the other Party advised of the effect and remedial measures being undertaken to overcome the Force Majeure. Such inability shall be promptly corrected to the extent it may be corrected through the exercise of due diligence. Neither party shall be liable for any losses or damages arising out of a suspension of performance that occurs because of Force Majeure.

(c) Notwithstanding the foregoing, if the Force Majeure prevents full or partial performance under this Agreement for a period of twelve (12) months or more, the Party whose performance is not prevented by Force Majeure shall have the right to terminate this Agreement upon written notice to the other Party and without further recourse.

(d) Neither Party may raise a claim of Force Majeure based in whole or in part on curtailment by a Transmission/Distribution Provider unless such curtailment is due to “force majeure” or “uncontrollable force” or a similar term as defined under the Transmission/Distribution Provider’s tariff; provided, however, that existence of the foregoing factors shall not be sufficient to conclusively or presumptively prove the existence of a Force Majeure absent a showing of other facts and circumstances which in the aggregate with such factors establish that a Force Majeure as defined in Section 10.1(a) has occurred.

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11. DISPUTE RESOLUTION

11.1 In the event of any dispute, controversy or claim between the Parties arising out of or relating to this Agreement (collectively, a “**Dispute**”), the Parties shall attempt in the first instance to resolve such Dispute through consultations between the Parties. If such consultations do not result in a resolution of the Dispute within fifteen (15) days after notice of the Dispute has been delivered to either Party, then such Dispute shall be referred to the senior management of the Parties for resolution. If the Dispute has not been resolved within fifteen (15) days after such

referral to the senior management of the Parties, then the Parties may seek to resolve such Dispute in the courts of the Commonwealth of Massachusetts. Provided, however, if the Dispute is subject to FERC's jurisdiction over wholesale power contracts, then either Party may elect to proceed with the mediation through the FERC's Dispute Resolution Service; provided, however, that if one Party fails to participate in the negotiations as provided in this Section 11.1, the other Party can initiate mediation prior to the expiration of the thirty (30) Business Days. Unless otherwise agreed, the Parties will select a mediator from the FERC panel.

11.2 Allocation of Dispute Costs. The fees and expenses associated with mediation shall be divided equally between the Parties. Each Party shall be responsible for its own legal fees, including but not limited to attorney fees. The Parties may, by written agreement signed by both Parties, alter any time deadline, location(s) for meeting(s), or procedure outlined herein. The procedure specified herein shall be the sole and exclusive procedure for the resolution of Disputes. To the fullest extent permitted by law, any mediation proceeding and the settlement shall be maintained in confidence by the Parties.

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11.3 Waiver of Jury Trial. EACH PARTY WAIVES TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY SUIT, ACTION OR PROCEEDING ARISING OUT OF, RESULTING FROM OR IN ANY WAY RELATING TO THIS AGREEMENT.

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12. **CONFIDENTIALITY**

12.1 Nondisclosure. Buyer and Seller each agrees not to disclose to any Person and to keep confidential, and to cause and instruct its Affiliates, officers, directors, employees, partners and representatives not to disclose to any Person and to keep confidential, any non-public information relating to the terms and provisions of this Agreement, and any information relating to the Products to be supplied by Seller hereunder, and such other non-public information that is designated as "Confidential." Notwithstanding the foregoing, any such information may be disclosed:

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(a) to the extent Buyer determines it is appropriate in connection with efforts to obtain or maintain the Regulatory Approval or to seek rate recovery for amounts expended by Buyer under this Agreement;

(b) as required by applicable laws, regulations, rules, filing requirements or orders. or by any subpoena or similar legal process, of any Governmental Entity so long as the receiving Party gives the non-disclosing Party written notice at least three (3) Business Days prior to such disclosure, if practicable;

(c) to the Affiliates of either Party and to the consultants, attorneys, auditors, financial advisors, lenders or potential lenders and their advisors of either Party or their Affiliates, but solely to the extent they have a need to know that information;

(d) in order to comply with any rule or regulation of ISO-NE, any stock exchange or similar Person or for financial disclosure purposes;

(e) to the extent the non-disclosing Party shall have consented in writing prior to any such disclosure; and

(f) to the extent that the information was previously made publicly available other than as a result of a breach of this Section 12.1;

provided, however, in each case, that the Party seeking such disclosure shall, to the extent practicable, use commercially reasonable efforts to prevent or limit the disclosure. The Parties shall be entitled to all remedies available at law or in equity to enforce or seek relief in connection with this Section 12.1.

12.2 Public Statements. No public statement, press release or other voluntary publication regarding this Agreement or the transactions to be made hereunder shall be made or issued without the prior consent of the other Party.

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13. INDEMNIFICATION

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13.1 Seller Indemnification. Seller shall indemnify, defend or hold Buyer and its partners, shareholders, directors, officers, employees and agents (including, but not limited to, Affiliates and contractors and their employees), harmless from and against all liabilities, damages, losses, penalties, claims, demands, suits and proceedings of any nature whatsoever arising from or related to Seller's execution, delivery or performance of this Agreement, or Seller's negligence, gross negligence, or willful misconduct, or Seller's failure to satisfy any obligation or liability under this Agreement.

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13.2 Buyer Indemnification. Buyer shall indemnify, defend and hold Seller and its partners, shareholders, directors, officers, employees and agents (including, but not limited to, Affiliates and contractors and their employees), harmless from and against all liabilities, damages, losses, penalties, claims, demands, suits and proceedings of any nature whatsoever arising from or related to Buyer's execution, delivery or performance of this Agreement, or Buyer's negligence, gross negligence, or willful misconduct, or Buyer's failure to satisfy any obligation or liability under this Agreement.

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14. ASSIGNMENT AND CHANGE OF CONTROL

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14.1 Prohibition on Assignments. Except as permitted under this Section 14, this Agreement may not be assigned by either Party without the prior written consent of the other Party, which consent may not be unreasonably withheld, conditioned or delayed. When assignable, this Agreement shall be binding upon, shall inure to the benefit of, and may be performed by, the successors and assignees of the Parties, except that no assignment, pledge or other transfer of this Agreement by either Party shall operate to release the assignor, pledgor, or transferor from any of its obligations under this Agreement unless the other Party (or its successors or assigns)

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consents in writing to the assignment, pledge or other transfer and expressly releases the assignor, pledgor, or transferor from its obligations thereunder.

14.2 Permitted Assignment by Seller. Seller may pledge or assign the Facility, this Agreement or the revenues under this Agreement to any Lender as security for the project financing of the Facility, subject to Buyer’s execution of a consent to assignment that is in form and substance reasonably satisfactory to Buyer and such Lender that incorporates terms and conditions customary for a transaction of this type (including the provisions included in Section 9.3(d)); provided, however, that Buyer shall not be obligated to enter into any consent which may adversely affect Buyer’s rights under this Agreement. Buyer shall not unreasonably withhold, condition or delay providing its consent to an assignment to a Lender.

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14.3 Change in Control over Seller. Buyer’s consent shall be required for any change in Control over Seller, which consent shall not be unreasonably withheld, conditioned or delayed and shall be provided if Buyer reasonably determines that such change in Control does not have a material adverse effect on Seller’s creditworthiness or Seller’s ability to perform its obligations under this Agreement.

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14.4 Permitted Assignment by Buyer. Buyer shall have the right to assign this Agreement without consent of Seller (a) in connection with any merger or consolidation of the Buyer with or into another Person or any exchange of all of the common stock or other equity interests of Buyer or Buyer’s parent for cash, securities or other property or any acquisition, reorganization, or other similar corporate transaction involving all or substantially all of the common stock or other equity interests in, or assets of, Buyer, or (b) to any substitute purchaser of the Products so long as in the case of either clause (a) or clause (b) of this Section 14.4, either (1) the proposed assignee’s credit rating is at least either BBB- from S&P or Baa3 from Moody’s or (2) the proposed assignee’s credit rating is equal to or better than that of Buyer at the time of the proposed assignment, or (3) such assignment, or in the case of clause (a) above the transaction associated with such assignment, has been approved by the MDPU.

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14.5 Prohibited Assignments. Any purported assignment of this Agreement not in compliance with the provisions of this Section 14 shall be null and void.

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15. TITLE; RISK OF LOSS

Title and risk of loss related to Buyer’s Percentage Entitlement of the SRECs shall transfer to Buyer when the same are credited to Buyer’s GIS account(s) or the GIS account(s) designated by Buyer to Seller in writing. Seller warrants that it shall deliver to Buyer the Products free and clear of all claims therein or thereto by any Person.

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16. AUDIT

Each Party shall have the right, upon reasonable advance written notice, and at its sole expense (unless the other Party has defaulted under this Agreement, in which case the Defaulting Party shall bear the expense) and during normal working hours, to examine 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. If requested, a Party shall provide to the other Party statements evidencing the quantities of Products delivered or provided hereunder. If any such examination reveals any inaccuracy in any statement, the necessary adjustments in such statement and the payments thereof shall be made promptly and shall bear interest at the Late Payment Rate from the date the overpayment or underpayment was made until paid.

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17. NOTICES

Any notice or communication given pursuant hereto shall be in writing and (1) delivered personally (personally delivered notices shall be deemed given upon written acknowledgment of receipt after delivery to the address specified or upon refusal of receipt); (2) mailed by registered or certified mail, postage prepaid (mailed notices shall be deemed given on the actual date of delivery, as set forth in the return receipt, or upon refusal of receipt); or (3) delivered by fax or electronic mail (notices sent by fax or electronic mail shall be deemed given upon confirmation of delivery); in each case addressed as follows or to such other addresses as may hereafter be designated by either Party to the other in writing:

If to Buyer: Contract Administrator
Electric and Gas Contract Administration
NSTAR Electric Company
One NSTAR Way
Westwood, MA 02090
Telephone: 781.441.8029
Facsimile: 781.441.8167

Deleted: If to Buyer: . []
With a copy to: . []

With a copy to: NSTAR Electric & Gas Corporation
800 Boylston Street/ P1701
Boston, MA 02199
Attention: Timothy Cronin
Telephone: 617.424.2104
Facsimile: 617.424.2733

If to Seller: HelioSage, LLC
117 4th Street S.E. | Suite B
Charlottesville, VA 22902
Attention: Nelson S. Teague, Jr.
Telephone: 434-293-7589
Facsimile: 434-293-4749

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18. WAIVER AND MODIFICATION

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This Agreement may be amended and its provisions and the effects thereof waived only by a writing executed by the Parties, and no subsequent conduct of any Party or course of dealings between the Parties shall effect or be deemed to effect any such amendment or waiver. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver unless otherwise expressly provided. The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver of or acquiescence in or to such provision. Buyer shall determine in its sole discretion whether any amendment or waiver of the provisions of this Agreement shall require MDPU approval or filing, and if Buyer determines that MDPU approval or filing is required for any amendment or waiver of the provisions of this Agreement, then such amendment or waiver shall not become effective unless and until such MDPU approval is obtained or such MDPU filing is made.

19. INTERPRETATION

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19.1 Choice of Law. Interpretation and performance of this Agreement shall be in accordance with, and shall be controlled by, the laws of the Commonwealth of Massachusetts (without regard to its principles of conflicts of law).

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19.2 Headings. Article and Section headings are for convenience only and shall not affect the interpretation of this Agreement. References to articles, sections and exhibits are, unless the context otherwise requires, references to articles, sections and exhibits of this Agreement. The words “hereof” and “hereunder” shall refer to this Agreement as a whole and not to any particular provision of this Agreement.

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19.3 Forward Contract; Commodities Exchange Act. The Parties acknowledge and agree that this Agreement and the transactions contemplated hereunder are a “forward contract” within the meaning of the United States Bankruptcy Code. Each Party represents and warrants, solely as to itself, that it is (i) a “forward merchant” within the meaning of the United States Bankruptcy Code and (ii) an “eligible commercial entity” and an “eligible contract participant” within the meaning of the United States Commodities Exchange Act.

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19.4 Standard of Review. The Parties acknowledge and agree that the standard of review for any avoidance, breach, rejection, termination or other cessation of performance of or changes to any portion of this integrated, non-severable Agreement (as described in Section 22) over which FERC has jurisdiction, whether proposed by Seller, by Buyer, by a non-party of, by FERC acting *sua sponte* shall be the “public interest” standard of review set forth in United Gas Pipe Line Co. v. Mobile Gas Serv. Co., 350 U.S. 332 (1956) and Federal Power Comm’n v. Sierra Pac. Power Co., 350 U.S. 348 (1956). Each Party agrees that if it seeks to amend any applicable power sales tariff during the Term, such amendment shall not in any way materially and adversely affect this Agreement without the prior written consent of the

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other Party. Each Party further agrees that it shall not assert, or defend itself, on the basis that any applicable tariff is inconsistent with this Agreement.

19.5 Change in ISO-NE Rules and Practices. This Agreement is subject to the ISO-NE Rules and ISO-NE Practices. If, during the Term of this Agreement, any ISO-NE Rule or ISO-NE Practice is terminated, modified or amended or is otherwise no longer applicable, resulting in a material alteration of a material right or obligation under this Agreement of a Party, the Parties agree to negotiate in good faith in an attempt to amend or clarify this Agreement to embody the Parties' original intent regarding their respective rights and obligations under this Agreement, provided that neither Party shall have any obligation to agree to any particular amendment or clarification of this Agreement. The intent of the Parties is that any such amendment or clarification reflect, as closely as possible, the intent, substance and effect of the ISO-NE Rule or ISO-NE Practice being replaced, modified, amended or made inapplicable as such ISO-NE Rule or ISO-NE Practice was in effect prior to such termination, modification, amendment, or inapplicability, provided that such amendment or clarification shall not in any event alter (i) the purchase and sale obligations of the Parties pursuant to this Agreement, or (ii) the Price.

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20. COUNTERPARTS; FACSIMILE SIGNATURES

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Any number of counterparts of this Agreement may be executed, and each shall have the same force and effect as an original. Facsimile signatures hereon or on any notice or other instrument delivered under this Agreement shall have the same force and effect as original signatures.

21. NO DUTY TO THIRD PARTIES

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Except as provided in any consent to assignment of this Agreement, nothing in this Agreement nor any action taken hereunder shall be construed to create any duty, liability or standard of care to any Person not a Party to this Agreement.

22. SEVERABILITY

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If any term or provision of this Agreement or the interpretation or application of any term or provision to any prior circumstance is held to be unenforceable, illegal or invalid by a court or agency of competent jurisdiction, the remainder of this Agreement and the interpretation or application of all other terms or provisions to Persons or circumstances other than those which are unenforceable, illegal or invalid shall not be affected thereby, and each term and provision shall be valid and be enforced to the fullest extent permitted by law.

23. INDEPENDENT CONTRACTOR

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Nothing in this Agreement shall be construed as creating any relationship between Buyer and Seller other than that of Seller as independent contractor for the sale of Products, and Buyer as principal and purchaser of the same. Neither Party shall be deemed to be the agent of the other Party for any purpose by reason of this Agreement, and no partnership or joint venture or fiduciary relationship between the Parties is intended to be created hereby.

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24. ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement and understanding between the Parties hereto and shall supersede all prior agreements and communications.

[Signature page follows]

IN WITNESS WHEREOF, each of Buyer and Seller has caused this Agreement to be duly executed on its behalf as of the date first above written.

NSTAR ELECTRIC COMPANY

By: _____
Name:
Title:

HELIOSAGE, LLC

Deleted: [Seller]¶

By: _____
Name:
Title:

EXHIBIT A

DESCRIPTION OF FACILITY

Facility:

The Facility will be a 2.5MWdc ground-mounted solar photovoltaic system sited on privately owned land located at 327 Ashby Road Ashburnham, MA 01430. The photovoltaic modules that would be implemented for this project are polycrystalline silicon modules.

Deleted: [Describe fully, including the location (street address and county or if there is none, longitude and latitude), the technology, fuel type, Operational Limitations, and criteria for substantial completion of the Facility as specified by Seller in its response to the RFP.]

Technology:

Seller anticipates installation of the following products, or reasonable equivalents, for the Facility components:

- **Modules:** Suntech, 290W, or equivalent.
- **Inverters:** Advanced Energy, SatCon, or equivalent.
- **Racking:** Schletter, FS System, or equivalent.
- **Monitoring:** Deck Monitoring, or equivalent.

Operational Limitations:

Facility will only operate during daylight hours and when sufficient sunlight exists for production of electricity. No time is required for start-up of Facility and no limits exist with regard to the number of scheduled start-ups per Contract Year.

EXHIBIT B

**SELLER'S CRITICAL MILESTONES
PERMITS AND REAL ESTATE RIGHTS**

Part 1 – Permits

a. Construction Permits

Deleted: . . . [to be completed]¶
Town of Ashburnham – Building Permit
Town of Ashburnham – Electrical Permit
Town of Ashburnham – Special Use Permit

b. Operating Permits

Deleted: [to be completed]
Stormwater Permit (if necessary)
Permit under MA Endangered Species Act (if necessary)
Permit under MA Environmental Policy Act (if necessary)
Wetlands Permit (if necessary)

Part 2 – Real Estate Rights

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Solar Energy Site Lease Agreement with Candace and Richard Wright

EXHIBIT C

FORM OF PROGRESS REPORT

For the Quarter Ending: _____

Status of construction and significant construction milestones achieved during the quarter:

Status of permitting and significant Permits obtained during the quarter:

Status of Financing for Facility:

Events during quarter expected to results in delays in Commercial Operation Date:

Critical Milestones not yet achieved and projected date for achievement:

Current projection for Commercial Operation Date:

EXHIBIT D

INSURANCE

Seller shall maintain insurance coverages throughout the term of this Agreement as customarily maintained by owners and operators of comparable renewable energy facilities, including insurance to cover insurable risks and liabilities associated with the construction and operation of the Facility and associated with the Facility site, and such other insurance as is required by law or regulation.

EXHIBIT E
PRODUCTS AND PRICING

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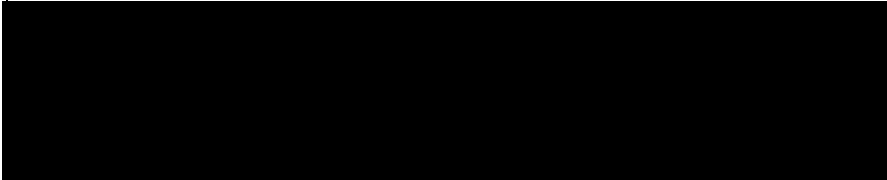
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MA Solar Carve-Out Renewable Energy Certificates

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Pricing



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NSTAR Electric Company
Department of Public Utilities
D.P.U. 12-98
Information Request: **AG-1-15**
December 6, 2012
Person Responsible: Richard D. Chin
Page 1 of 1

Information Request AG-1-15

Please provide the estimated remuneration payments on an annual basis that the Company would collect from customers if the Company's proposed contracts with HelioSage, LLC are approved. Provide all supporting workpapers, assumptions and working excel spreadsheets.

Response **[CONFIDENTIAL]**

Based on current forecasts of project output, the Company estimates \$ [REDACTED] [CONFIDENTIAL] in annual remuneration payments under both contracts, as shown on Line 10 of Pages 2 (related to the Cupp Solar project) and 3 (related to the Wright Solar project) of Exhibit NSTAR-RDC-2 (Confidential).

NSTAR Electric Company
Department of Public Utilities
D.P.U. 12-98
Information Request: **AG-1-16**
December 6, 2012
Person Responsible: Jeffery S. Waltman
Page 1 of 1

Information Request AG-1-16

Please refer to Exhibit NSTAR-JSW-5. Are the bids ranked in this exhibit based strictly on the bids received on or before August 29, 2012? If not, then identify which project(s)' rankings listed in this schedule are based on a refreshed or updated bid made after August 29, 2012, and identify the date of the refreshed bid.

Response **[CONFIDENTIAL]**

The ranking of bids in Exhibit NSTAR-JSW-5, Page 1 is based strictly on the bids received on or before August 29, 2012. The ranking of the bids in Exhibit NSTAR-JSW-5, Page 2 is based on refreshed bids from [REDACTED] [Confidential] received as of September 21, 2012.