

**FIRST AMENDMENT**  
**TO AMENDED AND RESTATED GROUND LEASE AGREEMENT**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED GROUND LEASE AGREEMENT (this "**First Amendment**") is made and entered into as of the 5th day of ~~December, 2020~~ February, 2021 (the "**Effective Date**"), by and between **John Mark Goodin, Judy Goodin, Timothy Allen Goodin and Lesley D. Goodin**, individuals (the "**Landlord**") and **Mt Olive Creek Solar, LLC**, a North Carolina limited liability company (the "**Tenant**").

**WITNESSETH:**

**WHEREAS**, Landlord and Carolina Solar Energy III, LLC signed that certain amended and restated real estate lease agreement effective as of May 12, 2020 (the "**Lease**"), for that certain property containing between approximately one hundred twenty (120) and one hundred and twenty-five (125) acres (to be determined in accordance with the Lease) located at Sano Road, approximately three miles north of Russell Springs in Russell County, Kentucky, being a portion of the properties having a PIN number of 030-00-00-041.00, 030-00-00-063.00, and 030-00-00-062.00 (the "**Land**"); and

**WHEREAS**, Carolina Solar Energy III, LLC assigned the Lease to Mt Olive Creek Solar, LLC in an assignment and assumption of lease dated October 16, 2020; and

**WHEREAS**, the surveyor has provided Tenant with new information regarding parcel ownership, and based on this information both parties have agreed to modify the leased area under the Lease.

**NOW THEREFORE**, the parties hereby agree as follows:

1. The first sentence of the second paragraph of the Lease is amended as follows:

The phrase "that certain property containing between approximately one hundred twenty (120) and one hundred and twenty-five (125) acres (to be determined in accordance with Section 1e below) located at Sano Road, approximately three miles north of Russell Springs in Russell County, Kentucky, being portions of the properties having PIN numbers 030-00-00-041.00, 030-00-00-063.00, and 030-00-00-062.00, and more particularly described in Exhibit A attached hereto and by this reference made a part hereof" is deleted in its entirety, and replaced with the following:

"that certain property containing between approximately one hundred twenty (120) and one hundred and twenty-five (125) acres (to be determined in accordance with Section 1e below) located at Sano Road, approximately three miles north of Russell Springs in Russell County, Kentucky, being portions of the properties having PIN numbers 030-00-00-041.00, 030-00-00-063.00, and 030-00-00-062.00, and 030-00-00-041.02, and more particularly described in Exhibit A attached hereto and by this reference made a part hereof"

2. Exhibit A to the lease is deleted in its entirety, and replaced with the attached Exhibit A.
3. Other than the changes described herein, all other terms of the Lease remain unchanged.
4. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original once executed and delivered.

[REMAINDER OF PAGE BLANK. SIGNATURE PAGE FOLLOWS.]

[SEPARATE SIGNATURE PAGE TO FIRST AMENDMENT  
TO GROUND LEASE AGREEMENT]

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment under seal  
as of the day and year first above written.

**LANDLORD:**

By: John M. Goodin (SEAL)

Name: John Mark Goodin

By: Judy Goodin (SEAL)

Name: Judy Goodin

By: Timothy Allen Goodin (SEAL)

Name: Timothy Allen Goodin

By: Lesley D. Goodin (SEAL)

Name: Lesley Goodin

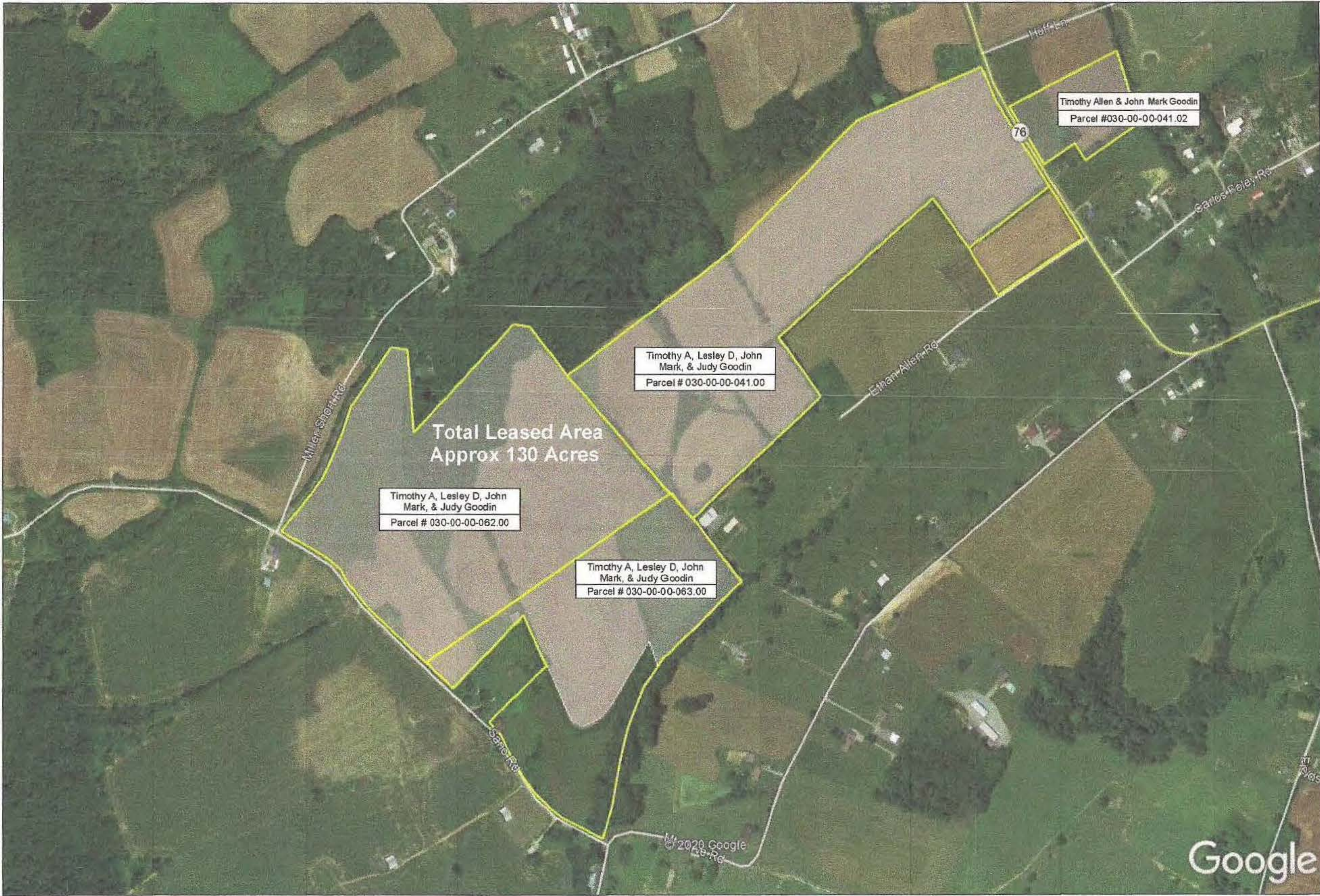
**TENANT:**

**MT OLIVE CREEK SOLAR, LLC**

By: Carson Harkrader (SEAL)

Name: Carson Harkrader

Its: Manager



Carolina Solar Energy  
400 W Main St  
Durham, NC 27701  
Suite 503

Goodin Lease Areas

ISSUE
12/14/20
10/26/20
9/16/20
5/4/20
5/9/19

PROJECT  
Mt. Olive Creek

DRAWN BY  
CJ, TC