

After Recording Mail to:

Husch Blackwell LLP  
Attn: Stephanie Marecic  
4801 Main Street, Suite 1000 Kansas  
City, MO 64112

<b>Document Title:</b>
Memorandum of Real Estate Purchase Option Agreement
<b>Reference Number of Document Assigned or Released:</b>
N/A
<b>Grantor:</b> John F. Grinder and Stephanie M. Grinder, a married couple
<b>Grantee:</b> Goldfinch Energy Storage, LLC, a Delaware limited liability company
<b>Abbreviated Legal Description</b> (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.):
Pt. SW/4 NW/4 S20-T35-R5 EWM
<b>Assessor's Property Tax Parcel/Account Number:</b> P40030; 350520-2-006-0000
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**THIS MEMORANDUM OF REAL ESTATE PURCHASE OPTION AGREEMENT** (“**Memorandum**”) is entered into this 2nd day of May, 2023, by and between John F. Grinder and Stephanie M. Grinder, a married couple (“**Owner**”), and Goldfinch Energy Storage, LLC, a Delaware limited liability company (“**Developer**”). Owner and Developer are referred to individually as “**Party**” and are collectively referred to as “**Parties**”. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Option Agreement (as defined below).

1. The Parties entered into that certain Real Estate Purchase Option Agreement (“**Option Agreement**”) dated May 2, 2023 (“**Effective Date**”), whereby Owner granted to Developer an irrevocable, exclusive and absolute right and option to purchase the Property, together with all easements, rights, rights-of-way and appurtenances thereto, subject to the terms and conditions of the Option Agreement.

2. Legal Description of Property: See attached Exhibit A.

3. Term: Commencing on the Effective Date and ending on September 14, 2025

4. Assessor’s Parcel Number of the Property: P40030; 350520-2-006-0000

5. The purpose of this Memorandum is to give record notice of the Option Agreement and of the rights created thereby, all of which are hereby confirmed. This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way to modify or otherwise affect any of the terms and conditions of the Option Agreement, the terms of which are incorporated herein by reference. This instrument is merely a memorandum of the Option Agreement and is subject to the terms, provisions and conditions of the Option Agreement. In the event of any inconsistency between the terms of the Option Agreement and this Memorandum, the terms of the Option Agreement shall prevail. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns.

*[Signatures and acknowledgments follow]*

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

OWNER:

  
John F. Grinder

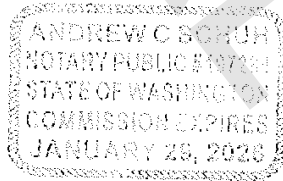
  
Stephanie M. Grinder


State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that John F. Grinder and Stephanie M. Grinder, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 13, 2023

(Seal or stamp)



  
Signature

Notary Public  
Title

My appointment expires: 1/29/26

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

**DEVELOPER:**

**Goldfinch Energy Storage, LLC**  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Sean Toland  
Title: Authorized Signer

STATE OF New York )  
COUNTY OF New York ) ss:

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared before me Sean Toland, known or proved on acceptable evidence to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 4<sup>th</sup> day of December, 2023.

Name: Tariq K. Gange  
County of Residence: New York County  
My Commission Expires: 02/15/2027

**TARIQ KYLE GEORGE**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01GE0001672**  
**Qualified in Kings County**  
**Certificate Filed in New York and Queens County**  
**My Commission Expires 02-15-2027**

Exhibit ATo Memorandum of Real Estate Option Agreement**Property**

That portion of the Southwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 5 E.W.M., lying Southerly of the State Highway right of way, (formerly the Fairhaven and Southern Railroad right of way) and Easterly of Hanson Creek.

Tax ID No: P40030; 350520-2-006-0000