



Tompkins County Clerk Recording Page

Return To

NEXAMP, INC.
101 SUMMER ST
BOSTON, MA 02110-1287

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **LEASE****Grantor (Party 1)**

STRAW, WAYNE L

Fees

Recording Fee	\$20.00
TP-584 Form Fee	\$5.00
Pages Fee	\$45.00
State Surcharge	\$20.00
Total Fees Paid:	\$90.00

Receipt Number: 26-478719

Grantee (Party 2)

NEXAMP SOLAR LLC

Transfer Amt: \$0.00

Instrument #: 2026-02314

Transfer Tax #: 001275

Property located in **Lansing****Refers To**

2024-09600

State of New York
County of Tompkins

Recorded on March 12th, 2026 at 1:26:36 PM
with a total page count of **9**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

**This instrument was prepared by
and after recording return to:**
Nexamp Solar LLC
101 Summer Street, 2nd Floor
Boston, MA 02110
Attn: ~~Alex Reilly~~ Erin McCormack

County: Tompkins
Tax ID No.: 16.-1-10
Address: 339 Jerry Smith Road
Township: Lansing

**FIRST AMENDMENT TO MEMORANDUM OF BATTERY STORAGE LEASE AND
EASEMENT AGREEMENT**

THIS FIRST AMENDMENT TO MEMORANDUM OF BATTERY STORAGE LEASE AND EASEMENT AGREEMENT (this "**Amendment**") is made and entered into as of ~~January~~ ^{February} 2, 2026 by and between **NEXAMP SOLAR LLC**, a Delaware limited liability company ("**Grantee**" or "**Lessee**"), and **WAYNE L. AND DORIS K. STRAW** (collectively, "**Owner**" or "**Lessor**"). *Ok*

Recitals

A. Owner and Grantee are parties to that certain Battery Storage Lease and Easement Agreement dated November 3, 2023, as amended by that certain First Amendment to Battery Storage Lease and Easement Agreement dated 2/2/26 (collectively, and as may be further amended, the "**Lease**") for all or a portion of the property located in Tompkins County, New York, commonly known as Tax ID No. 16.-1-10, as more particularly described on Exhibit A-1 attached hereto and incorporated herein by reference (the "**Property**").

B. The Lease was further memorialized by that certain Memorandum of Battery Storage Lease and Easement Agreement dated November 2, 2023, recorded on October 10, 2024 as Instrument No. 2024-09600 in the Register and Recorder of Tompkins County (the "**Memorandum**").

C. Owner and Grantee desire to amend the Memorandum to reflect an update to the Property description.

NOW, THEREFORE, the Landlord and Tenant hereby agree as follows:

1. The foregoing recitals are incorporated herein by reference as though fully set forth herein.
2. Owner and Grantee acknowledge and agree that pursuant to the Lease, the Construction Term of the Lease has commenced as of November 2, 2025.

3. Owner and Grantee acknowledge and agree that "Nexamp Solar, LLC, a Delaware limited liability company" is the correct Grantee or Lessee party to the Memorandum and the Lease.

4. Exhibit A-1 of the Memorandum is hereby deleted in its entirety and replaced with the attached Exhibit A-1.

5. Exhibit A-2 of the Memorandum is hereby deleted in its entirety and replaced with the attached Exhibit A-2.

6. The Lease is subject to the trust fund provisions of Section 13 of the New York State Lien Law.

7. The Lease is hereby ratified and affirmed and remains in full force and effect.

8. Counterpart originals may be assembled in order to make one complete copy of this Amendment and all such counterpart originals, when taken together, shall comprise but one and the same instrument.

9. Any capitalized term used but not defined herein shall have the meaning ascribed to such term in the Lease.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGES FOLLOW]

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

OWNER:

By: Wayne L. Straw
Name: Wayne L. Straw

By: Doris K. Straw
Name: Doris K. Straw

Commonwealth/State of New York §
County of Tompkins § ss:
§

On February 2 2026, before me, Michele Bennett Notary Public, personally appeared Wayne L. Straw, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument.

Michele Bennett
Notary Public

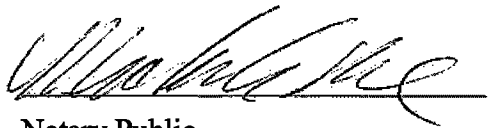
My commission expires: 10-10-29

Michele Bennett
Notary Public, State of New York
Registration no. 01BE6030007
Qualified in Tompkins County
Commission Expires October 10, 2029

Commonwealth/State of New York §

County of Tompkins § SS:
§

On February 2 2026, before me, Michelle Bennett Notary Public, personally appeared Doris K. Straw, personally known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument.



Notary Public

My commission expires: 10-10-29

Michelle Bennett
Notary Public, State of New York
Registration no. 01BE6030007
Qualified in Tompkins County
Commission Expires October 10, 2029

TENANT:

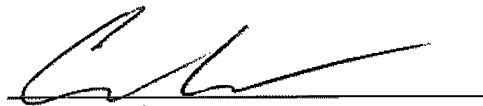
NEXAMP SOLAR LLC

a Delaware limited liability company

By:

Name: Chris Clark

Title: Senior Vice President



ACKNOWLEDGMENT

Commonwealth/State of Massachusetts

§

§

ss:

County of Suffolk

§

Before me, on February 17, 2026, personally appeared Chris Clark, Senior Vice President of Nexamp Solar, LLC, a limited liability company and as such Senior Vice President, subscribed to the within instrument and acknowledged that (s)he executed the instrument on behalf of said limited liability company.



Name Erin K. McCormack

My commission expires: November 01, 2030

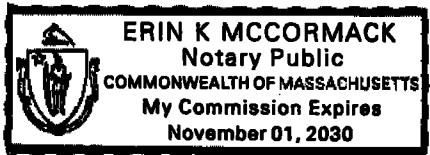


EXHIBIT A-1**LEGAL DESCRIPTION OF PROPERTY**

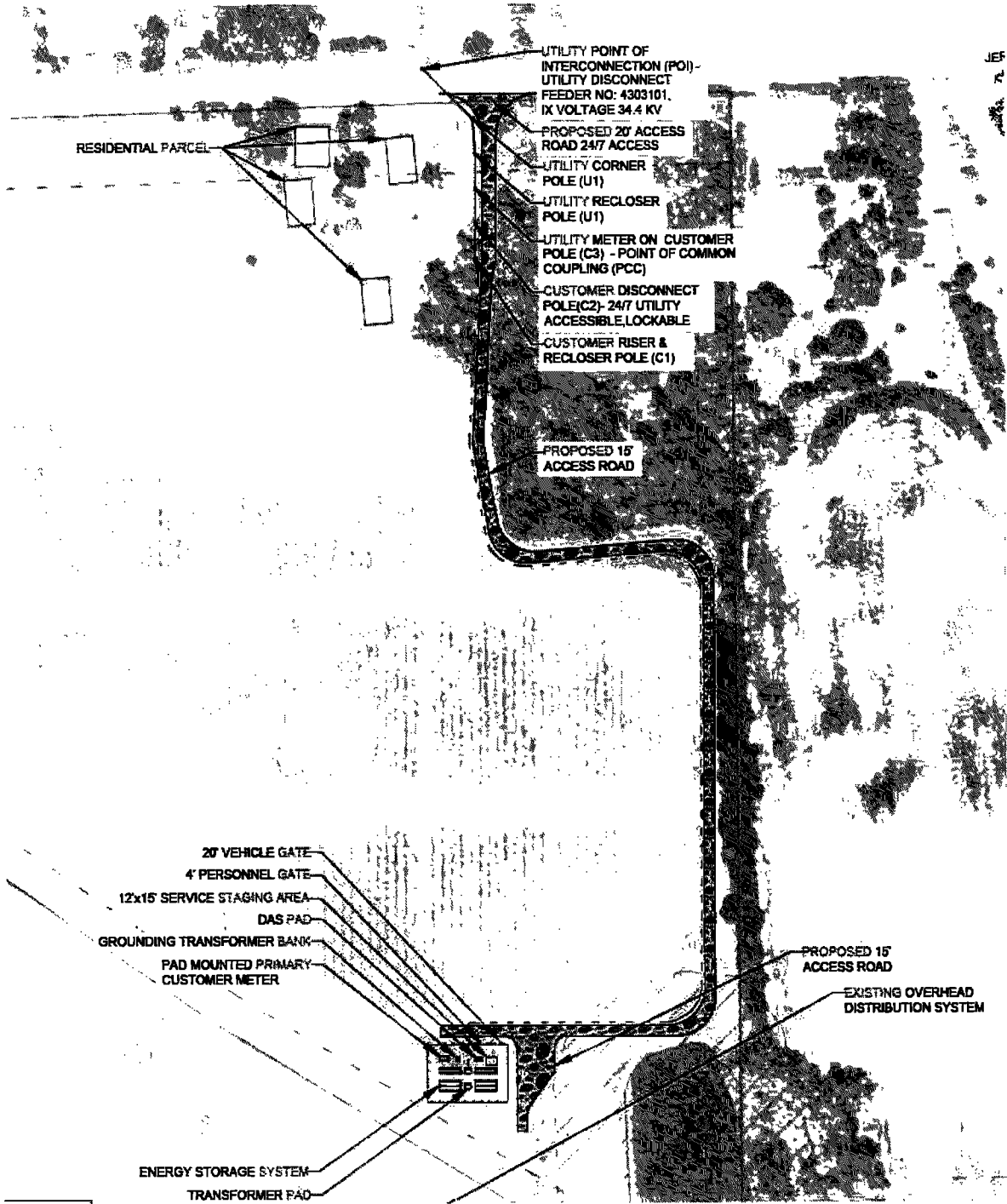
[Pursuant to the terms of the Agreement, the legal description of the Property contained on this Exhibit A-1 shall, upon request by Grantee, be replaced with a more detailed legal description approved by Grantee and its title company or surveyor]

Approximately Ten Thousand (10,000) square feet in the area depicted and outlined in red on Exhibit A-2 attached hereto within the boundary of the following described land located in Lansing Township, TOMPKINS County, State of New York, containing 57.79 acres, more or less:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lansing, being parts of Military Lot No. 62 in said town, bounded and being more fully described in Volume 535, Page 680 and Instrument No. 0294 in the deed records of Tompkins County, New York.

EXHIBIT A-2**LEASE PLAN**

The Property is shown outlined in red on the attached Lease Plan. In addition to the Property, Owner shall grant to Grantee an easement for ingress/egress to the Property as well as the right to place electric transmission within the approximate area described as the "Proposed 15' Access Road" on the attached Lease Plan.



JEF