



MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that Occasio Power Management LLC, a Texas limited liability company located at 1108 Lavaca Street, Suite 110-349, Austin, Texas 78701 (“**Purchaser**”), and the Arbor International, Inc. Profit Sharing Plan and Trust a Michigan trust having an address at [REDACTED] (“**Seller**”), have entered into that certain Land Option Purchase Agreement dated Sept. 12, 2022, 2022 (the “**Agreement**”) concerning the real property in the Township of Saline, County of Washtenaw, State of Michigan described in Exhibit B-1 attached hereto (the “**Property**”).

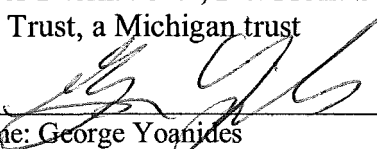
Under the terms of the Agreement, which is in full force and effect, Purchaser has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than thirty-six (36) months from the Agreement date specified above, including rights to extend, although the closing of the purchase of the Property may occur within sixty (60) days after such date. If a deed from Seller to Purchaser has not been recorded by the date that is forty (40) months from the date of the Agreement, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Purchaser and recorded in the Washtenaw County Register of Deeds.

The Agreement supercedes and replaces the following agreements previously entered into by Seller and Purchaser with respect to the Property: (i) that certain Land Option Purchase Agreement dated November 30, 2020, as evidenced of record by Memorandum of Land Option Purchase Agreement recorded with the Washtenaw County Register of Deeds on March 30, 2021 in Liber 5414, Page 854, and (ii) that certain Land Option Purchase Agreement dated April 6, 2022, as evidenced of record by Memorandum of Land Option Purchase Agreement recorded with the Washtenaw County Register of Deeds on April 14, 2022 in Liber 5478, Page 669.

[signatures on following page]

SELLER:

Arbor International, Inc. Profit Sharing Plan
and Trust, a Michigan trust

By: 
Name: George Yoanides
Title: Trustee

PURCHASER:

Occasio Power Management LLC, a Texas
limited liability company

By: See Next Page
Name: _____
Title: _____


SELLER:

Arbor International, Inc. Profit Sharing Plan
and Trust, a Michigan trust

By: See Previous Page
Name: George Yoanides
Title: Trustee

PURCHASER:

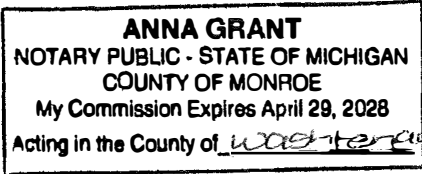
Occasio Power Management LLC, a Texas
limited liability company

By: 
Name: Andrew Bowman
Title: President

ACKNOWLEDGMENT OF SELLER

STATE OF MICHIGAN)
) SS.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this 13 day of September, 2022, by George Yoanides, as Trustee of the Arbor International, Inc. Profit Sharing Plan and Trust, a Michigan trust, on behalf of said trust.



(S E A L)

Anna Grant
Name: Anna Grant
Notary Public, Monroe County, Michigan
My Commission Expires: 4/29/2028
Acting in Washtenaw County, Michigan

ACKNOWLEDGMENT OF PURCHASER

STATE OF TEXAS)
) SS.
COUNTY OF TRAVIS)

Personally came before me this ____ day of _____, 2022, _____ who executed the foregoing instrument as _____ of Occasio Power Management LLC, a Texas limited liability company, and acknowledged the same.

(S E A L)

See Next Page
Name: _____
Notary Public, State of Texas
My Commission Expires: _____

**Drafted, prepared by and after recording
return to:** Erika Brown
c/o Occasio Power Management LLC
1108 Lavaca Street
Suite 110-349
Austin, Texas 78701

ACKNOWLEDGMENT OF SELLER

STATE OF MICHIGAN)
) SS.
COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by George Yoanides, as Trustee of the Arbor International, Inc. Profit Sharing Plan and Trust, a Michigan trust, on behalf of said trust.

(S E A L)

See Previous Page
Name: _____
Notary Public, _____ County, Michigan
My Commission Expires: _____
Acting in _____ County, Michigan

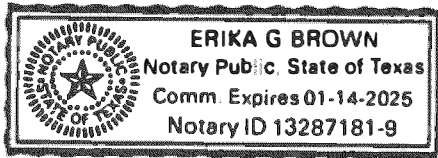
ACKNOWLEDGMENT OF PURCHASER

STATE OF TEXAS)
) SS.
COUNTY OF TRAVIS)

Personally came before me this 14th day of September, 2022, Andrew Borner who executed the foregoing instrument as President of Occasio Power Management LLC, a Texas limited liability company, and acknowledged the same.

(S E A L)

Name: Erika G. Brown
Notary Public, State of Texas
My Commission Expires: 1/14/2025



**Drafted, prepared by and after recording
return to:** Erika Brown
c/o Occasio Power Management LLC
1108 Lavaca Street
Suite 110-349
Austin, Texas 78701

**EXHIBIT B-1
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT**

Description of Property

Land situated in the Township of Saline, County of Washtenaw, State of Michigan, described as follows:

All that part of the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 10, Town 4 South, Range 5 East, lying Northerly of the centerline of Highway U.S. 12 further described as beginning at the West 1/4 corner of said Section 10; thence North 00 degrees 46 minutes 09 seconds East 2,641.30 feet along the West line of said Section 10; thence South 89 degrees 26 minutes 27 seconds East 1,339.49 feet along the North line of said Section 10; thence South 00 degrees 30 minutes 57 seconds West 2,659.28 feet along the East line of the West 1/2 of the Northwest 1/4, said Section 10; thence South 00 degrees 22 minutes 02 seconds West 78.60 feet along the East line of the West 1/2 of the Southwest 1/4, said Section 10 to the Northerly right of way line of Highway U.S. 12; thence along the Northerly right of way line of Highway U.S. 12 aforesaid, South 61 degrees 11 minutes 12 seconds West 75.59 feet; thence North 00 degrees 22 minutes 02 seconds East 116.56 feet; thence North 00 degrees 30 minutes 57 seconds East 1,038.81 feet; thence North 88 degrees 40 minutes 40 seconds West 1,214.70 feet; thence South 00 degrees 46 minutes 09 seconds West 1,038.76 feet; thence South 00 degrees 49 minutes 00 seconds West 775.76 feet; thence along the Northerly right of way line of Highway U.S. 12 aforesaid, 73.36 feet along a 19,636.80 foot radius curve to the right having a chord bearing and distance of South 64 degrees 55 minutes 58 seconds West 73.36 feet; thence North 00 degrees 49 minutes 00 seconds East 808.36 feet along the West line of said Section 10 to the point of beginning.

Tax Parcel No: R-18-10-200-007