

MEMORANDUM OF GROUND LEASE AND WIND EASEMENT

**LANDLORD:** REDINGTON MOUNTAIN WINDPOWER, LLC, a  
Maine Limited Liability Company

**TENANT:** MAINE MOUNTAIN POWER, LLC, a  
Delaware Limited Liability Company

**DESCRIPTION:** Land, easements and other interests in real estate  
described on Exhibit A attached hereto.

**DATE OF LEASE:** As of November 7, 2005 (Effective Date)

**PRELIMINARY TERM:** The period commencing on the Effective Date and,  
continuing, subject to the terms of said Lease, to the  
earlier to occur of the Preliminary Term Expiration Date  
or the Construction Commencement Date, each as  
defined in said Lease.

**INITIAL TERM:** The period commencing on the Construction  
Commencement Date and continuing, subject to the  
terms of said Lease, until that date which is Twenty (20)  
years from the Commencement Date, as defined in  
said Lease; provided, however, if the Construction  
Commencement Date has not occurred by the  
Preliminary Term Expiration Date, then there shall be  
no Initial Term and the Lease Term shall expire on the  
Preliminary Term Expiration Date.

**EXTENSION TERM:** Ten years from the expiration of the Initial Term, or  
shorter, all as subject to the terms of said Lease.

**OPTION TO PURCHASE:** None

**SIGNED BY:** REDINGTON MOUNTAIN WINDPOWER, LLC  
By: Haley Lee  
Name: Haley Lee, President Endless Energy, Corp.  
Its: Manager

MAINE MOUNTAIN POWER, LLC

By: Harley C Lee

Name: Harley C Lee, President Endless Energy Corp

Its: Member

STATE OF MAINE  
County of CUMBERLAND

NOVEMBER 23 2005

Personally appeared the above named HARLEY C. LEE,  
of Redington Mountain Windpower, LLC, and  
acknowledged the foregoing instrument to be his free act and deed in his said capacity  
and the free act and deed of said Redington Mountain Windpower, LLC.

Before me,

April D Cohen

Notary Public

Name: APRIL D. COHEN

SEAL

STATE OF MAINE  
County of CUMBERLAND

NOVEMBER 23, 2005

Personally appeared the above named HARLEY C. LEE,  
of Maine Mountain Power, LLC, and acknowledged the  
foregoing instrument to be his free act and deed in his said capacity and the free act  
and deed of said Maine Mountain Power, LLC.

Before me,

April D Cohen

Notary Public

Name: APRIL D. COHEN

SEAL

**Exhibit A**  
to  
**GROUND LEASE AND WIND EASEMENT**  
**Description of the Premises**  
**(noting exceptions)**

**Redington Mountain Windpower LLC**  
and  
**Maine Mountain Power LLC**

The real estate and interests in real estate in Redington Township and in Dallas Plantation, County of Franklin and State of Maine, described in the following deeds, but subject to the exceptions and reservations therein contained:

(a) Deed from Dallas Company to Kibby Windpower LLC (predecessor in name to Redington Mountain Windpower, LLC), acknowledged March 10, 1998, recorded in Franklin County Registry of Deeds in Book 1737, Page 132;

(b) Deed from Dallas Company to Redington Mountain Windpower LLC dated October 1, 2003, recorded in said Registry of Deeds in Book 2366, Page 80;

(c) Deed from Dallas Company to Redington Mountain Windpower LLC dated September 21, 2005, recorded in said Registry of Deeds in Book 2661, Page 206;

Excepting, however, the right of way and easement described in a deed from Redington Mountain Windpower, LLC to Dallas Company dated October 1, 2003, recorded in said Registry of Deeds in Book 2366, Page 91;

A portion of said premises are subject to an Option as evidenced by Memorandum of Option to Repurchase from Redington Mountain Windpower LLC to Dallas Company dated October 14, 2003, recorded in said Registry of Deeds

SP Forests Option: Easement or right of way rights under that certain option agreement executed on March 1, 2003 between SP FORESTS L.L.C., a Delaware limited liability company, and REDINGTON MOUNTAIN WINDPOWER, L.L.C.,

Plum Creek Option: Easement or right of way rights under that certain option agreement for acquisition of easements executed on September 2, 2005 between PLUM CREEK MAINE TIMBERLANDS, L.L.C., a Delaware limited liability company REDINGTON MOUNTAIN WINDPOWER, L.L.C.,

Maine Parks Lease Option: Lease rights under that certain option to lease agreement executed on February 5, 2004 between the STATE OF MAINE, acting by and through its

Department of Conservation, Bureau of Parks and Lands, and Redington Mountain  
Windpower, L.L.C,

The Premises do not include land rights or options from the border of the parcel subject to the Maine Parks Lease Option to the planned Bigelow Substation point of interconnection with facilities of Central Maine Power Company (CMP). Tenant assumes responsibility to enter into interconnection agreement(s) with CMP and/or ISO-NE in order to obtain needed rights to complete the Project's electrical interconnection and, in Tenant's discretion, may take advantage of an existing local permit obtained by CMP from Maine Department of Transportation with respect to an intervening parcel between the Maine Parks Lease Option parcel and the Bigelow Substation.

*Ret: D. Fowler*

FRANKLIN COUNTY  
*Susan A. Black*  
Register of Deeds