

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of Caribou will hold a City Council Meeting on **Monday, February 22, 2021**, in the Council Chambers located at 25 High Street, **6:00 pm**.



DUE TO SPACE LIMITATIONS AND IN ACCORDANCE WITH THE GOVERNORS LATEST EXECUTIVE ORDERS, THIS MEETING LOCATION WILL BE CLOSED TO THE PUBLIC. THE MEETING WILL BE BROADCAST ON CABLE CHANNEL 1301 AND THE CITY'S YOUTUBE CHANNEL.

1. **Roll Call**
2. **Invocation/Inspirational Thought**
3. **Pledge of Allegiance**
4. **Public Forum** (**PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 430PM ON THE MEETING DATE WILL BE SHARED WITH THE COUNCIL DURING PUBLIC FORUM. Email dbrissette@cariboumaine.org**)
5. **Minutes –**
 - a. February 8, 2021 Regular Council Meeting
6. **Bid Openings, Awards, and Appointments**
 - a. Appointment of Council Charter Review Committee Members
 - b. Review of Bids for 142 Lower Lyndon Street
7. **Reports by Officials and Staff**
 - a. January 2021 Financial Report
 - b. Manager's Report
8. **Old Business**
 - a. Discussion Regarding 2021 Budget Review
9. **New Business & Adoption of Ordinances and Resolutions**
 - a. Resolution 02-02-2021 Designating Caribou as a Second Amendment Sanctuary City
 - b. Caribou Trailer Park Closure Assistance Package.
 - c. First Read of Lease Agreement with SynerGen Solar for Solar Project on Ogren Dump Site
10. **Reports and Discussion by Mayor and Council Members**
11. **Executive Session(s)** (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405.6)
 - a. Real Estate Matters and Economic Development under §405.6.C.
 - b. Labor Negotiation Items with City's Four Unions under §405.6.D.
 - c. Currently Pending Litigation Matters under §405.6.E.
 - d. Personnel Matters under §405.6.E.
12. **Next Meetings:** March 8, 15, 22
13. **Adjournment**

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If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

Certificate of Mailing/Posting

The undersigned duly appointed City official for the municipality of Caribou City hereby certifies that a copy of the foregoing Notice and Agenda was posted at City Offices and on-line in accordance with City noticing procedures.

BY: _____ Danielle Brissette, City Clerk

February 8, 2021

Council Agenda Item #1: Roll Call

The Caribou City Council held a City Council Meeting on February 8, 2021 at 6:00 p.m. in Council Chambers with the following members present Councilors Ayer, Boma, Morrell, Theriault, Willey and Mayor Smith. Councilor Goughan was absent and excused.

Dennis L Marker, City Manager and Danielle Brissette, City Clerk were present.

Staff members and parties with interest in agenda items connected through electronic Zoom Meeting.

The meeting was broadcasted via Spectrum, and Caribou's YouTube Channel.

Council Agenda Item #2: Invocation/Inspirational Thought

Cynthia Salerno, Relief Society President for the Caribou Ward of the Church of Jesus Christ of Latter-day Saints led the invocation via Zoom.

Council Agenda Item#3: Pledge of Allegiance

Mayor Smith led the Pledge of Allegiance.

Council Agenda Item#4: Public Forum

Shane McDougal and Danny Dupree were present via Zoom and were interested in more information regarding the reason for increases on the hangar rental rates at the airport.

They were asked to stay on for the discussion later in the meeting.

Council Agenda Item #5: Minutes

a. Amended January 4, 2021 Organization Meeting

Motion made by Deputy Mayor Ayer, seconded by Councilor Boma to accept the amendment to the minutes from January 4, 2021 where a name would be changed from Andrew Sullivan to Michael Sullivan for leading the invocation for the meeting.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. January 25, 2021 Regular Council Meeting

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to accept the minutes from the January 25, 2021 meeting as presented.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Council Agenda Item #6: Bid Openings, Awards, and Appointments

a. Sue Skidgell as Certified Municipal Clerk by International Institute of Municipal Clerks

Manager Marker explained that there is quite a process that a clerk can participate in with the Municipal Clerk's Association. He explained that Sue Skidgell has been involved in clerking for many years, first with Mapleton, Chapman, and Castle Hill and now with us. Sue has spent a lot of time in training and has been able to receive this special recognition and we would like to highlight her achievement and recognize that we are grateful to have her on our staff and what she adds to our clerk office.

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Council expressed their gratitude and would like to congratulate Sue on her achievement.

Council Agenda Item #7: Reports by Officials and Staff

a. Manager's Report

Manager Marker reviewed the Managers report dated February 3, 2021.

Council Agenda Item#8: Old Business

a. Resolution 02-01-2021 Allowing Employees to Retain Prior Year Non-Used Vacation Time

Manager Marker explained Resolution 02-01-2021 and that it is a one-time policy change and we are doing it in appreciation for the staff. This resolution would allow an employee to carry over up to 40 hours from the prior year and it would expire December 31, 2021.

Motion made by Councilor Theriault, seconded by Councilor Willey to approve Resolution 02-01-2021, Allowing Employees to Retain Prior Year Non-Used Vacation Time.

Councilor Morrell asked if employees know about the current use it or lose it policy. He explained that he appreciates the dedication that the employees have but that it is very important that it is used to give the person a time to rejuvenate.

Councilor Willey stated that it is important to remember that it is a onetime deal and would not extend past this year.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. Discussion Regarding Airport Hangars

Manager Marker explained that in December the Council adopted some amended rates for the hangars. The new small hangar base rates went up by \$5, mid-size went up \$10 and another one went up by \$15 a month. There has been concern that if people are utilizing the hangars to store things other than just airplane or aviation, are we then competing with the private market in the City, and are we charging fair market rates.

During a recent walkthrough of the leased hangars, some hangars were not accessible, and some had non-aviation related items inside. One hangar did not have an airplane inside but did have a boat and other items. Manager Marker noted that under FAA guidelines the city is not at risk of losing grants if non-aviation related items are stored in the hangars so long as a plane can still be stored in the hangars. Mr. McDougall asked the Council to reconsider charging additional fees for non-aviation related items and was concerned that the fee increases could result in lost revenue and interest in the airport.

c. Discussion Regarding 2021 Budget Review

Manager Marker explained and stated that he needed to get the general direction from the Council on the budget because the deadline to set the budget is March 15.

Currently were just a little under 9.3 million roughly 45 thousand dollars less than the 2020 budget in the General Operating Expenses portion. The general operating expenses make up all funds except capital, and funds 11, 24, 52 and 96.

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From a capital standpoint the draft expenses for 2021 are over 1.7 million dollars on the expense side. Looking at the funding sources, it has been indicated that we want to tap into reserve accounts to help pay for some of these items. Out of the 1.7 million we are showing \$853,772 from reserves and it means that we are identifying the need for \$871,000 for new capital in the budget or \$320,000 more than we had in the budget last year. The capital plan is currently using \$853,772 from reserves, but putting back only \$299,000 which makes a difference at the end of the year of negative \$554,772 to the city's bottom line.

Mayor directed that the Council Capital Committee meet before the next meeting to review the plan and bring back a recommendation.

d. Discussion regarding City Council Priorities for 2021

Manager Marker reviewed the results from the City Council Priorities Survey and how the different categories were ranked.

Top ranking items in the categories were items such as Opioid and Drug Enforcement, Capital Vehicle and Equipment Plan, Teague Park Splash Pad Improvements, Union Contract Negotiations, Small Business Expansion and Retention, and Blight Removal.

7:25 p.m. 5-minute break

Council Agenda Item #9: New Business & Adoption of Ordinances and Resolutions

a. Acceptance of Donations to the Nylander Museum

Two donations were recently made to the Nylander museum, Earl and Ethelyn Langley donated a large rock and mineral collection from Maine as well as around the country. Carol Wolfington and Susie Plourde donated their mother's fur stoles.

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to accept the donations to the Nylander Museum.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

b. Cooperative Agreement with the City of Belfast for FAA Capital Funding

Manager Marker explained that the City of Belfast is requesting the use of Caribou's FAA allocation for 2021. Each year the city is allocated \$150,000 from the FAA to be used for the purchase of major airport equipment, upgrades, or facility maintenance. The agreement outlines that Belfast would transfer \$150,000 of its future allocations to Caribou for the 2023-2024 season, which is when Caribou's next project is planned at the airport.

Motion made by Councilor Morrell, seconded by Deputy Mayor Ayer to authorize the City Manager to sign the Cooperative Agreement with the City of Belfast to transfer the 2021 FAA entitlement funds.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Yes, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Council Agenda Item #10: Reports and Discussion by Mayor and Council Members

a. Discussion Regarding City Councilor Attendance at meetings

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Manager Marker explained that the discussion was planned so that the council could discuss the attendance practice at meetings and attorney Rick Solman is available to speak with the Council via phone regarding the topic.

The discussion is because questions have been asked by the public, and amongst the councilors particularly about the requirement that the councilors attend all the meetings and particularly the executive sessions when they are called. The discussion is to determine what should be the practice and how does it tie in with regards to the charter and state statute as far as requirements go. MMA Legal indicated that there's nothing in state statute that requires a city councilor or an elected official to attend meetings and they defer entirely to a local charter. The local charter does not mandate attendance either, but it does have the provision that if councilors have unexcused sequential absences that its potential grounds for forfeiture of a position.

Attorney Rick Solman via phone stated that he has not done extensive research, but he does concur that there is no state statute that would provide for a forfeiture of office for not attending executive sessions. Any such matter in Maine would be a matter of the individual charter of the municipality under home rule.

Councilor Morrell wanted to know if when in executive session there is a leak and the third party suffered damages in some form or fashion, would the council in its entirety in that meeting be held liable for that? Attorney Rick Solman stated that he does not believe that the council would be legally liable for discussions during an executive session that were illegally leaked.

Deputy Mayor Ayer stated some economically sensitive information could be discussed in executive sessions.

The Council asked legal counsel to research how individual Councilors might be liable if a leak from executive session occurs, are there requirements that a Councilor attend executive sessions, any issues with sharing information from an executive session with a Councilor who was not in attendance, and conducting of executive sessions via electronic means such as zoom.

Councilor Ayer reported that there is a planning board this Thursday via Zoom where they will be discussing a few businesses coming, site design review process, land bank legislation, notice of violations and Chapter 13 Revision Process for City Council.

Councilor Morrell stated that he would like to apologize to the Building Committee and asked to be excused from the recent meeting he called but then forgot about because he was tied up in a bidding process with work.

Councilor Willey stated that she attended the Library Board meeting and stated that there are several different activities that are going and new ones each month. She encourages everyone to check it out and bring their children.

Councilor Theriault stated that the Nylander Board has a meeting next Thursday night.

Councilor Boma stated that that there is a Trailer Park Closure Committee meeting tomorrow.

Council Agenda Item #11: Executive Session(s) (May be called to discuss matters identified under Maine Revised Statutes, Title 1, §405.6)

a. Real Estate Negotiation with Carla Chomka under §405.6.C

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Manager Marker stated that he can give a report on this topic because it has been in open discussion. Dubois and King will survey the property. They are the engineering firm that did the survey work around that property prior. They've indicated that they can come up after the thaw and be able to do the survey work for the property. Until that survey is completed there would be no further discussion.

Councilor Morrell exited the meeting.

b. Discussion regarding pending legal action under §405.6.E

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to enter executive session to discuss regarding matters under §405.6.E

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Absent, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Council exited executive session at 9:15 p.m.

No action was taken.

c. Labor Negotiation items with the city's four unions under §405.6.D

Motion made by Councilor Willey, seconded by Councilor Theriault to enter executive session to discuss labor relation matters under §405.6.D

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Absent, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Council exited executive session at 9:39 p.m.

No action was taken.

Council Agenda Item #12: February 22, March 8

Council Agenda Item #13: Adjournment

Motion made by Deputy Mayor Ayer, seconded by Councilor Theriault to adjourn the meeting at 9:39 p.m.

Roll Call Vote: T. Ayer - Yes, C. Boma - Yes, D. Morrell - Absent, J. Theriault - Yes, L. Willey - Yes, J. Smith - Yes (So voted)

Danielle Brissette, Secretary

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: Appointment of Council Charter Review Committee
DATE: February 16, 2021

Mayor Smith would like to have a Council subcommittee start looking at various Charter provisions. Some of those elements include clarifying Council candidate and forfeiture requirements. State law provides that municipal officers (defined as the local legislative body) may prepare charter amendments without a full Charter Commission being created, but any proposed changes will still need legal review and approval by voters an upcoming election.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: Review of Bids for 142 Lower Lyndon Street
DATE: February 16, 2021

The property at 142 Lower Lyndon Street was tax acquired in 2019. The Council recently authorized a minimum bid of \$75,000 for the property. After regular notice of the property's availability, **no bids were received.**

According to the city's policy on the disposal of tax acquired properties, the property may now be offered for sale by the City Manager who can negotiate under Council direction with any interested party.

CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: Financials for January 2021
DATE: February 16, 2021

According to the newly adopted Charter provisions on annual expenses, until the 2021 budget is adopted the city expenses are to be in proportion to the previous year expenditures. The following is a break down of each department and their expenditures relative to 2020. An average of the past three years is also provided for greater context and comparison.

						% from	
	Jan-18	Jan-19	Jan-20	3 Yr Avg	Jan-21	Prior Yr	3 Yr Avg
10	\$ 73,688	\$ 72,953	\$ 76,852	\$ 74,498	\$ 69,558	-9.5%	-6.6%
11	\$ 27,976	\$ 10,227	\$ 27,821	\$ 22,008	\$ 27,500	-1.2%	25.0%
12	\$ 824	\$ 880	\$ 816	\$ 840	\$ 439	-46.2%	-47.7%
17	\$ 20,672	\$ 20,805	\$ -	\$ 13,826	\$ 4,956	#DIV/0!	-64.2%
18	\$ 8,886	\$ 4,648	\$ 3,331	\$ 5,622	\$ 2,716	-18.5%	-51.7%
20	\$ 4,693	\$ 3,862	\$ 5,662	\$ 4,739	\$ 3,095	-45.3%	-34.7%
22	\$ 14,589	\$ 14,911	\$ 25,840	\$ 18,447	\$ 24,696	-4.4%	33.9%
24	\$ 4,854	\$ 5,000	\$ 6,541	\$ 5,465	\$ 6,480	-0.9%	18.6%
25	\$ 16,148	\$ 16,051	\$ 17,622	\$ 16,607	\$ 19,529	10.8%	17.6%
31	\$ 186,533	\$ 250,294	\$ 256,958	\$ 231,262	\$ 238,143	-7.3%	3.0%
35	\$ 147,678	\$ 161,757	\$ 201,353	\$ 170,263	\$ 188,385	-6.4%	10.6%
38	\$ 35,648	\$ 36,789	\$ 28,542	\$ 33,660	\$ 28,615	0.3%	-15.0%
39	\$ 136	\$ 2,172	\$ 303	\$ 870	\$ 245	-19.1%	-71.8%
40	\$ 211,401	\$ 218,248	\$ 230,457	\$ 220,035	\$ 162,242	-29.6%	-26.3%
50	\$ 43,077	\$ 44,961	\$ 52,281	\$ 46,773	\$ 49,073	-6.1%	4.9%
51	\$ 20,085	\$ 10,879	\$ 11,446	\$ 14,137	\$ 8,936	-21.9%	-36.8%
52	\$ 4,923	\$ 9,447	\$ 11,473	\$ 8,614	\$ 1,652	-85.6%	-80.8%
60	\$ 5,074	\$ 9,750	\$ 4,035	\$ 6,286	\$ 3,469	-14.0%	-44.8%
61	\$ 248	\$ 296	\$ 476	\$ 340	\$ 200	-58.0%	-41.2%
65	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%
70	\$ 4,160	\$ 4,057	\$ 4,068	\$ 4,095	\$ 4,080	0.3%	-0.4%
80	\$ 95	\$ 2,814	\$ 7,276	\$ 3,395	\$ 1,257	-82.7%	-63.0%
96	\$ 3,336	\$ 3,399	\$ 4,246	\$ 3,660	\$ 4,246	0.0%	16.0%
Total	\$ 834,724	\$ 904,200	\$ 977,399	\$ 905,441	\$ 849,512	-13.1%	-6.2%

Note: Library (Fund 25) expenses were relatively high this year due to two prescription services changing their billing periods to January rather than in February and March.

Standard financial report information follows this memo.

General Ledger Summary Report

Fund(s): ALL
January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
1 - Gen Fund	7,037.07	0.00	0.00	3,107,519.21	3,107,519.21	0.00
Assets	10,266,883.54	10,268,861.14	-455,192.84	1,695,519.45	2,150,712.29	9,813,668.30
101-00 CASH (BANK OF MAINE)	5,400,523.60	5,261,992.83	-436,059.91	1,111,141.57	1,547,201.48	4,825,932.92
102-00 RECREATION ACCOUNTS	37,575.67	29,570.42	0.00	0.00	0.00	29,570.42
103-00 NYLANDER CHECKING	1,565.95	1,566.02	0.07	0.07	0.00	1,566.09
110-00 SECTION 125 CHECKING FSA	14,660.47	14,696.61	12,851.25	14,190.00	1,338.75	27,547.86
110-06 2020 SECTION 125 CHECKING HRA	69,828.56	61,808.57	0.00	0.00	0.00	61,808.57
110-07 2021 SECTION 125 CHECKING HRA	0.00	0.00	82,875.00	82,875.00	0.00	82,875.00
111-00 RETIREMENT INVESTMENT	3,000,000.00	3,000,000.00	0.00	0.00	0.00	3,000,000.00
117-00 RLF #10 INVESTMENT	238,918.03	239,019.23	0.00	0.00	0.00	239,019.23
120-00 PETTY CASH	960.00	960.00	0.00	0.00	0.00	960.00
123-00 DIESEL INVENTORY	9,190.38	-5,501.00	516.32	13,712.50	13,196.18	-4,984.68
124-00 GAS INVENTORY	1,264.75	-3,998.00	5,942.83	11,790.00	5,847.17	1,944.83
125-00 ACCOUNTS RECEIVABLE	13,870.37	94,191.44	82,415.81	161,233.71	78,817.90	176,607.25
126-00 SWEETSOFT RECEIVABLES	359,062.27	433,982.22	-9,057.96	91,825.15	100,883.11	424,924.26
140-00 RESERVE FOR UNCOLLECTIBLE TAX	-669.87	-669.87	0.00	0.00	0.00	-669.87
174-00 CDC LOANS REC (1280)	53,953.03	53,953.03	0.00	0.00	0.00	53,953.03
180-00 DR. CARY CEMETERY INVESTMENT	1,106.71	1,107.42	0.00	0.00	0.00	1,107.42
181-00 HAMILTON LIBRARY TR. INVEST	1,829.10	1,841.06	0.00	0.00	0.00	1,841.06
182-00 KNOX LIBRARY INVESTMENT	10,165.65	10,202.03	0.00	0.00	0.00	10,202.03
183-00 CLARA PIPER MEM INV	672.54	672.96	0.00	0.00	0.00	672.96
184-00 JACK ROTH LIBRARY INVEST	20,504.15	20,636.76	0.00	0.00	0.00	20,636.76
185-00 KEN MATTHEWS SCHOLARSHIP FUN	7,527.27	7,535.92	0.00	0.00	0.00	7,535.92
187-00 DOROTHY COOPER MEM INV	53,114.05	53,204.69	0.00	0.00	0.00	53,204.69
189-00 MARGARET SHAW LIBRARY INV	13,064.63	13,087.92	0.00	0.00	0.00	13,087.92
190-00 GORDON ROBERTSON MEM INV	11,533.98	11,541.25	0.00	0.00	0.00	11,541.25
191-00 MEMORIAL INVESTMENT	6,180.11	6,186.12	0.00	0.00	0.00	6,186.12
192-00 G. HARMON MEM INV	6,793.11	6,798.25	0.00	0.00	0.00	6,798.25
193-00 BARBARA BREWER FUND	5,549.16	5,557.56	0.00	0.00	0.00	5,557.56
194-00 RODERICK LIVING TRUST	16,492.54	16,505.18	0.00	0.00	0.00	16,505.18
196-00 PHILIP TURNER LIBRARY INV	9,121.15	9,143.11	0.00	0.00	0.00	9,143.11
198-00 TAX ACQUIRED PROPERTY	115,302.97	144,639.43	-4,041.11	0.00	4,041.11	140,598.32
198-15 TAX ACQUIRED PROPERTY 2015	0.00	0.00	-7,500.00	0.00	7,500.00	-7,500.00
198-18 TAX ACQUIRED PROPERTY 2018	9,434.09	0.00	-2,777.64	390.31	3,167.95	-2,777.64
198-19 TAX ACQUIRED PROPERTY 2019	12,375.71	0.00	-2,877.27	1,863.35	4,740.62	-2,877.27
198-20 TAX ACQUIRED PROPERTY 2020	9,570.77	0.00	-2,760.07	1,787.45	4,547.52	-2,760.07
200-20 2020 TAX RECEIVABLE	606,154.36	606,154.36	-74,038.04	0.00	74,038.04	532,116.32
200-21 2021 TAX RECEIVABLE	-49,510.04	-49,512.46	-49,777.99	0.00	49,777.99	-99,290.45
205-16 2016 LIENS RECEIVABLE	9.29	9.29	0.00	0.00	0.00	9.29
205-17 2017 LIENS RECEIVABLE	741.80	741.80	0.00	0.00	0.00	741.80
205-18 2018 LIENS RECEIVABLE	1,572.83	1,572.83	0.00	0.00	0.00	1,572.83
205-19 2019 LIENS RECEIVABLE	135,856.52	135,856.52	-12,838.03	0.00	12,838.03	123,018.49
210-10 2010 PP TAX RECEIVABLE	621.78	621.78	-48.06	0.00	48.06	573.72
210-11 2011 PP TAX RECEIVABLE	869.22	869.22	0.00	0.00	0.00	869.22
210-12 2012 PP TAX RECEIVABLE	5,166.61	5,166.61	0.00	0.00	0.00	5,166.61
210-13 2013 PP TAX RECEIVABLE	5,467.93	5,467.93	0.00	0.00	0.00	5,467.93
210-14 2014 PP TAX RECEIVABLE	6,210.55	6,210.55	0.00	0.00	0.00	6,210.55
210-15 2015 PP TAX RECEIVABLE	12,713.48	12,713.48	0.00	0.00	0.00	12,713.48
210-16 2016 PP TAX RECEIVABLE	10,634.58	10,634.58	0.00	0.00	0.00	10,634.58
210-17 2017 PP TAX RECEIVABLE	11,373.23	11,373.23	0.00	0.00	0.00	11,373.23
210-18 2018 PP TAX RECEIVABLE	12,417.57	12,417.57	-81.07	0.00	81.07	12,336.50
210-19 2019 PP TAX RECEIVABLE	16,183.53	16,183.53	-198.86	0.00	198.86	15,984.67

General Ledger Summary Report

Fund(s): ALL

January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
1 - Gen Fund CONT'D						
210-20 2020 PP TAX RECEIVABLE	33,762.08	33,762.08	-461.59	0.00	461.59	33,300.49
210-21 2021 PP TAX RECEIVABLE	-82.06	-82.06	-12,108.00	0.00	12,108.00	-12,190.06
303-00 FEDERAL WITHHOLDING	0.00	0.00	0.00	39,532.07	39,532.07	0.00
304-00 FICA W/H	18.26	18.26	0.00	50,566.98	50,566.98	18.26
305-00 MEDICARE WITHHOLDING	4.27	4.27	0.00	11,826.08	11,826.08	4.27
306-00 STATE WITHHOLDING	0.00	0.00	0.00	16,838.83	16,838.83	0.00
307-00 M.S.R.S. W/H	88.95	73.65	0.00	11,680.17	11,680.17	73.65
307-01 MSRS EMPLOYER	-152.44	-152.39	0.02	11,754.57	11,754.55	-152.37
308-00 AFLAC INSURANCE	-1.70	0.00	-0.14	899.40	899.54	-0.14
309-00 DHS WITHHOLDING	0.00	0.00	0.00	570.00	570.00	0.00
312-00 HEALTH INS. W/H	-23,180.57	-23,180.57	-2,032.00	19,096.00	21,128.00	-25,212.57
314-00 UNITED WAY W/H	0.00	0.00	0.00	15.00	15.00	0.00
315-01 FIREFIGHTERS UNION W/H	0.00	0.00	0.00	840.00	840.00	0.00
316-00 COUNCIL #93 W/H	0.00	0.00	0.00	361.55	361.55	0.00
318-00 MMA INCOME PROTECTION	-6,861.65	-6,861.65	-665.11	3,027.41	3,692.52	-7,526.76
319-00 REAL ESTATE TAX W/H	0.00	0.00	0.00	3,373.00	3,373.00	0.00
320-00 ICMA RETIREMENT CORP	0.00	0.00	0.00	13,711.92	13,711.92	0.00
320-01 ICMA EMPLOYER MATCH	0.00	0.00	0.00	3,368.62	3,368.62	0.00
322-00 RETIRED HEALTH INS PROGRAM	-23.21	-23.21	0.00	1,323.09	1,323.09	-23.21
323-00 MMA SUPP. LIFE INSURANCE	-2,088.69	-2,088.69	-61.80	860.99	922.79	-2,150.49
324-00 MISC. WITHHOLDING	0.00	0.00	0.00	140.00	140.00	0.00
325-00 DED. FOR VALIC	0.00	0.00	0.00	3,749.61	3,749.61	0.00
325-01 VALIC EMPLOYER MATCH	0.00	0.00	0.00	905.81	905.81	0.00
329-00 SALES TAX COLLECTED	-36.24	-36.24	36.24	36.24	0.00	0.00
330-00 VEHICLE REG FEE (ST. OF ME)	-3,206.00	0.00	-10,360.75	8,573.00	18,933.75	-10,360.75
331-00 BOAT REG FEE INLAND FISHERIES	-84.00	0.00	-133.50	0.00	133.50	-133.50
332-00 SNOWMOIBLE REG (F&W)	-13,091.06	0.00	-7,896.88	0.00	7,896.88	-7,896.88
335-00 PLUMBING PERMITS (ST. OF ME)	-1,786.35	-33.85	-155.00	0.00	155.00	-188.85
336-00 CONCEALED WEAPON PERMIT	-305.00	-145.00	0.00	0.00	0.00	-145.00
338-00 CONNOR EXCISE TAX	-104.24	-104.24	-2,324.60	0.00	2,324.60	-2,428.84
339-00 CONNOR BOAT EXCISE	5.80	5.80	-6.00	0.00	6.00	-0.20
340-00 DOG LICENSES (ST. OF ME)	-1,050.00	993.00	0.00	1,135.00	1,135.00	993.00
341-00 FISHING LICENSES (ST. OF ME)	-600.00	0.00	-575.00	0.00	575.00	-575.00
342-00 HUNTING LICENSES (ST. OF ME)	-1,866.75	0.00	-994.00	0.00	994.00	-994.00
347-00 NEPBA UNION PD	0.00	0.00	0.00	525.00	525.00	0.00
Liabilities	7,505,156.16	7,165,162.11	-114,522.54	577,870.61	463,348.07	7,050,639.57
and Fund	0.00	0.00	0.00	0.00	0.00	0.00
Balances	7,505,156.16	7,165,162.11	-114,522.54	577,870.61	463,348.07	7,050,639.57
352-00 NYLANDER MUSEUM RESERVE	14,185.99	14,185.99	0.00	0.00	0.00	14,185.99
360-00 RETIREMENT INV FUND	3,000,000.00	3,000,000.00	0.00	0.00	0.00	3,000,000.00
362-00 RLF #10 RESERVE	238,918.03	239,019.23	0.00	0.00	0.00	239,019.23
365-01 COMMUNITY POOL IMPROVEMENT	50,939.52	50,939.52	0.00	0.00	0.00	50,939.52
365-02 REC CENTER IMPROVEMENTS	6,205.53	1,205.53	5,000.00	0.00	5,000.00	6,205.53
365-03 LAND ACQUISTIONS/EASEMENTS	33,340.00	8,340.00	0.00	0.00	0.00	8,340.00
365-04 RAILS TO TRAILS PROGRAM	22,745.76	22,745.76	0.00	0.00	0.00	22,745.76
365-05 PARK IMPROVEMENT RESERVE	39,415.38	39,415.38	-20,192.80	20,200.00	7.20	19,222.58
365-07 REC/PARKS COMPUTER RESERVE	-604.00	-604.00	0.00	0.00	0.00	-604.00
365-09 RECREATION EQUIPMENT RESERVE	-9,458.33	-9,458.33	0.00	0.00	0.00	-9,458.33
365-10 REC LAWN MOWER RESERVE	21,095.44	21,095.44	0.00	0.00	0.00	21,095.44
365-11 TRAIL MAINTENANCE RESERVE	3,066.11	3,066.11	0.00	0.00	0.00	3,066.11
365-12 CRX/TOS RESERVE	4,091.66	4,091.66	1,000.00	0.00	1,000.00	5,091.66

General Ledger Summary Report

Fund(s): ALL

January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
1 - Gen Fund CONT'D						
365-13 RECREATION - COLLINS POND	20,921.50	10,921.50	0.00	0.00	0.00	10,921.50
365-18 REC SCHOLARSHIPS	2,551.22	2,551.22	0.00	0.00	0.00	2,551.22
365-19 CIVIC BEAUTIFICATION RESERVE	0.14	0.14	0.00	0.00	0.00	0.14
365-21 RD TRAILS GRANT	0.47	0.47	0.00	0.00	0.00	0.47
365-22 NON APPROP SKI RENTAL PROGRAM	9,297.21	8,926.26	1,460.00	0.00	1,460.00	10,386.26
365-24 CADET RESERVE	482.56	482.56	0.00	0.00	0.00	482.56
365-25 COMMUNITY BULLETIN BOARD	200.00	200.00	0.00	0.00	0.00	200.00
365-26 SPLASH PAD RESERVE	10,250.00	289,110.54	0.00	0.00	0.00	289,110.54
366-00 ASSESSMENT RESERVE	-205.00	-205.00	0.00	0.00	0.00	-205.00
366-01 LIBRARY BUILDING RESERVE	25,920.09	25,920.09	0.00	0.00	0.00	25,920.09
366-02 LIBRARY MEMORIAL FUND	34,982.76	34,976.82	115.00	0.00	115.00	35,091.82
366-03 LIBRARY COMPUTER RESERVE	1,208.20	1,208.20	0.00	0.00	0.00	1,208.20
366-12 KING GRANT	1,565.11	1,565.11	0.00	0.00	0.00	1,565.11
367-01 POLICE DONATED FUNDS	24,687.18	24,687.18	0.00	0.00	0.00	24,687.18
367-02 POLICE DEPT EQUIPMENT	59,520.17	56,243.82	0.00	0.00	0.00	56,243.82
367-03 POLICE CAR RESERVE	-11,819.88	-11,819.88	0.00	0.00	0.00	-11,819.88
367-04 POLICE CAR VIDEO SYSTEM	3,128.75	3,128.75	0.00	0.00	0.00	3,128.75
367-05 DRINK GRANT PERSONNEL	17,251.32	17,073.76	0.00	0.00	0.00	17,073.76
367-06 PD COMPUTER RESERVE	15,222.22	15,222.22	0.00	0.00	0.00	15,222.22
367-07 POLICE DIGITAL FILING	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
367-08 MAJOR SYSTEMS REPLACEMENT	44,372.49	44,372.49	-750.00	750.00	0.00	43,622.49
367-09 NEW POLICE STATION	-27,111.32	-25,574.78	0.00	0.00	0.00	-25,574.78
367-10 POLICE OFFICER RECRUITMENT RES	54,000.00	54,000.00	0.00	0.00	0.00	54,000.00
368-01 FIRE EQUIPMENT RESERVE	-115,030.29	-115,030.29	0.00	0.00	0.00	-115,030.29
368-02 FIRE HOSE RESERVE	5,006.25	5,006.25	0.00	0.00	0.00	5,006.25
368-03 FIRE DEPT FOAM RESERVE	1,443.50	1,443.50	0.00	0.00	0.00	1,443.50
368-04 FIRE TRAINING BLDG RESERVE	3,226.25	3,226.25	0.00	0.00	0.00	3,226.25
368-05 FIRE DEPT FURNACE	0.14	0.14	0.00	0.00	0.00	0.14
368-06 FIRE/AMB COMPUTER RESERVE	4,164.90	4,164.90	0.00	0.00	0.00	4,164.90
368-07 FIRE DISPATCH REMODEL	3,100.00	3,100.00	0.00	0.00	0.00	3,100.00
368-08 FIRE SMALL EQUIPMENT	3,156.05	3,156.05	0.00	0.00	0.00	3,156.05
368-09 FEMA TRUCK GRANT	5.00	5.00	0.00	0.00	0.00	5.00
368-10 FIRE/AMB BUILDING RESERVE	202,489.29	241,502.32	-10,289.24	10,289.24	0.00	231,213.08
368-12 FIRE/AMB UNIFORM RESERVE	0.00	1,855.00	0.00	0.00	0.00	1,855.00
369-01 AMBULANCE SMALL EQUIP RESERVE	14,150.32	14,150.32	0.00	0.00	0.00	14,150.32
369-02 AMBULANCE STAIRCHAIRS	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
369-03 AMBULANCE RESERVE	95,881.67	95,881.67	0.00	0.00	0.00	95,881.67
370-03 PW EQUIPMENT RESERVE	122,369.36	122,369.36	0.00	0.00	0.00	122,369.36
370-04 STREETS/ROADS RECONSTRUCTION	56,696.35	56,696.35	0.00	0.00	0.00	56,696.35
370-05 CURBING RESERVE	5,178.30	5,178.30	0.00	0.00	0.00	5,178.30
370-06 FUEL TANK RESERVE	-68,555.34	-67,779.66	1,009.23	0.00	1,009.23	-66,770.43
370-07 PW BUILDING RESERVE	-15,733.28	-15,453.61	0.00	0.00	0.00	-15,453.61
370-09 RIVER ROAD RESERVE	-65,681.75	-65,681.75	0.00	0.00	0.00	-65,681.75
370-10 AIRPORT FUEL TANK RESERVE	1,992.48	1,992.48	0.00	0.00	0.00	1,992.48
371-01 ASSESSMENT REVALUATION RESER	65,351.91	65,351.91	0.00	0.00	0.00	65,351.91
371-02 ASSESSING COMPUTER RESERVE	445.50	445.50	0.00	0.00	0.00	445.50
371-03 AERIAL PHOTOGRAPHY	2,700.00	2,700.00	0.00	0.00	0.00	2,700.00
371-04 ASSESSING OFFICE EQUIPMENT	730.00	730.00	0.00	0.00	0.00	730.00
371-05 ASSESSING TRAVEL & TRAINING	-216.91	-216.91	0.00	0.00	0.00	-216.91
372-01 AIRPORT RESERVE	61,468.24	61,468.24	20,000.00	0.00	20,000.00	81,468.24
372-04 AIRPORT HANGER SECURITY DEPOS	1,010.00	1,010.00	0.00	0.00	0.00	1,010.00
373-01 GEN GOVT COMPUTER RESERVE	4,262.97	4,262.97	0.00	0.00	0.00	4,262.97
373-02 CITY COMPREHENSIVE PLAN	27.40	27.40	0.00	0.00	0.00	27.40

General Ledger Summary Report

Fund(s): ALL

January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
1 - Gen Fund CONT'D						
373-03 MUNICIPAL BUILDING RESERVE	40,975.64	40,975.64	0.00	0.00	0.00	40,975.64
373-04 VITAL RECORDS RESTORATION	776.50	776.50	0.00	0.00	0.00	776.50
373-05 BIO-MASS BOILERS	1,037.51	1,037.51	-53,804.00	53,804.00	0.00	-52,766.49
373-07 T/A PROPERTY REMEDIATION RESEI	12,039.20	19,539.20	-7,500.00	7,500.00	0.00	12,039.20
373-08 HRA CONTRIBUTION RESERVE	38,436.23	38,436.23	0.00	0.00	0.00	38,436.23
373-10 FLEET VEHICLES	1,221.20	1,221.20	0.00	0.00	0.00	1,221.20
373-11 NASIFF CLEAN UP	-8,072.55	-8,072.55	0.00	0.00	0.00	-8,072.55
373-12 NBRC BIRDS EYE	-59,203.55	-59,203.55	0.00	0.00	0.00	-59,203.55
373-17 LADDER ENGINE TRUCK 2016	116,700.80	116,700.80	-116,999.60	116,999.60	0.00	-298.80
373-19 2020 HRA RESERVE	69,828.56	61,808.57	0.00	0.00	0.00	61,808.57
373-20 CDBG USDA 60 ACCESS/BIRDSEYE	37,950.84	33,844.59	0.00	0.00	0.00	33,844.59
373-21 2021 HRA RESERVE	0.00	0.00	82,875.00	0.00	82,875.00	82,875.00
374-00 REC/PARKS COMPUTER RESERVE	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
374-01 INDUSTRIAL PARK IMPROVEMENTS	12,440.88	12,440.88	0.00	0.00	0.00	12,440.88
374-03 DOWNTOWN INFRASTRUSTURE	36,415.42	36,415.42	0.00	0.00	0.00	36,415.42
380-01 CAPTS CDBG	-4,211.00	-4,211.00	0.00	0.00	0.00	-4,211.00
380-02 CDBG PORVAIR	0.68	0.68	0.00	0.00	0.00	0.68
385-00 COMMUNITY DEVELOPMENT MATCH	8,423.52	8,423.52	23,250.78	0.00	23,250.78	31,674.30
387-00 BOUCHARD TIF	10,348.30	10,348.30	0.00	0.00	0.00	10,348.30
388-00 HILLTOP TIF	1,438.06	1,438.06	0.00	0.00	0.00	1,438.06
392-00 PLANNING/ENGINEERING RESERVE	6,241.09	6,241.09	0.00	0.00	0.00	6,241.09
398-00 RECREATION ACCTS FUND BALANCE	37,575.67	29,570.42	0.00	0.00	0.00	29,570.42
399-00 PARKING LOT MAINTENANCE RES	42,866.51	32,866.51	0.00	0.00	0.00	32,866.51
402-00 CDC ECONOMIC DEVELOPMENT	240,000.00	240,000.00	0.00	0.00	0.00	240,000.00
403-00 CDC REVOLVING LOAN	360,961.54	386,682.34	0.00	0.00	0.00	386,682.34
406-00 TRAILER PARK RESERVE	49,254.77	50,833.41	0.00	0.00	0.00	50,833.41
407-00 COUNTY TAX	2.13	2.13	0.00	0.00	0.00	2.13
415-00 LIONS COMMUNITY CENTER RESER\	16,056.20	16,056.20	0.00	0.00	0.00	16,056.20
417-00 COMPENSATED ABSENCES	118,314.25	118,314.25	0.00	0.00	0.00	118,314.25
419-00 DUE FROM CDC (1280)	53,953.03	53,953.03	0.00	0.00	0.00	53,953.03
421-00 DEFERRED TAX REVENUE	1,100,860.53	859,755.36	0.00	0.00	0.00	859,755.36
422-00 KEN MATTHEWS SCHOLARSHIP FUN	7,527.27	7,535.92	0.00	0.00	0.00	7,535.92
423-00 DR. CARY CEMETERY TRUST FUND	1,106.71	1,107.42	0.00	0.00	0.00	1,107.42
424-00 HAMILTON LIBRARY TRUST FUND	1,829.10	1,841.06	0.00	0.00	0.00	1,841.06
425-00 KNOX LIBRARY MEMORIAL FUND	10,165.65	10,202.03	0.00	0.00	0.00	10,202.03
426-00 CLARA PIPER MEM FUND	672.54	672.96	0.00	0.00	0.00	672.96
427-00 JACK ROTH LIBRARY MEM FUND	20,428.13	20,636.76	-213.74	213.74	0.00	20,423.02
429-00 BARBARA BREWER FUND	5,549.16	5,557.56	0.00	0.00	0.00	5,557.56
430-00 D. COOPER MEM FUND	53,114.05	53,204.69	-2,000.00	2,000.00	0.00	51,204.69
432-00 MARGARET SHAW LIBRARY MEMORI	13,064.63	13,087.92	0.00	0.00	0.00	13,087.92
433-00 GORDON ROBERTSON MEM FUND	11,533.98	11,541.25	0.00	0.00	0.00	11,541.25
434-00 MEMORIAL INVESTMENT	6,180.11	6,186.12	0.00	0.00	0.00	6,186.12
435-00 RODERICK LIVING TRUST	16,492.54	16,505.18	0.00	0.00	0.00	16,505.18
436-00 AMBULANCE REIMBURSEMENT	14,574.45	14,402.11	235.75	25.00	260.75	14,637.86
437-00 DEFERRED AMBULANCE REVENUE	572,816.11	433,982.22	0.00	0.00	0.00	433,982.22
438-00 PHILIP TURNER LIBRARY MEMORIAL	9,121.15	9,143.11	0.00	0.00	0.00	9,143.11
441-00 AMBULANCE FUND BALANCE	1,005.62	1,005.62	0.00	0.00	0.00	1,005.62
447-00 EMA EQUIP RESERVE	1,991.79	1,991.79	0.00	0.00	0.00	1,991.79
450-00 RESOURCE RESERVE ACCOUNT	440,480.10	212,065.10	-7,987.50	7,987.50	0.00	204,077.60
457-00 HOMELAND SECURITY RESERVE	2,277.92	2,277.92	0.00	0.00	0.00	2,277.92
460-00 YARD SALE	-988.84	-988.84	0.00	0.00	0.00	-988.84
461-00 CRAFT FAIR	9,208.95	9,208.95	0.00	0.00	0.00	9,208.95
462-00 CDBG HOUSING REHABILITATION	3,879.87	3,879.87	0.00	0.00	0.00	3,879.87

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Fund(s): ALL

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Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
1 - Gen Fund CONT'D						
463-00 MISC EVENTS	644.90	-558.87	205.00	0.00	205.00	-353.87
465-00 THURSDAYS ON SWEDEN	-241.36	-241.36	0.00	0.00	0.00	-241.36
465-01 STORY OF CARIBOU	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
466-00 HERITAGE DAY	-8,000.00	-8,000.00	0.00	0.00	0.00	-8,000.00
467-00 MARATHON	-35,721.53	-35,721.53	0.00	0.00	0.00	-35,721.53
469-00 DENTAL INSURANCE	2,413.09	2,413.09	142.95	1,502.53	1,645.48	2,556.04
470-00 EYE INSURANCE	639.98	639.98	-0.35	295.31	294.96	639.63
471-00 RC2 TIF	73,212.69	73,212.69	0.00	0.00	0.00	73,212.69
472-00 ANIMAL WELFARE	11,513.21	11,741.21	829.00	50.00	879.00	12,570.21
473-00 DOWNTOWN TIF	0.00	15,420.00	0.00	0.00	0.00	15,420.00
477-00 LED STREET LIGHTS	60,385.84	78,575.53	0.00	0.00	0.00	78,575.53
478-00 G. HARMON MEM FUND	6,793.11	6,798.25	0.00	0.00	0.00	6,798.25
480-00 CITY RETIREMENT	1,079.76	1,079.76	0.00	0.00	0.00	1,079.76
483-02 DUE TO FUND 2	598,566.20	598,566.20	1,000.00	0.00	1,000.00	599,566.20
483-03 DUE TO FUND 3	693,103.74	706,934.80	0.00	0.00	0.00	706,934.80
483-04 DUE TO FUND 4	339,269.80	348,844.10	0.00	0.00	0.00	348,844.10
483-05 DUE TO FUND 5	3,131,289.65	3,163,435.58	0.07	0.00	0.07	3,163,435.65
484-02 DUE FROM FUND 2	-565,362.46	-566,131.05	-1,651.51	1,651.51	0.00	-567,782.56
484-03 DUE FROM FUND 3	-587,634.92	-592,405.27	-6,480.29	6,480.29	0.00	-598,885.56
484-04 DUE FROM FUND 4	-324,090.65	-331,238.46	-4,245.91	4,245.91	0.00	-335,484.37
484-05 DUE FROM FUND 5	-2,497,800.83	-2,585,979.05	-27,939.40	27,939.40	0.00	-2,613,918.45
486-00 RETIREMENT RESERVE	4,139.00	4,139.00	0.00	0.00	0.00	4,139.00
488-00 CHRISTMAS LIGHTS	825.87	-1,374.13	0.00	0.00	0.00	-1,374.13
490-00 T/A PROPERTY REMEDIATION RES	17,502.89	17,502.89	0.00	0.00	0.00	17,502.89
493-00 RSU 39 COMMITMENT	-1,082,828.16	-1,082,828.16	-315,932.58	315,932.58	0.00	-1,398,760.74
494-00 TRI COMMUNITY/AWS	0.00	0.00	324,082.00	0.00	324,082.00	324,082.00
496-00 BIRTH RECORDS STATE FEE	70.00	0.00	78.00	0.00	78.00	78.00
497-00 DEATH RECORDS STATE FEE	182.40	0.00	155.60	0.00	155.60	155.60
498-00 MARRIAGE RECORDS STATE FEE	36.40	0.00	26.00	4.00	30.00	26.00
Fund Balance	2,754,690.31	3,103,699.03	-340,670.30	834,129.15	493,458.85	2,763,028.73
500-00 EXPENDITURE CONTROL	0.00	0.00	-809,198.35	811,096.07	1,897.72	-809,198.35
510-00 REVENUE CONTROL	0.00	0.00	468,528.05	23,033.08	491,561.13	468,528.05
600-00 FUND BALANCE	2,754,690.31	3,103,699.03	0.00	0.00	0.00	3,103,699.03
2 - Snowmoible Trail Maintenance	0.00	0.00	0.00	2,651.51	2,651.51	0.00
Assets	0.00	0.00	0.00	0.00	0.00	0.00
Liabilities	37,449.56	38,218.15	651.51	1,000.00	1,651.51	38,869.66
and Fund	0.00	0.00	0.00	0.00	0.00	0.00
Balances	37,449.56	38,218.15	651.51	1,000.00	1,651.51	38,869.66
365-11 TRAIL MAINTENANCE RESERVE	70,653.30	70,653.30	0.00	0.00	0.00	70,653.30
483-01 DUE TO FUND 1	565,362.46	566,131.05	1,651.51	0.00	1,651.51	567,782.56
484-01 DUE FROM FUND 1	-598,566.20	-598,566.20	-1,000.00	1,000.00	0.00	-599,566.20
Fund Balance	-37,449.56	-38,218.15	-651.51	1,651.51	1,000.00	-38,869.66
500-00 Expense Control	0.00	0.00	-1,651.51	1,651.51	0.00	-1,651.51
510-00 Revenue Control	0.00	0.00	1,000.00	0.00	1,000.00	1,000.00
600-00 Fund Balance	-37,449.56	-38,218.15	0.00	0.00	0.00	-38,218.15

General Ledger Summary Report

Fund(s): ALL
January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
Debits					Credits	
3 - Housing Department CONT'D						
3 - Housing Department	0.00	0.00	0.00	6,480.29	6,480.29	0.00
Assets	0.00	0.00	0.00	0.00	0.00	0.00
Liabilities	-51,072.64	-53,133.35	6,480.29	0.00	6,480.29	-46,653.06
and Fund	0.00	0.00	0.00	0.00	0.00	0.00
Balances	-51,072.64	-53,133.35	6,480.29	0.00	6,480.29	-46,653.06
409-00 HOUSING RESERVE	54,396.18	61,396.18	0.00	0.00	0.00	61,396.18
483-01 DUE TO FUND 1	587,634.92	592,405.27	6,480.29	0.00	6,480.29	598,885.56
484-01 DUE TO FUND 1	-693,103.74	-706,934.80	0.00	0.00	0.00	-706,934.80
Fund Balance	51,072.64	53,133.35	-6,480.29	6,480.29	0.00	46,653.06
500-00 Expense Control	0.00	0.00	-6,480.29	6,480.29	0.00	-6,480.29
600-00 Fund Balance	51,072.64	53,133.35	0.00	0.00	0.00	53,133.35
4 - FSS						
Assets	0.00	0.00	0.00	4,245.91	4,245.91	0.00
Liabilities	-15,179.15	-17,605.64	4,245.91	0.00	4,245.91	-13,359.73
and Fund	0.00	0.00	0.00	0.00	0.00	0.00
Balances	-15,179.15	-17,605.64	4,245.91	0.00	4,245.91	-13,359.73
483-01 DUE TO FUND 1	324,090.65	331,238.46	4,245.91	0.00	4,245.91	335,484.37
484-01 DUE FROM FUND 1	-339,269.80	-348,844.10	0.00	0.00	0.00	-348,844.10
Fund Balance	15,179.15	17,605.64	-4,245.91	4,245.91	0.00	13,359.73
500-00 Expense Control	0.00	0.00	-4,245.91	4,245.91	0.00	-4,245.91
600-00 Fund Balance	15,179.15	17,605.64	0.00	0.00	0.00	17,605.64
5 - ECONOMIC DEV						
Assets	0.00	0.00	0.00	27,939.47	27,939.47	0.00
Liabilities	-324,877.05	-283,539.51	27,939.33	0.07	27,939.40	-255,600.18
and Fund	0.00	0.00	0.00	0.00	0.00	0.00
Balances	-324,877.05	-283,539.51	27,939.33	0.07	27,939.40	-255,600.18
473-00 DOWNTOWN TIF	20,545.33	5,850.58	0.00	0.00	0.00	5,850.58
474-00 TRAIL GROOMER RESERVE	37,914.48	37,914.48	0.00	0.00	0.00	37,914.48
475-00 REVOLVING LOAN RESERVE	200,000.00	200,000.00	0.00	0.00	0.00	200,000.00
476-00 FIRE STATION RESERVE	50,151.96	50,151.96	0.00	0.00	0.00	50,151.96
483-01 DUE TO FUND 1	2,497,800.83	2,585,979.05	27,939.40	0.00	27,939.40	2,613,918.45
484-01 DUE FROM FUND 1	-3,131,289.65	-3,163,435.58	-0.07	0.07	0.00	-3,163,435.65
Fund Balance	324,877.05	283,539.51	-27,939.33	27,939.40	0.07	255,600.18
500-00 Expense Control	0.00	0.00	-27,939.40	27,939.40	0.00	-27,939.40
510-00 Revenue Control	0.00	0.00	0.07	0.00	0.07	0.07

General Ledger Summary Report

Fund(s): ALL

January

Account	Beginning Balance	Beg Bal Net	Curr Mnth Net	---- Y T D ----		Balance Net
				Debits	Credits	
5 - ECONOMIC DEV CONT'D						
600-00 Fund Balance	324,877.05	283,539.51	0.00	0.00	0.00	283,539.51
Final Totals	7,037.07	0.00	0.00	3,148,836.39	3,148,836.39	0.00

Expense Summary Report

Fund: 1
January

Account	Budget Net	Curr Mnth Net	YTD Net	Unexpended Balance	Percent Spent
10 - GENERAL GOVERNMENT	0.00	69,558.42	69,558.42	-69,558.42	----
17 - HEALTH & SANITATION	0.00	4,956.00	4,956.00	-4,956.00	----
18 - MUNICIPAL BUILDING	0.00	2,716.68	2,716.68	-2,716.68	----
20 - GENERAL ASSISTANCE	0.00	3,095.65	3,095.65	-3,095.65	----
22 - TAX ASSESSMENT	0.00	24,695.80	24,695.80	-24,695.80	----
25 - LIBRARY	0.00	19,528.86	19,528.86	-19,528.86	----
31 - FIRE/AMBULANCE DEPARTMENT	0.00	238,142.61	238,142.61	-238,142.61	----
35 - POLICE DEPARTMENT	0.00	188,384.80	188,384.80	-188,384.80	----
38 - PROTECTION	0.00	28,615.23	28,615.23	-28,615.23	----
39 - CARIBOU EMERGENCY MANAGEMENT	0.00	245.68	245.68	-245.68	----
40 - PUBLIC WORKS	0.00	162,242.20	162,242.20	-162,242.20	----
50 - RECREATION DEPARTMENT	0.00	49,073.50	49,073.50	-49,073.50	----
51 - PARKS	0.00	8,935.91	8,935.91	-8,935.91	----
60 - AIRPORT	0.00	3,469.48	3,469.48	-3,469.48	----
61 - CARIBOU TRAILER PARK	0.00	199.89	199.89	-199.89	----
70 - INS & RETIREMENT	0.00	4,080.34	4,080.34	-4,080.34	----
80 - UNCLASSIFIED	0.00	1,257.30	1,257.30	-1,257.30	----
Final Totals	0.00	809,198.35	809,198.35	-809,198.35	----

Expense Summary Report

Fund: 2
January

Account	Budget Net	Curr Mnth Net	YTD Net	Unexpended Balance	Percent Spent
52 - SNOWMOIBLE TRAIL MAINTENANCE	0.00	1,651.51	1,651.51	-1,651.51	----
Final Totals	0.00	1,651.51	1,651.51	-1,651.51	----

Expense Summary Report

Fund: 3
January

Account	Budget Net	Curr Mnth Net	YTD Net	Unexpended Balance	Percent Spent
24 - HOUSING	0.00	6,480.29	6,480.29	-6,480.29	----
Final Totals	0.00	6,480.29	6,480.29	-6,480.29	----

Expense Summary Report

Fund: 4
January

Account	Budget Net	Curr Mnth Net	YTD Net	Unexpended Balance	Percent Spent
96 - SECTION 8 - FSS PROGAM	0.00	4,245.91	4,245.91	-4,245.91	----
Final Totals	0.00	4,245.91	4,245.91	-4,245.91	----

Expense Summary Report

Fund: 5
January

Account	Budget Net	Curr Mnth Net	YTD Net	Unexpended Balance	Percent Spent
11 - ECONOMIC DEVELOPMENT	0.00	27,500.00	27,500.00	-27,500.00	----
12 - NYLANDER MUSEUM	0.00	439.40	439.40	-439.40	----
Final Totals	0.00	27,939.40	27,939.40	-27,939.40	----

Revenue Summary Report

Fund: 1
January

Account	Budget Net	Curr Mnth Net	YTD Net	Uncollected Balance	Percent Collected
10 - GENERAL GOVERNMENT	0.00	227,246.75	227,246.75	-227,246.75	----
18 - MUNICIPAL BUILDING	0.00	333.33	333.33	-333.33	----
23 - CODE ENFORCEMENT	0.00	980.00	980.00	-980.00	----
25 - LIBRARY	0.00	326.75	326.75	-326.75	----
31 - FIRE/AMBULANCE DEPARTMENT	0.00	226,161.64	226,161.64	-226,161.64	----
35 - POLICE DEPARTMENT	0.00	250.00	250.00	-250.00	----
39 - CARIBOU EMERGENCY MANAGEMENT	0.00	600.00	600.00	-600.00	----
40 - PUBLIC WORKS	0.00	10,630.85	10,630.85	-10,630.85	----
51 - PARKS	0.00	150.00	150.00	-150.00	----
60 - AIRPORT	0.00	618.73	618.73	-618.73	----
61 - CARIBOU TRAILER PARK	0.00	1,230.00	1,230.00	-1,230.00	----
Final Totals	0.00	468,528.05	468,528.05	-468,528.05	----

Revenue Summary Report

Fund: 2
January

Account	Budget Net	Curr Mnth Net	YTD Net	Uncollected Balance	Percent Collected
52 - SNOWMOIBLE TRAIL MAINTENANCE	0.00	1,000.00	1,000.00	-1,000.00	----
Final Totals	0.00	1,000.00	1,000.00	-1,000.00	----

Revenue Summary Report

Fund: 3
January

Account	Budget Net	Curr Mnth Net	YTD Net	Uncollected Balance	Percent Collected
Final Totals	0.00	0.00	0.00	0.00	----

Revenue Summary Report

Fund: 4
January

Account	Budget Net	Curr Mnth Net	YTD Net	Uncollected Balance	Percent Collected
Final Totals	0.00	0.00	0.00	0.00	----

Revenue Summary Report

Fund: 5
January

Account	Budget Net	Curr Mnth Net	YTD Net	Uncollected Balance	Percent Collected
12 - NYLANDER MUSEUM	0.00	0.07	0.07	-0.07	----
Final Totals	0.00	0.07	0.07	-0.07	----

Vendor	Amount	Account
10 GEN GOVT		
10-01 GEN GOVT / Gen Govt		
01400 - COUNTY QWIK PRINT, INC.	49.90	E 10-01-003-07 GEN GOVT / Gen Govt - OFFICE SUPP / PAPER
01400 - COUNTY QWIK PRINT, INC.	64.00	E 10-01-003-07 GEN GOVT / Gen Govt - OFFICE SUPP / PAPER
00099 - MMEHT	10,656.88	E 10-01-018-01 GEN GOVT / Gen Govt - HEALTH INS / HEALTH INS
00099 - MMEHT	10.80	E 10-01-018-01 GEN GOVT / Gen Govt - HEALTH INS / HEALTH INS
02111 - OFFICE DEPOT	276.28	E 10-01-003-05 GEN GOVT / Gen Govt - OFFICE SUPP / PRINTER INK
02111 - OFFICE DEPOT	143.80	E 10-01-003-08 GEN GOVT / Gen Govt - OFFICE SUPP / OFFICE SUPP
02111 - OFFICE DEPOT	9.88	E 10-01-003-08 GEN GOVT / Gen Govt - OFFICE SUPP / OFFICE SUPP
02111 - OFFICE DEPOT	65.16	E 10-01-003-08 GEN GOVT / Gen Govt - OFFICE SUPP / OFFICE SUPP
00116 - AROOSTOOK MUNICIPAL ASSOCIATI	30.00	E 10-01-009-04 GEN GOVT / Gen Govt - PROF DUES / PROF DUES
02977 - BUSINESS CARD	21.17	E 10-01-008-02 GEN GOVT / Gen Govt - COMP MAINT / HOSTED SER
02977 - BUSINESS CARD	14.99	E 10-01-008-01 GEN GOVT / Gen Govt - COMP MAINT / COMP MAINT
02977 - BUSINESS CARD	50.00	E 10-01-009-04 GEN GOVT / Gen Govt - PROF DUES / PROF DUES
00551 - LAUSIER, DENISE	22.50	E 10-01-010-01 GEN GOVT / Gen Govt - TRAVEL EXP / MILEAGE
00979 - MAINE MUNICIPAL ASSOC.	6,440.00	E 10-01-009-04 GEN GOVT / Gen Govt - PROF DUES / PROF DUES
02977 - BUSINESS CARD	744.00	E 10-01-008-02 GEN GOVT / Gen Govt - COMP MAINT / HOSTED SER
00524 - OAK LEAF SYSTEMS, INC	2,110.00	E 10-01-008-01 GEN GOVT / Gen Govt - COMP MAINT / COMP MAINT
Division Total-	20,709.36	
Department Total-	20,709.36	
11 ECONO DEV		
11-01 ECONO DEV / ECONO DEV CONT'D		
03913 - THISTLE SHOP DESIGN & ANTIQUE F	380.00	E 11-01-394-20 ECONO DEV / ECONO DEV - COMM PROJECT / MISCI
03282 - CENTRAL AROOSTOOK	2,500.00	E 11-01-392-01 ECONO DEV / ECONO DEV - ADDS/MARKET / ADDS/I
02891 - BMI	364.00	E 11-01-009-04 ECONO DEV / ECONO DEV - PROF DUES / PROF DUE
00099 - MMEHT	1,004.98	E 11-01-018-01 ECONO DEV / ECONO DEV - HEALTH INS / HEALTH I
00099 - MMEHT	17.70	E 11-01-018-01 ECONO DEV / ECONO DEV - HEALTH INS / HEALTH I
Division Total-	4,266.68	
Department Total-	4,266.68	
18 MUN BUILDING		
18-01 MUN BUILDING / MUN BUILDING CONT'D		
01505 - DEAD RIVER COMPANY	641.13	E 18-01-026-03 MUN BUILDING / MUN BUILDING - HEATING FUEL /
03231 - B & P CLEANERS	845.00	E 18-01-271-01 MUN BUILDING / MUN BUILDING - CONTR SERVIC /
04116 - VERSANT POWER	339.14	E 18-01-024-04 MUN BUILDING / MUN BUILDING - MAINT COMM / I
04116 - VERSANT POWER	1,492.35	E 18-01-027-11 MUN BUILDING / MUN BUILDING - ELECTRICITY / EI
00003 - UNIFIRST CORPORATION	52.00	E 18-01-031-01 MUN BUILDING / MUN BUILDING - BLDG MAINT / BL
Division Total-	3,369.62	
Department Total-	3,369.62	
20 G A		
20-01 G A / G A CONT'D		
00003 - UNIFIRST CORPORATION	3.75	E 20-01-019-01 G A / G A - MISC EXPENSE / MISC EXPENSE
00099 - MMEHT	583.08	E 20-01-018-01 G A / G A - HEALTH INS / HEALTH INS
Division Total-	586.83	
Department Total-	586.83	
22 TAX ASSESS		
22-01 TAX ASSESS / TAX ASSESS CONT'D		
00099 - MMEHT	2,906.00	E 22-01-018-01 TAX ASSESS / TAX ASSESS - HEALTH INS / HEALTH I
00099 - MMEHT	17.10	E 22-01-018-01 TAX ASSESS / TAX ASSESS - HEALTH INS / HEALTH I
00524 - OAK LEAF SYSTEMS, INC	70.00	E 22-01-051-01 TAX ASSESS / TAX ASSESS - EQUIP MAINT / SOFTW,
02977 - BUSINESS CARD	27.50	E 22-01-011-02 TAX ASSESS / TAX ASSESS - TRAIN & EDU / TRAIN &
00979 - MAINE MUNICIPAL ASSOC.	35.00	E 22-01-011-02 TAX ASSESS / TAX ASSESS - TRAIN & EDU / TRAIN &
Division Total-	3,055.60	

Vendor	Amount	Account
Department Total-	3,055.60	
HOUSING		
24-01 HOUSING / HOUSING CONT'D		
01400 - COUNTY QWIK PRINT, INC.	88.00	E 24-01-003-08 HOUSING / HOUSING - OFFICE SUPP / OFFICE SUPP
00524 - OAK LEAF SYSTEMS, INC	70.00	E 24-01-003-12 HOUSING / HOUSING - OFFICE SUPP / SOFTWARE
00099 - MMEHT	16.20	E 24-01-018-01 HOUSING / HOUSING - HEALTH INS / HEALTH INS
01095 - AROOSTOOK REPUBLICAN & NEWS	52.00	E 24-01-009-01 HOUSING / HOUSING - PROF DUES / SUBSCRIPTION
02977 - BUSINESS CARD	15.35	E 24-01-003-03 HOUSING / HOUSING - OFFICE SUPP / COPIER RENT
02977 - BUSINESS CARD	80.58	E 24-01-003-08 HOUSING / HOUSING - OFFICE SUPP / OFFICE SUPP
Division Total-	322.13	
Department Total-	322.13	
25 LIBRARY		
25-01 LIBRARY / LIBRARY CONT'D		
04116 - VERSANT POWER	449.12	E 25-01-027-11 LIBRARY / LIBRARY - ELECTRICITY / ELECTRICITY
00099 - MMEHT	896.04	E 25-01-018-01 LIBRARY / LIBRARY - HEALTH INS / HEALTH INS
03231 - B & P CLEANERS	825.00	E 25-01-271-01 LIBRARY / LIBRARY - CONTR SERVIC / JAN & SUPP
01505 - DEAD RIVER COMPANY	594.62	E 25-01-026-03 LIBRARY / LIBRARY - HEATING FUEL / HEATING FUE
01578 - ISLANDPORT PRESS INC.	14.37	E 25-01-055-03 LIBRARY / LIBRARY - BOOKS & PERI / BOOKS & PER
03941 - AMAZON CAPITAL SERVICES, INC	31.18	E 25-01-003-08 LIBRARY / LIBRARY - OFFICE SUPP / OFFICE SUPP
03941 - AMAZON CAPITAL SERVICES, INC	-24.98	E 25-01-003-08 LIBRARY / LIBRARY - OFFICE SUPP / OFFICE SUPP
00524 - OAK LEAF SYSTEMS, INC	70.00	E 25-01-008-01 LIBRARY / LIBRARY - COMP MAINT / COMP MAINT
02977 - BUSINESS CARD	140.00	E 25-01-031-01 LIBRARY / LIBRARY - BLDG MAINT / BLDG MAINT
Division Total-	2,995.35	
Department Total-	2,995.35	
31 FIRE/AMB		
31-01 FIRE/AMB / AMBULANCE CONT'D		
03919 - CARNEY FAMILY BEVERAGE, LLC	37.00	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
03919 - CARNEY FAMILY BEVERAGE, LLC	37.00	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00524 - OAK LEAF SYSTEMS, INC	70.00	E 31-01-051-03 FIRE/AMB / AMBULANCE - EQUIP MAINT / MAINT CC
03955 - MCCARTHY, CHAD	15.84	E 31-01-085-01 FIRE/AMB / AMBULANCE - TRANS MEAL / TRANS ME
02873 - BELANGER, JESSE dba	155.00	E 31-01-031-01 FIRE/AMB / AMBULANCE - BLDG MAINT / BLDG MAINT
00000 - O'BAR, KENNETH	179.30	E 31-01-070-01 FIRE/AMB / AMBULANCE - CLOTHS ALLOW / UNIFORM
01633 - BOUND TREE MEDICAL, LLC	615.20	E 31-01-087-01 FIRE/AMB / AMBULANCE - MED SUPPLIES / AMB SUP
02003 - AUTOTRONICS, LLC	39.91	E 31-01-073-01 FIRE/AMB / AMBULANCE - VEHICLE REP / VEHICLE R
02003 - AUTOTRONICS, LLC	24.46	E 31-01-073-01 FIRE/AMB / AMBULANCE - VEHICLE REP / VEHICLE R
03263 - ABILITY NETWORK INC.	104.58	E 31-01-003-09 FIRE/AMB / AMBULANCE - OFFICE SUPP / BILLING SI
03263 - ABILITY NETWORK INC.	104.58	E 31-01-003-14 FIRE/AMB / AMBULANCE - OFFICE SUPP / CALAIS
03263 - ABILITY NETWORK INC.	104.58	E 31-01-003-16 FIRE/AMB / AMBULANCE - OFFICE SUPP / ISLAND FA
03263 - ABILITY NETWORK INC.	104.58	E 31-01-003-17 FIRE/AMB / AMBULANCE - OFFICE SUPP / PATTEN
03020 - BRAND COMPANY INC.	80.22	E 31-01-077-02 FIRE/AMB / AMBULANCE - BATTERIES / EQUIPMENT
00099 - MMEHT	2,876.43	E 31-01-018-02 FIRE/AMB / AMBULANCE - HEALTH INS / AMB BILL
00099 - MMEHT	26.70	E 31-01-018-01 FIRE/AMB / AMBULANCE - HEALTH INS / HEALTH IN
00099 - MMEHT	23,153.87	E 31-01-018-01 FIRE/AMB / AMBULANCE - HEALTH INS / HEALTH IN
04116 - VERSANT POWER	909.44	E 31-01-027-11 FIRE/AMB / AMBULANCE - ELECTRICITY / ELECTRICI
02794 - WINTERPORT BOOT SHOP	254.95	E 31-01-070-01 FIRE/AMB / AMBULANCE - CLOTHS ALLOW / UNIFORM
03635 - ABSOLUTE CREDIT LLC	426.38	E 31-01-082-02 FIRE/AMB / AMBULANCE - BAD DEBT / COLLECTION
00311 - PITNEY BOWES	260.00	E 31-01-003-09 FIRE/AMB / AMBULANCE - OFFICE SUPP / BILLING SI
02977 - BUSINESS CARD	48.95	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
02977 - BUSINESS CARD	125.24	E 31-01-085-01 FIRE/AMB / AMBULANCE - TRANS MEAL / TRANS ME
02977 - BUSINESS CARD	50.17	E 31-01-071-01 FIRE/AMB / AMBULANCE - RADIO MAINT / VEHICLE
02977 - BUSINESS CARD	57.71	E 31-01-031-01 FIRE/AMB / AMBULANCE - BLDG MAINT / BLDG MAINT
02977 - BUSINESS CARD	400.00	E 31-01-292-01 FIRE/AMB / AMBULANCE - EMS LICENSE / EMS LICEN
02977 - BUSINESS CARD	818.02	E 31-01-031-01 FIRE/AMB / AMBULANCE - BLDG MAINT / BLDG MAINT

Department Summary

Pay Date: 02/05/2021

02/05/2021

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Vendor	Amount	Account
Division Total-	31,080.11	
Department Total-	31,080.11	
35 POLICE DEPT		
35-01 POLICE DEPT / POLICE DEPT CONT'D		
02931 - AROOSTOOK COUNTY TRAINING COI	259.00	E 35-01-011-02 POLICE DEPT / POLICE DEPT - TRAIN & EDU / TRAIN
02858 - BANGOR DAILY NEWS	447.20	E 35-01-009-01 POLICE DEPT / POLICE DEPT - PROF DUES / SUBSCF
02977 - BUSINESS CARD	126.59	E 35-01-098-01 POLICE DEPT / POLICE DEPT - MEDICAL SUPP / MEC
02977 - BUSINESS CARD	132.84	E 35-01-070-01 POLICE DEPT / POLICE DEPT - CLOTHS ALLOW / UN
02977 - BUSINESS CARD	50.00	E 35-01-019-01 POLICE DEPT / POLICE DEPT - MISC EXPENSE / MIS
02977 - BUSINESS CARD	539.00	E 35-01-014-01 POLICE DEPT / POLICE DEPT - NEW EQUIP / NEW E
01285 - TREASURER, STATE OF MAINE	120.00	E 35-01-098-01 POLICE DEPT / POLICE DEPT - MEDICAL SUPP / MEC
01285 - TREASURER, STATE OF MAINE	120.00	E 35-01-098-01 POLICE DEPT / POLICE DEPT - MEDICAL SUPP / MEC
01285 - TREASURER, STATE OF MAINE	120.00	E 35-01-098-01 POLICE DEPT / POLICE DEPT - MEDICAL SUPP / MEC
01285 - TREASURER, STATE OF MAINE	480.00	E 35-01-098-01 POLICE DEPT / POLICE DEPT - MEDICAL SUPP / MEC
00099 - MMEHT	21,455.92	E 35-01-018-01 POLICE DEPT / POLICE DEPT - HEALTH INS / HEALT
00099 - MMEHT	29.40	E 35-01-018-01 POLICE DEPT / POLICE DEPT - HEALTH INS / HEALT
00524 - OAK LEAF SYSTEMS, INC	70.00	E 35-01-102-01 POLICE DEPT / POLICE DEPT - COMP TECH / COMP
Division Total-	23,949.95	
Department Total-	23,949.95	
38 PROTECTION		
38-01 PROTECTION / PROTECTION CONT'D		
04116 - VERSANT POWER	17.91	E 38-01-105-01 PROTECTION / PROTECTION - STREET LIGHT / STRI
04116 - VERSANT POWER	88.63	E 38-01-105-01 PROTECTION / PROTECTION - STREET LIGHT / STRI
04116 - VERSANT POWER	149.66	E 38-01-105-01 PROTECTION / PROTECTION - STREET LIGHT / STRI
Division Total-	256.20	
Department Total-	256.20	
40 PUBLIC WORKS		
40-01 PUBLIC WORKS / PUBLIC WORKS CONT'D		
02977 - BUSINESS CARD	51.00	E 40-01-076-01 PUBLIC WORKS / PUBLIC WORKS - DIESEL / DIESEL
02977 - BUSINESS CARD	22.47	E 40-01-019-01 PUBLIC WORKS / PUBLIC WORKS - MISC EXPENSE /
02977 - BUSINESS CARD	191.32	E 40-01-031-01 PUBLIC WORKS / PUBLIC WORKS - BLDG MAINT / BL
02977 - BUSINESS CARD	123.00	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
02977 - BUSINESS CARD	21.09	E 40-01-003-08 PUBLIC WORKS / PUBLIC WORKS - OFFICE SUPP / O
00099 - MMEHT	20.40	E 40-01-018-01 PUBLIC WORKS / PUBLIC WORKS - HEALTH INS / HE
00099 - MMEHT	15,433.30	E 40-01-018-01 PUBLIC WORKS / PUBLIC WORKS - HEALTH INS / HE
00524 - OAK LEAF SYSTEMS, INC	70.00	E 40-01-003-12 PUBLIC WORKS / PUBLIC WORKS - OFFICE SUPP / SI
01505 - DEAD RIVER COMPANY	1,103.92	E 40-01-026-03 PUBLIC WORKS / PUBLIC WORKS - HEATING FUEL /
00586 - SLEEPER'S MARKET	229.99	E 40-01-070-04 PUBLIC WORKS / PUBLIC WORKS - CLOTHS ALLOW ,
00586 - SLEEPER'S MARKET	239.99	E 40-01-070-04 PUBLIC WORKS / PUBLIC WORKS - CLOTHS ALLOW ,
Division Total-	17,506.48	
Department Total-	17,506.48	
50 REC DEPT		
50-01 REC DEPT / REC DEPT CONT'D		
00466 - P & E DISTRIBUTORS, INC.	149.98	E 50-01-030-01 REC DEPT / REC DEPT - BLDG SUPPLY / BLDG SUPPL
01115 - NMCRA	50.00	E 50-01-009-04 REC DEPT / REC DEPT - PROF DUES / PROF DUES
04116 - VERSANT POWER	14.45	E 50-01-027-07 REC DEPT / REC DEPT - ELECTRICITY / SOUCIE SPO
02863 - MRPA	175.00	E 50-01-009-04 REC DEPT / REC DEPT - PROF DUES / PROF DUES
02977 - BUSINESS CARD	70.00	E 50-01-031-01 REC DEPT / REC DEPT - BLDG MAINT / BLDG MAINT
00524 - OAK LEAF SYSTEMS, INC	70.00	E 50-01-008-01 REC DEPT / REC DEPT - COMP MAINT / COMP MAINI
00099 - MMEHT	5,264.06	E 50-01-018-01 REC DEPT / REC DEPT - HEALTH INS / HEALTH INS
02977 - BUSINESS CARD	55.90	E 50-01-003-02 REC DEPT / REC DEPT - OFFICE SUPP / ADVERTISIN
Division Total-	5,849.39	

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Vendor	Amount	Account
Department Total-	5,849.39	
PARKS		
51-01 PARKS / PARKS CONT'D		
00099 - MMEHT	13.50	E 51-01-018-01 PARKS / PARKS - HEALTH INS / HEALTH INS
03590 - NAPA AUTO PARTS	49.04	E 51-01-111-01 PARKS / PARKS - TOOLS - SHOP / TOOLS - SHOP
03590 - NAPA AUTO PARTS	38.45	E 51-01-073-01 PARKS / PARKS - VEHICLE REP / VEHICLE REP
03590 - NAPA AUTO PARTS	17.92	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
03590 - NAPA AUTO PARTS	9.05	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
03590 - NAPA AUTO PARTS	15.38	E 51-01-075-01 PARKS / PARKS - GAS/OIL/FILT / GAS/OIL/FILT
03590 - NAPA AUTO PARTS	25.41	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
03590 - NAPA AUTO PARTS	37.53	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
03590 - NAPA AUTO PARTS	13.17	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
00917 - CARQUEST AUTO PARTS STORES	16.42	E 51-01-111-01 PARKS / PARKS - TOOLS - SHOP / TOOLS - SHOP
03049 - MATHESON TRI-GAS INC	49.00	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
03049 - MATHESON TRI-GAS INC	25.89	E 51-01-030-01 PARKS / PARKS - BLDG SUPPLY / BLDG SUPPLY
01505 - DEAD RIVER COMPANY	281.77	E 51-01-026-03 PARKS / PARKS - HEATING FUEL / HEATING FUEL
01505 - DEAD RIVER COMPANY	315.18	E 51-01-026-03 PARKS / PARKS - HEATING FUEL / HEATING FUEL
00121 - HAINES MFG. CO., INC.	33.00	E 51-01-051-05 PARKS / PARKS - EQUIP MAINT / EQUIP MAINT
04116 - VERSANT POWER	14.45	E 51-01-027-11 PARKS / PARKS - ELECTRICITY / ELECTRICITY
04116 - VERSANT POWER	150.06	E 51-01-027-09 PARKS / PARKS - ELECTRICITY / PARKS SHOP
04116 - VERSANT POWER	13.46	E 51-01-027-10 PARKS / PARKS - ELECTRICITY / PARK SEC LTS
Division Total-	1,118.68	
Department Total-	1,118.68	
52 SNOW TRAIL		
52-01 SNOW TRAIL / SNOW TRAIL CONT'D		
03443 - J B SHEETMETAL INC.	13.40	E 52-01-051-05 SNOW TRAIL / SNOW TRAIL - EQUIP MAINT / EQUIP
03443 - J B SHEETMETAL INC.	33.04	E 52-01-051-05 SNOW TRAIL / SNOW TRAIL - EQUIP MAINT / EQUIP
03590 - NAPA AUTO PARTS	8.98	E 52-01-019-01 SNOW TRAIL / SNOW TRAIL - MISC EXPENSE / MISC
01033 - BEAUREGARD EQUIPMENT, INC.	547.24	E 52-01-075-01 SNOW TRAIL / SNOW TRAIL - GAS/OIL/FILT / GAS/C
Division Total-	602.66	
Department Total-	602.66	
60 AIRPORT		
60-01 AIRPORT / AIRPORT CONT'D		
02131 - TREASURER, STATE OF MAINE	20.00	E 60-01-019-01 AIRPORT / AIRPORT - MISC EXPENSE / MISC EXPEN
01505 - DEAD RIVER COMPANY	1,032.26	E 60-01-026-03 AIRPORT / AIRPORT - HEATING FUEL / HEATING FUI
Division Total-	1,052.26	
Department Total-	1,052.26	
70 INS & RETIRE		
70-01 INS & RETIRE / INS & RETIRE CONT'D		
03584 - GROUP DYNAMIC, INC.	384.00	E 70-01-311-01 INS & RETIRE / INS & RETIRE - SECTION 125 / SECT
Division Total-	384.00	
Department Total-	384.00	
96 SECT 8 FSS		
96-01 SECT 8 FSS / SECT 8 FSS CONT'D		
00099 - MMEHT	11.10	E 96-01-018-01 SECT 8 FSS / SECT 8 FSS - HEALTH INS / HEALTH II
Division Total-	11.10	
G/L Account Total	11.10	
Accounts		
G/L Accounts-01 / CONT'D		
00099 - MMEHT	21,057.64	G 1-312-00 Gen Fund / HEALTH INS
00099 - MMEHT	3,193.94	G 1-318-00 Gen Fund / INCOME PROT
00099 - MMEHT	777.40	G 1-323-00 Gen Fund / SUPP LIFE

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G/L Accounts CONT'D		
G/L Accounts-01 / CONT'D		
00015 - TREASURER STATE OF MAINE	10,360.75	G 1-330-00 Gen Fund / VEHICLE REG
01483 - TREASURER, STATE OF MAINE	133.50	G 1-331-00 Gen Fund / BOAT REG
01483 - TREASURER, STATE OF MAINE	7,896.88	G 1-332-00 Gen Fund / SNOW REG
00721 - TREASURER, STATE OF MAINE	2,324.60	G 1-338-00 Gen Fund / CONNOR EXC
00721 - TREASURER, STATE OF MAINE	6.00	G 1-339-00 Gen Fund / CONNOR BOAT
01365 - TREASURER, STATE OF MAINE	826.00	G 1-340-00 Gen Fund / DOG LIC
01483 - TREASURER, STATE OF MAINE	575.00	G 1-341-00 Gen Fund / FISH LIC
01483 - TREASURER, STATE OF MAINE	994.00	G 1-342-00 Gen Fund / HUNT LIC
02977 - BUSINESS CARD	10.23	G 1-365-22 Gen Fund / NON APP SKI
02977 - BUSINESS CARD	65.40	G 1-367-05 Gen Fund / DRINK GRANT
03259 - KEVIN W. SMITH & SON, INC	117,000.00	G 1-368-10 Gen Fund / BUILD RES
01505 - DEAD RIVER COMPANY	880.00	G 1-373-03 Gen Fund / MUN BLD RESE
00099 - MMEHT	1,645.39	G 1-469-00 Gen Fund / DENTAL INS
00099 - MMEHT	295.31	G 1-470-00 Gen Fund / EYE INS
00521 - TREASURER, STATE OF MAINE	78.00	G 1-496-00 Gen Fund / BIRTH STATE
00521 - TREASURER, STATE OF MAINE	155.60	G 1-497-00 Gen Fund / DEATH STATE
00521 - TREASURER, STATE OF MAINE	26.00	G 1-498-00 Gen Fund / MARRIAGE STA
Division Total-	168,301.64	
G/L Account Total	168,301.64	
Final Total-	285,418.04	

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10 GEN GOVT		
10-01 GEN GOVT / Gen Govt		
04056 - GWI	399.81	E 10-01-015-04 GEN GOVT / Gen Govt - TELEPHONE / TELEPHONE
02111 - OFFICE DEPOT	631.65	E 10-01-003-03 GEN GOVT / Gen Govt - OFFICE SUPP / COPIER REN
02153 - PIONEER BROADBAND	104.95	E 10-01-017-03 GEN GOVT / Gen Govt - COMMUNICATE / INTERNET
00524 - OAK LEAF SYSTEMS, INC	50.00	E 10-01-014-01 GEN GOVT / Gen Govt - NEW EQUIP / NEW EQUIP
02092 - S.W. COLLINS CO.	4.58	E 10-01-019-01 GEN GOVT / Gen Govt - MISC EXPENSE / MISC EXPE
Division Total-	1,190.99	
Department Total-	1,190.99	
11 ECONO DEV		
11-01 ECONO DEV / ECONO DEV CONT'D		
02977 - BUSINESS CARD	26.83	E 11-01-010-04 ECONO DEV / ECONO DEV - TRAVEL EXP / CONF FEE
02977 - BUSINESS CARD	95.73	E 11-01-394-20 ECONO DEV / ECONO DEV - COMM PROJECT / MISCI
Division Total-	122.56	
Department Total-	122.56	
12 NYLANDER MUS		
12-01 NYLANDER MUS / NYLANDER MUS CONT'D		
04116 - VERSANT POWER	55.23	E 12-01-027-11 NYLANDER MUS / NYLANDER MUS - ELECTRICITY / I
04056 - GWI	84.36	E 12-01-015-04 NYLANDER MUS / NYLANDER MUS - TELEPHONE / TI
Division Total-	139.59	
Department Total-	139.59	
17 HEALTH & SAN		
17-01 HEALTH & SAN / HEALTH & SAN CONT'D		
03932 - AROOSTOOK WASTE SOLUTIONS	20,650.00	E 17-01-023-01 HEALTH & SAN / HEALTH & SAN - TRI COMM / TRI C
Division Total-	20,650.00	
Department Total-	20,650.00	
18 MUN BUILDING		
18-01 MUN BUILDING / MUN BUILDING CONT'D		
01505 - DEAD RIVER COMPANY	225.01	E 18-01-025-01 MUN BUILDING / MUN BUILDING - HEAT COM CNT /
01505 - DEAD RIVER COMPANY	453.83	E 18-01-026-03 MUN BUILDING / MUN BUILDING - HEATING FUEL /
00003 - UNIFIRST CORPORATION	52.00	E 18-01-031-01 MUN BUILDING / MUN BUILDING - BLDG MAINT / BL
01274 - AROOSTOOK FOODS INC.	55.00	E 18-01-030-01 MUN BUILDING / MUN BUILDING - BLDG SUPPLY / B
00085 - ADAMS HEATING	807.59	E 18-01-031-03 MUN BUILDING / MUN BUILDING - BLDG MAINT / BC
01454 - R.L. TODD & SON, INC.	75.00	E 18-01-031-01 MUN BUILDING / MUN BUILDING - BLDG MAINT / BL
Division Total-	1,668.43	
Department Total-	1,668.43	
20 G A		
20-01 G A / G A CONT'D		
00003 - UNIFIRST CORPORATION	3.75	E 20-01-019-01 G A / G A - MISC EXPENSE / MISC EXPENSE
Division Total-	3.75	
Department Total-	3.75	
22 TAX ASSESS		
22-01 TAX ASSESS / TAX ASSESS CONT'D		
01336 - SOUTHERN AROOSTOOK COUNTY	4.00	E 22-01-056-01 TAX ASSESS / TAX ASSESS - CONT SERVC / REGISTR
01400 - COUNTY QWIK PRINT, INC.	39.04	E 22-01-003-08 TAX ASSESS / TAX ASSESS - OFFICE SUPP / OFFICE
03877 - MASSACHUSETTS CHAPTER OF IAAO,	150.00	E 22-01-011-02 TAX ASSESS / TAX ASSESS - TRAIN & EDU / TRAIN &
04056 - GWI	37.63	E 22-01-015-04 TAX ASSESS / TAX ASSESS - TELEPHONE / TELEPHO
Division Total-	230.67	
Department Total-	230.67	
24 HOUSING		
24-01 HOUSING / HOUSING CONT'D		

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Vendor	Amount	Account
24 HOUSING CONT'D		
24-01 HOUSING / HOUSING CONT'D		
04056 - GWI	32.92	E 24-01-015-04 HOUSING / HOUSING - TELEPHONE / TELEPHONE
02999 - NORTHERN BUSINESS PRODUCTS	550.00	E 24-01-003-08 HOUSING / HOUSING - OFFICE SUPP / OFFICE SUPP
02111 - OFFICE DEPOT	122.68	E 24-01-003-07 HOUSING / HOUSING - OFFICE SUPP / PAPER
02111 - OFFICE DEPOT	14.43	E 24-01-003-08 HOUSING / HOUSING - OFFICE SUPP / OFFICE SUPP
02111 - OFFICE DEPOT	138.98	E 24-01-003-03 HOUSING / HOUSING - OFFICE SUPP / COPIER RENT
02111 - OFFICE DEPOT	19.98	E 24-01-003-08 HOUSING / HOUSING - OFFICE SUPP / OFFICE SUPP
Division Total-	878.99	
Department Total-	878.99	
25 LIBRARY		
25-01 LIBRARY / LIBRARY CONT'D		
01505 - DEAD RIVER COMPANY	467.67	E 25-01-026-03 LIBRARY / LIBRARY - HEATING FUEL / HEATING FUE
00003 - UNIFIRST CORPORATION	26.31	E 25-01-031-01 LIBRARY / LIBRARY - BLDG MAINT / BLDG MAINT
02111 - OFFICE DEPOT	111.45	E 25-01-003-03 LIBRARY / LIBRARY - OFFICE SUPP / COPIER RENT
01272 - BAKER & TAYLOR	52.85	E 25-01-055-03 LIBRARY / LIBRARY - BOOKS & PERI / BOOKS & PER
01272 - BAKER & TAYLOR	100.45	E 25-01-055-03 LIBRARY / LIBRARY - BOOKS & PERI / BOOKS & PER
02977 - BUSINESS CARD	25.00	E 25-01-011-02 LIBRARY / LIBRARY - TRAIN & EDU / TRAIN & EDU
04056 - GWI	164.62	E 25-01-015-04 LIBRARY / LIBRARY - TELEPHONE / TELEPHONE
Division Total-	948.35	
Department Total-	948.35	
31 FIRE/AMB		
31-01 FIRE/AMB / AMBULANCE CONT'D		
04056 - GWI	29.48	E 31-01-015-04 FIRE/AMB / AMBULANCE - TELEPHONE / TELEPHONE
04056 - GWI	324.24	E 31-01-015-04 FIRE/AMB / AMBULANCE - TELEPHONE / TELEPHONE
01400 - COUNTY QWIK PRINT, INC.	7.98	E 31-01-003-09 FIRE/AMB / AMBULANCE - OFFICE SUPP / BILLING SI
00466 - P & E DISTRIBUTORS, INC.	45.90	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00466 - P & E DISTRIBUTORS, INC.	161.00	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00466 - P & E DISTRIBUTORS, INC.	80.90	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00466 - P & E DISTRIBUTORS, INC.	34.22	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00466 - P & E DISTRIBUTORS, INC.	92.12	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
00466 - P & E DISTRIBUTORS, INC.	45.90	E 31-01-030-01 FIRE/AMB / AMBULANCE - BLDG SUPPLY / BLDG SUP
02153 - PIONEER BROADBAND	88.95	E 31-01-017-03 FIRE/AMB / AMBULANCE - COMMUNICATE / INTERNI
02111 - OFFICE DEPOT	80.49	E 31-01-003-03 FIRE/AMB / AMBULANCE - OFFICE SUPP / COPIER RE
02111 - OFFICE DEPOT	16.28	E 31-01-003-09 FIRE/AMB / AMBULANCE - OFFICE SUPP / BILLING SI
02111 - OFFICE DEPOT	16.27	E 31-01-003-14 FIRE/AMB / AMBULANCE - OFFICE SUPP / CALAIS
02111 - OFFICE DEPOT	16.28	E 31-01-003-16 FIRE/AMB / AMBULANCE - OFFICE SUPP / ISLAND FA
02111 - OFFICE DEPOT	16.28	E 31-01-003-17 FIRE/AMB / AMBULANCE - OFFICE SUPP / PATTEN
03590 - NAPA AUTO PARTS	788.29	E 31-01-073-01 FIRE/AMB / AMBULANCE - VEHICLE REP / VEHICLE R
00914 - NORTHEAST PROPANE	1,600.56	E 31-01-026-03 FIRE/AMB / AMBULANCE - HEATING FUEL / HEATING
00914 - NORTHEAST PROPANE	25.54	E 31-01-026-03 FIRE/AMB / AMBULANCE - HEATING FUEL / HEATING
00914 - NORTHEAST PROPANE	19.76	E 31-01-026-03 FIRE/AMB / AMBULANCE - HEATING FUEL / HEATING
00578 - AROOSTOOK EMERGENCY MEDICAL	1,100.00	E 31-01-292-01 FIRE/AMB / AMBULANCE - EMS LICENSE / EMS LICEP
03182 - RADIO COMMUNICATIONS MGMT, IN	23.58	E 31-01-071-03 FIRE/AMB / AMBULANCE - RADIO MAINT / RADIO M
03049 - MATHESON TRI-GAS INC	104.95	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
03049 - MATHESON TRI-GAS INC	86.16	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
03049 - MATHESON TRI-GAS INC	67.36	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
03049 - MATHESON TRI-GAS INC	48.57	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
03049 - MATHESON TRI-GAS INC	27.00	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
03049 - MATHESON TRI-GAS INC	26.13	E 31-01-087-02 FIRE/AMB / AMBULANCE - MED SUPPLIES / OXYGEN
02092 - S.W. COLLINS CO.	27.99	E 31-01-031-01 FIRE/AMB / AMBULANCE - BLDG MAINT / BLDG MAI
03440 - WEX BANK	111.29	E 31-01-076-01 FIRE/AMB / AMBULANCE - DIESEL / DIESEL
Division Total-	5,113.47	

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Department Total-	5,113.47	
POLICE DEPT		
35-01 POLICE DEPT / POLICE DEPT CONT'D		
00154 - HOGAN TIRE INC	729.84	E 35-01-074-01 POLICE DEPT / POLICE DEPT - TIRES / TIRES
03182 - RADIO COMMUNICATIONS MGMT, IN	55.00	E 35-01-071-03 POLICE DEPT / POLICE DEPT - RADIO MAINT / RADI
02092 - S.W. COLLINS CO.	3.49	E 35-01-073-01 POLICE DEPT / POLICE DEPT - VEHICLE REP / VEHIC
02092 - S.W. COLLINS CO.	16.48	E 35-01-031-01 POLICE DEPT / POLICE DEPT - BLDG MAINT / BLDG
04040 - CANTAFIO, DEE	340.00	E 35-01-068-01 POLICE DEPT / POLICE DEPT - JANITOR SVCE / JANI
00002 - GALLS, LLC	54.93	E 35-01-070-01 POLICE DEPT / POLICE DEPT - CLOTHS ALLOW / UN
00002 - GALLS, LLC	69.00	E 35-01-070-01 POLICE DEPT / POLICE DEPT - CLOTHS ALLOW / UN
02999 - NORTHERN BUSINESS PRODUCTS	160.00	E 35-01-003-03 POLICE DEPT / POLICE DEPT - OFFICE SUPP / COPIE
02999 - NORTHERN BUSINESS PRODUCTS	45.99	E 35-01-003-08 POLICE DEPT / POLICE DEPT - OFFICE SUPP / OFFIC
02999 - NORTHERN BUSINESS PRODUCTS	135.60	E 35-01-003-08 POLICE DEPT / POLICE DEPT - OFFICE SUPP / OFFIC
02999 - NORTHERN BUSINESS PRODUCTS	69.10	E 35-01-003-08 POLICE DEPT / POLICE DEPT - OFFICE SUPP / OFFIC
00466 - P & E DISTRIBUTORS, INC.	57.49	E 35-01-030-01 POLICE DEPT / POLICE DEPT - BLDG SUPPLY / BLDG
03590 - NAPA AUTO PARTS	153.47	E 35-01-073-01 POLICE DEPT / POLICE DEPT - VEHICLE REP / VEHIC
00466 - P & E DISTRIBUTORS, INC.	384.00	E 35-01-030-01 POLICE DEPT / POLICE DEPT - BLDG SUPPLY / BLDG
00466 - P & E DISTRIBUTORS, INC.	119.59	E 35-01-030-01 POLICE DEPT / POLICE DEPT - BLDG SUPPLY / BLDG
00466 - P & E DISTRIBUTORS, INC.	28.96	E 35-01-030-01 POLICE DEPT / POLICE DEPT - BLDG SUPPLY / BLDG
04056 - GWI	265.29	E 35-01-015-04 POLICE DEPT / POLICE DEPT - TELEPHONE / TELEPH
00154 - HOGAN TIRE INC	629.12	E 35-01-074-01 POLICE DEPT / POLICE DEPT - TIRES / TIRES
Division Total-	3,317.35	
Department Total-	3,317.35	
38 PROTECTION		
38-01 PROTECTION / PROTECTION CONT'D		
04116 - VERSANT POWER	14.73	E 38-01-105-01 PROTECTION / PROTECTION - STREET LIGHT / STRI
04116 - VERSANT POWER	24.12	E 38-01-105-01 PROTECTION / PROTECTION - STREET LIGHT / STRI
Division Total-	38.85	
Department Total-	38.85	
39 CEM		
39-01 CEM / CEM CONT'D		
00466 - P & E DISTRIBUTORS, INC.	45.90	E 39-01-030-01 CEM / CEM - BLDG SUPPLY / BLDG SUPPLY
Division Total-	45.90	
Department Total-	45.90	
40 PUBLIC WORKS		
40-01 PUBLIC WORKS / PUBLIC WORKS CONT'D		
00646 - AROOSTOOK COUNTY ELECTRIC SUP	141.70	E 40-01-031-01 PUBLIC WORKS / PUBLIC WORKS - BLDG MAINT / BL
02111 - OFFICE DEPOT	82.32	E 40-01-003-11 PUBLIC WORKS / PUBLIC WORKS - OFFICE SUPP / E
00466 - P & E DISTRIBUTORS, INC.	66.87	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00466 - P & E DISTRIBUTORS, INC.	16.68	E 40-01-109-01 PUBLIC WORKS / PUBLIC WORKS - SAFETY MAT / SA
03555 - KIMBALL MIDWEST	213.83	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03555 - KIMBALL MIDWEST	-34.40	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03685 - KINGSCO TRANSPORT, LTD	14,608.01	E 40-01-116-01 PUBLIC WORKS / PUBLIC WORKS - SALT/CALCIUM /
03850 - LAWSON PRODUCTS, INC.	23.13	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03049 - MATHESON TRI-GAS INC	77.66	E 40-01-114-01 PUBLIC WORKS / PUBLIC WORKS - IND GAS/SOLV /
03049 - MATHESON TRI-GAS INC	163.92	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03590 - NAPA AUTO PARTS	771.23	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00852 - F.W. WEBB COMPANY	32.86	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00257 - FASTENAL COMPANY	34.96	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00257 - FASTENAL COMPANY	95.36	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00257 - FASTENAL COMPANY	541.96	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03705 - FORCE AMERICA DISTRIBUTING, LLC	206.70	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E

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Vendor

Amount Account

40 PUBLIC WORKS CONT'D

40-01 PUBLIC WORKS / PUBLIC WORKS CONT'D

00136 - HIGHWAY TIRE INC.	117.50	E 40-01-074-04 PUBLIC WORKS / PUBLIC WORKS - TIRES / TRUCKS
00136 - HIGHWAY TIRE INC.	382.08	E 40-01-074-04 PUBLIC WORKS / PUBLIC WORKS - TIRES / TRUCKS
00136 - HIGHWAY TIRE INC.	5.95	E 40-01-074-04 PUBLIC WORKS / PUBLIC WORKS - TIRES / TRUCKS
04056 - GWI	88.43	E 40-01-015-04 PUBLIC WORKS / PUBLIC WORKS - TELEPHONE / TE
02009 - CUMMINS NORTHEAST LLC	14.50	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
00167 - DAIGLE & HOUGHTON, INC.	1,520.14	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E
03932 - AROOSTOOK WASTE SOLUTIONS	93.15	E 40-01-074-04 PUBLIC WORKS / PUBLIC WORKS - TIRES / TRUCKS
01027 - TIME WARNER CABLE	44.95	E 40-01-017-03 PUBLIC WORKS / PUBLIC WORKS - COMMUNICATE /
02092 - S.W. COLLINS CO.	448.74	E 40-01-031-01 PUBLIC WORKS / PUBLIC WORKS - BLDG MAINT / BI
03856 - COUNTY AG & TURF SUPPLY, INC.	54.00	E 40-01-051-05 PUBLIC WORKS / PUBLIC WORKS - EQUIP MAINT / E

Division Total- **19,812.23**

Department Total- **19,812.23**

50 REC DEPT

50-01 REC DEPT / REC DEPT CONT'D

02092 - S.W. COLLINS CO.	4.99	E 50-01-031-01 REC DEPT / REC DEPT - BLDG MAINT / BLDG MAINT
02985 - SPRINKLER SYSTEMS INSP. CORP.	120.00	E 50-01-031-01 REC DEPT / REC DEPT - BLDG MAINT / BLDG MAINT
04056 - GWI	196.84	E 50-01-015-02 REC DEPT / REC DEPT - TELEPHONE / REC CENTER
03455 - HANNAFORD	21.16	E 50-01-137-01 REC DEPT / REC DEPT - RINK EQUIP / RINK EQUIP
02999 - NORTHERN BUSINESS PRODUCTS	130.00	E 50-01-003-03 REC DEPT / REC DEPT - OFFICE SUPP / COPIER REN

Division Total- **472.99**

Department Total- **472.99**

51 PARKS

51-01 PARKS / PARKS CONT'D

04056 - GWI	52.32	E 51-01-015-04 PARKS / PARKS - TELEPHONE / TELEPHONE
02092 - S.W. COLLINS CO.	42.98	E 51-01-111-01 PARKS / PARKS - TOOLS - SHOP / TOOLS - SHOP

Division Total- **95.30**

Department Total- **95.30**

52 SNOW TRAIL

52-01 SNOW TRAIL / SNOW TRAIL CONT'D

02092 - S.W. COLLINS CO.	488.00	E 52-01-148-01 SNOW TRAIL / SNOW TRAIL - TRAIL MAINT / TRAIL
00883 - SIGN TECH	124.00	E 52-01-148-01 SNOW TRAIL / SNOW TRAIL - TRAIL MAINT / TRAIL
01185 - COUNTY SPORTS, INC.	297.50	E 52-01-148-01 SNOW TRAIL / SNOW TRAIL - TRAIL MAINT / TRAIL

Division Total- **909.50**

Department Total- **909.50**

60 AIRPORT

60-01 AIRPORT / AIRPORT CONT'D

01505 - DEAD RIVER COMPANY	348.59	E 60-01-026-03 AIRPORT / AIRPORT - HEATING FUEL / HEATING FUI
04056 - GWI	80.86	E 60-01-015-04 AIRPORT / AIRPORT - TELEPHONE / TELEPHONE
02153 - PIONEER BROADBAND	54.95	E 60-01-017-03 AIRPORT / AIRPORT - COMMUNICATE / INTERNET

Division Total- **484.40**

Department Total- **484.40**

61 TRAILER PARK

61-01 TRAILER PARK / TRAILER PARK CONT'D

02301 - RP WATER QUALITY MONITORING LI	382.70	E 61-01-028-05 TRAILER PARK / TRAILER PARK - WATER / WATER
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Division Total- **382.70**

Department Total- **382.70**

UNCLASSIFIED

80-01 UNCLASSIFIED / UNCLASSIFIED CONT'D

01336 - SOUTHERN AROOSTOOK COUNTY	19.00	E 80-01-200-01 UNCLASSIFIED / UNCLASSIFIED - LIEN COSTS / LIEN
03932 - AROOSTOOK WASTE SOLUTIONS	26.00	E 80-01-045-01 UNCLASSIFIED / UNCLASSIFIED - REFUND/REIMB / I

Department Summary

Pay Date: 02/11/2021

02/11/2021

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80 UNCLASSIFIED		
80-01 UNCLASSIFIED / UNCLASSIFIED CONT'D		
Division Total-	45.00	
G/L Account Total	45.00	
G/L Accounts		
G/L Accounts-01 / CONT'D		
00015 - TREASURER STATE OF MAINE	2,942.50	G 1-330-00 Gen Fund / VEHICLE REG
04051 - FISCHER SKIS US, LLC	303.67	G 1-365-22 Gen Fund / NON APP SKI
03941 - AMAZON CAPITAL SERVICES, INC	122.52	G 1-366-02 Gen Fund / LIB MEM FUND
01272 - BAKER & TAYLOR	15.29	G 1-366-02 Gen Fund / LIB MEM FUND
03801 - HOTHAM'S VETERINARY SERVICES	100.55	G 1-367-01 Gen Fund / POLICE DON F
00675 - CENTER POINT LARGE PRINT	139.02	G 1-427-00 Gen Fund / J. ROTH LIB
00524 - OAK LEAF SYSTEMS, INC	2,275.00	G 1-450-00 Gen Fund / RESOURCE RA
00524 - OAK LEAF SYSTEMS, INC	6,437.50	G 1-450-00 Gen Fund / RESOURCE RA
Division Total-	12,336.05	
G/L Account Total	12,336.05	
Final Total-	68,887.07	



City Manager's Report

February 19, 2021

Economic Projects

Façade Improvement Program	Advertisement for funding has been sent for publication and posted on social media. Deadline for applications is March 15.
2021 CDBG Applications	The 2021 competitive grant program is now open. Letters of interest are due to the state by first of March. Contact Ken Murchison for more information and opportunities.
Ogren Dump Solar Project	On Council agenda for discussion and possible action.
Title 13 ReWrite	Public hearing announced for Title 13 administrative sections on March 11. Have prepared revisions to home occupation standards and streamlining review processes.
Porvair CDBG program	Final reimbursement has been made to Porvair for this project. Project now considered closed.
Sitel Building	Sent invoice to Sitel for return of \$5,000 for TIF funds received based on non-performance of Credit Enhancement Agreement terms. No word from Mr. Cassidy about his development plans for the building.
River Front - Powerplants	Property was advertised for public bid at the lowered asking price. Bid due date was February 17. No bids were received. Have had conversations with two previously interested parties. Some concern about asbestos cleanup and availability of funds to help
Birdseye Cleanup	No change since last meeting. Have been contacted by a potential mid-size retailer interested in part of the property. Working on concept designs for site. Waiting to get final word from EPA about final cleanup plan approval. Once that is given, we can move forward to get bids to finish soil cleanup. Currently anticipate leaving concrete work as-is. May need to make concessions with future tenants based on concrete cleanup needed.
Jarosz Storage - Limestone St	Conducting final site review for the Limestone Street ATV/Snowmobile storage facility.
Events and Marketing	Currently working on revamp of city's website. Christina will be soon working on marketing the Caribou Story involving interviews of citizens and additional business owners. Working with potential pet grooming business that will open up on Bennett Dr. this summer. Still needing Council input to modified logos.
River Front - Master Plan	Stakeholder Group met February 17 via zoom. Discussed current land uses, potential new zoning regulations, and options for visioning and concept plans. Will need to engage state legislature about railroad use.
Landbank	Legal counsel is reviewing possible word changes to the city's tax acquired disposal policy to allow private non-profits to act as the city's landbank.
Aldrich ATV/Snowmobile Storage	CEGC is finalizing deal with developer to build an ATV/Snowmobile storage facility near Industrial park and ride. Waiting for a site plan submittal for review.
Blight Cleanup	Continue to move forward with dangerous building actions on several properties. Hearing notice for March 8 has been sent.
Hilltop Senior Living	Waiting for developers to request final inspection for the group kitchen facilities. Individual units have received Occupancy.
60 Access Highway	Waiting on current owner to submit building permits for a commercial recreation use.

River Front - Salmon	Owners will be invited to next River front stakeholder group.
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Other Administrative Projects	
2021 Budget Process	The Capital Committee plans to meet on February 23 to review those budget numbers. The Manager's final budget is due to the Council by March 1st. The Council must hold a hearing on the final budget and have it adopted by March 15.
Union Negotiations.	Fire Union negotiations scheduled to start February 23. Police Officers Union will meet for first negotiation meeting on March 3. Sergeants held 2nd negotiation meeting on February 17. Waiting for Council response to terms. PW union will next meet on March 4. Arbitration of previous matter is halted.
Chambers AV System	New cameras and mics have been installed. The system has been configured to connect to remote meetings systems. Waiting on one final piece of equipment that will allow the manager to share screen to cable system if not in a zoom mtg.
Tax Acquired Property Policy	Preparing 2021 bid list for Council consideration at next meeting.
Trailer Park Closure	To be discussed during Council meeting.
City Hall Boiler Systems	Dead River performed repairs on current boiler on Tuesday 16th. Both boilers are now working in tandem as designed. Will be advertising to have all valves and thermostats revamped this summer. Looking into potential efficiency maine credits for changing to a new propane system.
COVID-19 Status	Chief Susi continues to administer vaccines to public safety and front line medical personnel in the city. Cary Medical Center is providing vaccinations through the Chan Center to qualifying citizens.
Fire Structural Study	Welding work is complete. No additional work will take place until after the thaw and the roof membrane repairs occur.
Cable Franchise Renewal	Need to bring Council up to date on latest issues and state laws on this matter. Currently working under expired agreement.
Teague Park	No further action at this time. Waiting for thaw to start.
General Plan Update	Still working on the current land use survey, which is needed for future land use discussions.
60 Access Highway	Only one previous tenant is now defficient in owed funds. Should discuss in executive session.
River Road	BRIC fund application could not be processed without Chomka resolution. Survey work on Chomka ground will take place after thaw. Next BRIC application period starts in December.
Airport	Received one lease termination notice for a hangar and one request for the opening hangar.
New LED Street lights	Contractor is installing new lights at strategic intersections based on budgeted numbers.
Wage Policy	Will be updating wage matrix with latest salary information for review.
Investment Policy	No further action at this time. Need to discuss potential use of revolving loan funds similar to CBDG program guidelines.
Personnel Policy	No further action at this time.
Parking Lot Paving	No further action at this time.
Procurement Policy	Felch & Company has provided feedback on the policy and made some recommendations. Will revise for Council.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: 2021 Budget Review Process
DATE: February 16, 2021

During the previous Council meeting information was provided to Council about the draft budget.

The Council asked that the Capital Committee meet one more time before final numbers are presented to the Council. Their meeting is scheduled for Tuesday, February 23 at 2:30pm to review those budget items.

The revenue budget assumes that property taxes will be the same as budgeted in 2020, which was based on a mil rate of 0.0245. Under that assumption the drafted 2021 operation and capital expense budget is 0.5% below revenues. If the mil rate remains the same at 0.0235 then nearly \$640,000 will need to be cut from operation and capital expenses to balance the budget, plus there would be no accounting for increases by the County and RSU.

These are significantly different numbers that can have sweeping affects. Please provide me more clear direction as I must prepare a final budget by March 1 for Council and public review.



**Resolution 02-02-2021 - A Resolution of the Caribou City Council Designating
the City of Caribou as a Second Amendment Sanctuary City**

WHEREAS, The Second Amendment of the United States Constitution reads, “A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.”, and

WHEREAS, The Constitution of the State of Maine, Arranged by the Chief Justice of the Maine Supreme Judicial Court and approved by the Maine State Legislature, Resolve 2013, Chapter 75, was instituted pursuant to the Constitution of Maine, Article X, Section 6, and

WHEREAS, The Constitution of the State of Maine, Article 1, Section 16 states, “Every citizen has the right to keep and bear arms and this right shall never be questioned.”, and

WHEREAS, The Caribou City Council wishes to express its deep commitment to maintaining the rights of its citizens, and

WHEREAS, The Caribou City Council wishes to further express opposition to any law that would unconstitutionally restrict the rights of our citizens to peacefully keep and bear arms, and

WHEREAS, The Caribou City Council wishes to express its intent to stand as a sanctuary for the right to keep and bear arms within the limits of the Constitutions of the United States and the State of Maine, and

NOW, THEREFORE, We, the City Council of Caribou, do hereby resolve and declare its intent to oppose unconstitutional restrictions on the right to keep and bear arms for its citizens and declare the City of Caribou as a second amendment sanctuary city.

CARIBOU CITY COUNCIL

Jody Smith, Mayor

Thomas Ayer, Deputy Mayor

Joan Theriault, Councilor

R. Mark Goughan, Councilor

Louella Willey, Councilor

Courtney Boma, Councilor

Doug Morrell, Councilor

Attest: _____
Danielle Brissette, City Clerk

Date: _____

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: Caribou Trailer Park Closure Assistance Package
DATE: February 16, 2021

The Council Trailer Park Closure Committee met last week with the Manager, Finance Director, Caribou Housing Director and Zoning Administrator to discuss how many tenants will be affected by the closure, what the account status is for the various tenants, possible closure hurdles due to abandoned property processes and ways to expedite the closure.

There are currently 13 trailers in the park. Two are abandoned with one of those being uninhabitable. There are maybe three trailers that could be relocated out of the park. There are multiple accounts in arrears.

After lengthy discussion the Committee has recommended

- Six months rent be waived so tenants can save up some money for their relocation expenses. This would save owners \$660.
- \$1,000 be offered to each trailer owner to
 - a) reimburse their trailer relocation costs or
 - b) as payment for a bill of sale for their trailers, and
 - c) the funds would first be applied to back rent owed if any.
- The city use the \$50,833 from the Trailer Park Reserve (Fund 406-00) for these purposes.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

TO: Caribou City Council Members
FROM: Dennis Marker, City Manager
RE: Lease Agreement with SynerGen Solar for Solar Project on Ogren Dump
DATE: February 16, 2021

The City has been working with SynerGen Solar to allow a solar array project on the old Ogren Dump site located. SynerGen has a lease option with the city while they completed their due diligence and site design review processes. SynerGen has completed their final site design review through the Planning Board and state DEP and is now ready to execute the anticipated lease agreement with the city.

The attached lease agreement outlines the 20-year contract with four, 5 year, extensions possible. The city will receive \$500 per acre per year that SynerGen is on the site. New revenue to the city will be at least \$3,900.

One of the issues that has been raised with this lease is the eventual clean up of the property. The agreement states that cleanup of the property is the responsibility of the Tenant (see section 5.3). There is provision that if the tenant walks away the city can claim, without dispute, that the property as abandoned and any costs incurred by the city to “decommission” the property will be covered by the tenant, assuming the tenant is still solvent at that time. Knowing of potential pitfalls to this scenario, I have drafted language for the contract that requires SynerGen to provide a performance bond, security bond or letter of credit for the eventual cleanup of the site. The city can use the guarantee/bond for decommissioning in the event the Tenant does not perform but will return the funds in the event things are cleaned as anticipated. That language is now under review by SynerGen along with other minor changes. Other than the decommissioning bond, the contract is basically in its final form.

This item may be considered further in executive session; however, the general terms have been openly discussed in previous meetings with the Council and Planning Board.

It is recommended that this be treated as a first read since we are still working through some language elements in the contract.

Land Lease

between

City of Caribou

and

SynerGen Caribou, LLC

Dated as of _____, 2021

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Exhibit A-1: Description of Land

Exhibit A-2: Description of Leased Premises

Exhibit B: Memorandum of Lease

Exhibit C: Form of Consent and Agreement

Exhibit D: Insurance

LAND LEASE

This Solar Site Lease (this “Lease”), made this _____ day of _____, 2021, (the “Effective Date”), between the City of Caribou (“Landlord”), a [*] [legal entity], and SynerGen Caribou, LLC, a Maryland limited liability company (“Tenant”). The Landlord and Tenant are known each individually hereunder as a “Party” and collectively as the “Parties.”

Recitals

A. Landlord owns the real property located off Ogren Road in Caribou, Maine more particularly described in Exhibit A-1 attached hereto (the “Land”).

B. Tenant desires to lease a portion of the Land described in Exhibit A-2 attached hereto together with Landlord’s rights under and pursuant to any easements, rights-of-way, and other rights and benefits relating or appurtenant to such Land, including, without limitation, the radiant energy emitted from the sun upon, over and across such Land (“Solar Energy”), together with any mineral and water rights not severed from the Land prior to the Effective Date (such Land, Solar Energy and unsevered rights, collectively, the “Leased Premises”) in order to develop, construct and operate a solar photovoltaic system with a total generating capacity expected to be rated at approximately four thousand and one hundred (4,100) kilowatts (AC).

Lease and Easement

NOW, THEREFORE, in consideration of the agreements and mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged and other good and valuable consideration, Landlord and Tenant, intending to be legally bound, mutually agree to the following terms and conditions:

ARTICLE I Definitions

The following terms shall have the indicated meaning when used in this Lease.

Access Easement is defined in Section 2.33

Access Easement Land is defined in Section 2.33

Additional Rights is defined in Section 8.1(b)

Applicable Law means any and all federal, state, and local laws (including common law), statutes, ordinances, rules, regulations, judgments and other valid orders of any Governmental Authority with jurisdiction over the Leased Premises.

Collection Point shall mean any point on the surface of the Leased Premises upon which the components of the Project comprising solar panels are located.

Commercial Operation Date means the date on which the Project has been completed on the Leased Premises, interconnected with the grid and has commenced commercial operation.

Construction Period means the period beginning on the Effective Date and ending the first day of the calendar month first succeeding the Commercial Operation Date.

Decommissioning Period is defined in Section 5.3.

Easements is defined in Section 2.34.

Effective Date is defined in Preamble.

Environmental Condition is defined in Section 6.6(a).

Environmental Laws means any and all present and future Applicable Laws and any amendments thereto (whether common law, public law, rule, order, regulation, or otherwise), directives, judgments, and other requirements promulgated or entered into by any Governmental Authority relating to the environment, human health, air space, wildlife, wildlife habitat, preservation or reclamation of natural, cultural or archaeological resources, ownership or operation of a landfill, or to the management, handling, use, generation, treatment, storage, transportation, disposal, manufacture, distribution, formulation, packaging, labeling, Release or threatened Release of or exposure to Hazardous Materials, whether now existing or subsequently amended or enacted and in effect as of the date of the closing hereunder, including but not limited to: the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (“CERCLA”), as amended by the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. §§ 9601 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; the Emergency Planning and Community Right to Know Act of 1986, 42 U.S.C. § 11001 et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300(f) et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq.; the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. § 136 et seq.; the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq.; the Oil Pollution Act of 1990, 33 U.S.C. § 2701 et seq.; the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq. (to the extent any provisions thereof relate to environmental matters); the National Environmental Policy Act, 42 U.S.C. § 4321 et seq.; the Endangered Species Act, 16 U.S.C. § 1531 et seq.; the Bald and Golden Eagle Protection Act, 16 U.S.C. § 668 et seq.; the Migratory Bird Treaty Act, 16 U.S.C. § 703 et seq.; National Historic Preservation Act of 1966, 16 U.S.C. 470 et seq.; and any similar, analogous, or implementing state or local Applicable Laws, all amendments or regulations promulgated thereunder; and any applicable standard of conduct under any common law doctrine, including but not limited to, negligence, nuisance, or trespass, personal injury, or property damage related to protection of the environment or related to or arising out of the presence, Release, or exposure to Hazardous Materials.

Environmental Liabilities and Obligations shall mean any known or unknown liability, obligation (including, without limitation, any obligation to monitor, test, report to governmental authorities, remediate or clean up, or any obligation under a permit), expense, cost or any other personal injury or property damage or loss (including, without limitation, reasonable attorneys’ fees and consultants’ fees), fine or penalty, whether incurred by a Party or claimed by any third party (including, without limitation, any governmental entity), arising out of or relating to any actual, alleged or threatened discharge, release, emission, spill or migration of any Hazardous Materials on, under or from the Leased Premises into the environment or onto any other property (including the Land), or any such discharge, release, emission, spill or migration onto the Leased Premises from a source other than the Leased Premises.

Fee Mortgage is defined in Section 8.3(b).

Force Majeure Event is defined in Section 9.6.

Governmental Authority means any federal, state or local political subdivision or any entity exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government and any other governmental entity, instrumentality, agency, authority, commission or self-regulatory organization.

Grantee is defined in 8.1(b).

Hazardous Materials means any chemical, waste or other substance (a) which now or hereafter becomes defined as or included in the definition of “hazardous substances,” “hazardous wastes,” “hazardous materials,” “extremely hazardous wastes,” “restricted hazardous wastes,” “toxic substances,” “toxic pollutants,” “pollution,” “pollutants,” “regulated substances,” or words of similar import under any laws pertaining to the environment, health, safety or welfare, (b) which is declared to be hazardous, toxic, or polluting by any Governmental Authority, (c) exposure to which is now or hereafter prohibited, limited or regulated by any Governmental Authority, (d) the storage, use, handling, disposal or release of which is restricted or regulated by any Governmental Authority, or (e) for which remediation or cleanup is required by any Governmental Authority.

Interconnection Easement is defined in Section 2.34

Interconnection Easement Land is defined in Section 2.34

Interconnection Facilities means electric transmission and distribution lines, wires, poles, towers, electrical transformers, substations, interconnection and switching equipment and facilities, electricity converters, related foundations, and pads and footings, and other related facilities and equipment, for the collection, transmission, and distribution of electric power generated on the Leased Premises.

Land is defined in the Recitals.

Landlord is defined in the first paragraph.

Landlord Indemnified Parties is defined in Section 7.1

Leased Premises is defined in the Recitals.

Lender is defined in Section 8.1(a).

Operational Period means the period beginning on the first day after the Construction Period and continuing for the Term.

Party or Parties is defined in the first paragraph.

Person means an individual, natural person, corporation, joint venture, partnership, limited partnership, limited liability partnership, limited liability company, trust, estate, business trust, association, Governmental Authority or any other entity.

Project means one or more photovoltaic power systems, including, without limitation, solar panels, mounting substrates or supports, wiring and connections, power inverters, service equipment, metering equipment, utility interconnections, battery storage and any and all related equipment, Interconnection Facilities, solar resource and weather measurement equipment, supporting structures, operation and maintenance facilities, foundations and pads, footings, access roads, operation and maintenance facilities, security facilities, and all other related facilities and equipment (including but not limited to energy storage equipment and facilities).

Release means any releasing, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, disposing, or dumping into soil, surface water, ground water, land surface, subsurface strata, ambient air, wildlife, plants or other natural resources of Hazardous Materials.

Renewal Term is defined in Section 3.1(b).

Rent is defined in Section 4.1.

Representatives is defined in Section 11.8.

Solar Easement is defined in Section 2.2.

SNDA means a subordination, non-disturbance and attornment agreement in a form and substance reasonably acceptable to Tenant, which shall provide that Tenant's rights and privileges pursuant to this Lease, including, without limitation, the right to peaceful occupation and possession of the Leased Premises, shall not be disturbed during the Term.

Tenant is defined in the first paragraph.

Tenant Indemnified Parties is defined in Section 7.2

Term is defined in Section 3.1.

ARTICLE II

Lease

Section 2.1 General

- (a) Landlord hereby leases, lets and demises exclusively to Tenant, and Tenant leases, lets and demises from Landlord, the Leased Premises for the purpose of developing, constructing, installing, replacing, relocating, improving, operating, repairing, maintaining, repowering, decommissioning, expanding and removing from time to time the Project on the Leased Premises and all activities necessary, incidental or convenient to that use or any other lawful uses consistent with the operation of the Project subject to the terms and conditions of this Lease. Without limiting the generality of the foregoing, Tenant shall (i) have the sole and exclusive right to convert all of the Solar Energy and to conduct the operations permitted hereunder (including without limitation, the installation and placement of the Project and any improvements related to the same) on, about or at the Leased Premises; and (ii) be permitted to permit, develop, test, own, erect, construct, install, relocate, repair, replace, manage, maintain, operate, remove, protect, upgrade, expand, contract and use, from time to time, Solar Energy measurement, collection, storage, conversion, generation, transmission and distribution systems of any type and in such quantity as Tenant may determine, in its sole discretion, including, without limitation, all equipment and improvements necessary or useful for the conversion of the Solar Energy into electricity.
- (b) Tenant shall use the Leased Premises only for the uses and activities described in Section 2.1(a).
- (c) During the Term, Tenant shall, at its expense, be responsible for the security and protection of the Leased Premises, including semiannual mowing of the Leased Premises. Tenant may, at no expense to Landlord, construct and maintain security devices on the Leased Premises which Tenant, in its sole discretion, determines are appropriate and necessary for the protection of the Project, including fencing or other security safeguards.

- (d) Landlord recognizes and acknowledges that Tenant shall have exclusive occupancy of the Leased Premises and that Tenant may, in addition: (i) clear, grade and maintain all of the ground; and to excavate and use sand, gravel, caliche or other materials suitable for the Project, including, without limitation, for road cover to construct access roads on the Property; (ii) put safety guidelines in place covering the Leased Premises during any periods of construction, operation or maintenance work taking place on the Leased Premises; (iii) erect, test, relocate, repair, replace, maintain, operate and remove such power transmission lines, poles, anchors, support structures, underground and/or overhead cables, substations, distribution, collection, switching and Interconnection Facilities and associated equipment and appurtenances, meters, signage, fencing and roads for access and for installation and maintenance and any buildings as Tenant in its sole discretion deems to be necessary or appropriate to further the other uses provided in this Lease and to monitor, operate, produce, transmit power and transport workers, tools, material, equipment and other necessary items to and from or across the Leased Premises and other facilities for the generation, collection, storage, distribution, step-up, step-down, wheeling, transportation and sale of energy and for communications in connection with the Project; (iv) occupy, use, renovate, rebuild, demolish, and/or remove any existing structures for any and all purposes related to the Project; (v) undertake any other activities, whether accomplished by Tenant or a third party authorized by Tenant, that are reasonably necessary, useful or appropriate to accomplish any of the purposes or uses of this Lease as determined by Tenant in its sole and absolute discretion; and (vi) control and restrict access onto and over the Leased Premises and exclude others, in each case within the Leased Premises.
- (e) Landlord consents to Tenant's location of the Project at any location upon the Leased Premises, including at or near the property lines. Furthermore, in the event that any private agreements or restrictions or any Applicable Laws impose setback requirements or otherwise restrict the location of any improvement to be placed upon the Property or upon any adjacent properties along or near property lines owned by Landlord, Landlord shall reasonably cooperate with Tenant, in connection with such requirements and/or restrictions, including, without limitation, to obtain all waivers or variances from such requirements and/or restrictions as Tenant reasonably may deem necessary for the operation of the Project. Landlord shall reasonably and promptly execute such further documents evidencing Landlord's agreement to the elimination of such setback requirements as Tenant may reasonably request.
- (f) During the construction, maintenance, repair, replacement, improvement or removal of the components of the Project on the Leased Premises, or Interconnection Facilities on the Interconnection Easement Land, or access road on the Access Easement Land, Tenant shall have the right to utilize so much of the adjoining property of Landlord as is reasonably necessary for a construction staging and storage area; *provided, however*, Tenant shall first obtain Landlord's prior written permission to use specifically described working space, such consent not to be unreasonably withheld, conditioned or delayed, *and further provided*, that such use does not materially and adversely interfere with the operations of Landlord or its other lessees, tenants or permittees or conflict with any easements, leases, rights of way or other encumbrances on the applicable portion of Landlord's property.
- (g) Tenant acknowledges that Land contains a capped sanitary landfill, subject to regulation and oversight by one or more Governmental Authorities, including but not limited to the Maine Department of Environmental Protection. Notwithstanding anything else herein to the contrary, Landlord shall at all times be responsible for all obligations relating to the

landfill, and Tenant shall have no maintenance, monitoring, or other obligations with respect to the landfill except as otherwise expressly set forth in this Lease. In the course of installation and operation of the Project, Tenant shall not knowingly take any actions that will materially damage the landfill located on the Leased Premises by penetrating or breaching the liner of the landfill or changing the slope of the landfill. Notwithstanding the foregoing, unless such penetration or breach of the liner, or change in the slope of the landfill, is due to the negligent or willful misconduct of Tenant, Tenant shall have no liability for same hereunder. Landlord shall not damage the landfill, or permit any damage or disturbance of the landfill in any manner which could have a detrimental impact on the Project or Tenant's rights hereunder.

Section 2.2 Solar Easement

In addition to the lease granted Tenant under Section 2.1, Landlord hereby grants to Tenant during the Term an exclusive easement (the "Solar Easement") on, over and across Landlord's Land and any other adjacent areas owned by Landlord for access to the Solar Energy at the Collection Point. In furtherance of the foregoing, Landlord shall not construct or permit to exist within the areas adjacent to the Leased Premises which are owned by Landlord (including the Land) any structure or improvement that blocks, shades or obstructs the direct line of sight from any Collection Point to the sun on any day of the year at any time of day from sunup to sundown. Structures and improvements located on the Land or other areas adjacent to the Leased Premises as of the Effective Date of this Lease shall be allowed to remain and Tenant may not require their removal. The Landlord shall not be obligated by reason of the grant of the Solar Easement or otherwise pursuant to this Section 2.2 to remove, trim or maintain any naturally occurring vegetation on the Leased Premises, the Land or any adjacent areas, but Tenant shall have the right at its sole cost to trim any vegetation on the Land or any adjacent areas owned by Landlord that is obstructing access to sunlight at the Collection Point, and the right to access the Land for such purpose.

Section 2.3 Access Easement

Landlord hereby grants to Tenant during the Term a non-exclusive easement for and right of ingress to and egress from the Leased Premises (the "Access Easement") upon, over, under, and across Landlord's Land and any other adjacent areas owned by Landlord (the "Access Easement Land"). Upon Tenant's request, Landlord shall promptly execute and deliver such documents and instruments, including, without limitation, an amendment to this Lease evidencing the grant of the Access Easement over portions of the Land, which such locations shall be determined in the sole discretion of the Tenant.

Section 2.4 Interconnection Easement

Landlord hereby grants to Tenant during the Term a non-exclusive easement for the construction, installation, operation, maintenance, repair and replacement of Interconnection Facilities ("Interconnection Easement", together with the Solar Easement and Access Easement, collectively the "Easements") in connection with the Project, in gross, upon, over, under, and across Landlord's Land and any other adjacent areas owned by Landlord (the "Interconnection Easement Land"). Upon Tenant's request, Landlord shall promptly execute and deliver such documents and instruments, including, without limitation, an amendment to this Lease evidencing the grant of the Interconnection Easement over portions of the Land, which such locations shall be determined in the sole discretion of the Tenant.

Section 2.5 Covenants Running With the Land

- (a) The Easements and related rights granted by Landlord in this Lease to Tenant are easements in gross for the benefit of Tenant, its successors and assigns, as owner of the rights created by the Easements.
- (b) The burdens of the Easements, shall run with and against the land burdened thereby during the Term of this Lease and shall be a charge and burden on such land and shall be binding upon and against Landlord and its successors, assigns, permittees, licensees, and lessees. This Lease and the Easements shall inure to the benefit of Tenant and its successors and assigns.

ARTICLE III

Lease Term

Section 3.1 Lease Term

- (a) The initial term of this Lease shall commence on the Effective Date and shall remain in effect for twenty (20) years after the Commercial Operation Date (the “Initial Term”), unless sooner terminated as hereinafter provided. For the purposes of this Lease, the Initial Term as the same may be extended with any Renewal Term(s) pursuant to Section 3.1(b) shall be collectively referred to as the “Term.”
- (b) Tenant shall have the right, subject to the provisions hereinafter provided, to extend the Initial Term for four (4) additional renewal terms of five (5) consecutive years (each such five (5) year period, a “Renewal Term,”) on the same terms and conditions herein, provided that Tenant notifies Landlord in writing of its election to exercise the right to renew this Lease for such Renewal Term(s) (i) if it is the first election to exercise a Renewal Term, any time during the Initial Lease Term, but no later than ninety (90) days prior to the expiration of the Initial Lease Term, and (ii) if it is a subsequent election to exercise a Renewal Term, any time during the previous Renewal Term, but no later than ninety (90) days prior to the expiration of such previous Renewal Term.

Section 3.2 Termination of Lease

This Lease shall terminate upon the first to occur of any of the following:

- (a) Upon thirty (30) days’ prior written notice by Tenant at any time prior to the Operational Period;
- (b) Pursuant to Section 9.1
- (c) Pursuant to Article X; or
- (d) Upon the expiration of the Term of this Lease as set forth in Section 3.1.

ARTICLE IV

Rent and Taxes

Section 4.1 Rent

Tenant shall pay to Landlord as rent (A) during the Construction Period, \$150 per leased acre per year and (B) during the Operational Period, an amount equal to \$500 per leased acre per year, payable in equal monthly installments (such amounts payable pursuant to the foregoing clauses (A) and (B) collectively, the “Rent”).

Section 4.2 Taxes, Assessments, and Utilities

- (a) For the Term, Landlord shall be obligated for and shall pay all personal property or real property taxes levied against the Leased Premises and the Land, except that Tenant shall be obligated to pay any personal property or real property taxes levied against the Project for the portion of the first calendar year beginning after the Effective Date and for all calendar years thereafter during the Term. If Landlord is assessed any taxes related to the existence of the Project on the Leased Premises, Landlord shall immediately notify Tenant. Landlord and Tenant shall cooperate in contesting any such assessment at Landlord’s sole cost and expense; provided that Landlord shall pay such taxes to avoid any penalties or interest on such taxes, subject to reimbursement by Tenant. If after the resolution of the matter, such tax is found to be properly imposed upon Tenant, Tenant shall reimburse Landlord for such tax upon written notice by Landlord. For the avoidance of all doubt, in no event shall Tenant be required to pay, directly or indirectly, any inheritance, estate, or profit taxes that are or may be imposed upon Landlord, its successors or assigns, and in all events Landlord shall be responsible to pay that portion of the real property taxes, if any, assessed with respect to the value of any improvements on the Land located outside the Leased Premises and not constructed by or on behalf of Tenant. . Further, notwithstanding any other provision of this Section 4.2, Tenant shall not be obligated to pay for (i) any income taxes attributable to Landlord; or (ii) any increase in the assessed value of the Leased Premises for tax purposes.
- (b) All (i) tax credits, tax incentives or tax related grants or benefits and any and all property tax abatement pursuant to Applicable Law (“Property Tax Provisions”) and (ii) renewable energy credits or other environmental attributes, credits or incentives, in each case, relating to the Project are, and shall remain, the sole property of Tenant.
- (c) Landlord shall reasonably cooperate with Tenant, to minimize any taxes related to the Project that are due from Tenant, including without limitation, taking any steps necessary to reasonably assist in the securing of property tax exemptions pursuant to the Property Tax Provisions. Further Landlord represents that it has not claimed, and shall not claim, any exemptions under Property Tax Provisions without the express written consent of the Tenant.

ARTICLE V

Tenant’s Representations, Warranties and Covenants

Tenant covenants, represents and warrants to Landlord as follows:

Section 5.1 Liens

Tenant shall keep the Leased Premises free and clear of all liens and claims of liens for labor, materials, services, supplies, and equipment performed on or furnished to Tenant or the Project in connection with Tenant’s use of the Leased Premises. Tenant may contest any such lien, but shall post a bond or utilize other available means to remove any lien, which is created during the contested proceeding.

Tenant agrees to otherwise remove any lien or encumbrance for which it is responsible pursuant to this paragraph within ninety (90) days after Tenant's receipt of notice of any such lien or encumbrance.

Section 5.2 Permits and Laws

Tenant and its designees shall at all times comply, and cause their employees, contractors and agents to comply, in all material respects with all Applicable Law with respect to Tenant's activities pursuant to this Lease.

Section 5.3 Tenant's Improvements

- (a) All components of the Project constructed, installed, or placed on the Leased Premises by Tenant pursuant to this Lease shall be the sole personal property of Tenant, shall not be or become fixtures, and Landlord shall have no ownership interest in the Project or any components thereof. Landlord hereby expressly waives all statutory and common law liens or claims that it might otherwise have in or to the Project or any portion thereof and agrees not to restrain or levy upon such property or assert any lien, right of restraint or other claim against the same. Without mitigation of the foregoing, Tenant, in its sole discretion, shall be entitled to file one or more precautionary financing statements, including fixture filings in such jurisdictions as it deems appropriate with respect to the Project.
- (b) All components of the Project constructed, installed, or placed on the Leased Premises by Tenant pursuant to this Lease may, subject to compliance with any other applicable limitations provided herein, be moved, replaced, repaired, or refurbished by Tenant on the Leased Premises at any time without Landlord's consent. Unless otherwise agreed to in writing by Landlord, upon the termination of this Lease, Tenant shall remove all of the components of the Project (except for replacement of any trees or shrubbery removed by Tenant and removal of any mounting pads, support structures and access roadway constructed by Tenant) and shall reclaim and restore to the extent practicable the Leased Premises to its condition prior to installation of the Project, reasonable wear and tear excepted, within sixty (60) days after this Lease terminates ("Decommissioning Period"). During the Decommissioning Period, Landlord grants Tenant a license to access the Leased Premises solely for the purpose of performing its obligations to decommission the Project and restore the Leased Premises in accordance with this section. If Tenant fails to remove any component of the Project required to be removed in accordance with this Section 5.3 within the Decommissioning Period, or if Landlord agrees to waive the requirement for Tenant to remove one or more components of the Project, such components of the Project may be considered, at Landlord's option, as abandoned by Tenant and Tenant hereby relinquishes any and all right, title and interest in and to any such property in such event. Landlord may retain or remove any components of the Project deemed abandoned by Tenant from the Leased Premises and use or dispose of them in its sole discretion without notice or liability to Tenant. If Landlord incurs costs to decommission and remove any of the components of the Project due to Tenant's failure to do so within the Decommissioning Period, Tenant hereby agrees to indemnify Landlord for such costs and agrees to reimburse Landlord for those amounts reasonably incurred.

Section 5.4 Hazardous Materials

- (a) Tenant shall not use, dispose of, or release on the Leased Premises any Hazardous Material, except in such quantities as may be required in its normal business operations and in full compliance with all applicable Environmental Laws. Tenant shall, and shall cause its agents and contractors to, comply in all respects with applicable Environmental Laws and regulations. Tenant agrees to indemnify, defend, and hold harmless Landlord and its members, officers, directors, employees, and agents from any Environmental Liabilities and Obligations or other claims, costs, penalties or liabilities incurred or arising as a result of its failure to abide by and/or perform its obligations hereunder.
- (b) Landlord and Tenant acknowledge and agree that Tenant shall not be liable for any conditions on the Land or any Environmental Liabilities and Obligations (i) arising from or related to acts or omissions occurring prior to the Effective Date (and including, without limitation, any matters related to the landfill situated on the Land), or (ii) Hazardous Materials which are present prior to the Effective Date, or which are brought onto the Land by Landlord or its employees, agents or contractors during the Term, and no costs incurred in connection with the clean-up, removal, or treatment of such excluded Hazardous Materials shall be allocated to Tenant.

Section 5.5 Insurance

Tenant shall procure and maintain, at its cost and expense, in full force and effect throughout the term of this Lease, policies of insurance described in Exhibit D – Insurance Requirements attached hereto and incorporated herein by reference. Such insurance coverage for the Project and the Leased Premises may be provided as part of a blanket policy provided the limits required herein apply separately to occurrences related to the Project and Tenant’s activities on the Leased Premises. Any such policies providing for liability coverage shall name Landlord as an additional insured. All policies shall provide for thirty (30) days’ prior written notice to Landlord of any cancellation, contain a waiver of subrogation clause, and be issued by an insurance company with an A.M. Best rating of at least A-. Tenant shall provide Landlord with certificates of insurance, as well as additional insured endorsements, evidencing this coverage prior to the Effective Date and annually during the Term; provided, however, that upon Landlord’s request, Tenant shall provide Landlord with copies of all applicable policies and endorsements.

ARTICLE VI Landlord’s Representations, Warranties and Covenants

Landlord covenants, represents, and warrants to Tenant as follows:

Section 6.1 Title and Authority

Landlord is the sole owner of the Leased Premises in fee simple subject only to permitted exceptions listed on Exhibit E attached hereto and made a part hereof (collectively, the “Permitted Exceptions”). Each person or entity signing the Lease on behalf of Landlord has the full and unrestricted authority to execute and deliver this Lease and to grant the easement and rights granted herein. The execution, delivery and performance of the Lease have been duly and validly authorized by all necessary action by the Landlord. When signed by Landlord, this Lease constitutes a valid and binding agreement enforceable against Landlord in accordance with its terms. There are no leases, options to purchase, license agreements, third party rights to use or possess the Leased Premises, or, any encumbrances or liens against the Leased Premises except the Permitted Exceptions.

Section 6.2 Quiet Enjoyment

Tenant shall have the quiet use, possession and enjoyment of the Leased Premises in accordance with the terms of this Lease without disturbance. Landlord shall not, nor shall Landlord authorize or permit any other party to, take any action on the Leased Premises that would interfere with the use of the Leased Premises by Tenant for the purposes set forth herein.

Section 6.3 Cooperation

Landlord agrees, at Tenant's request, cost and expense, to cooperate and to execute all documents, permits, petitions and statements reasonably necessary in connection with Tenant's efforts to obtain all necessary zoning, land use and other approvals for the development, construction and operation of the Project on the Leased Premises, including Tenant's efforts to interconnect the Project with the local electric utility.

Section 6.4 [Reserved]

Section 6.5 No Brokers

Neither Landlord nor any affiliate of Landlord nor any of their respective officers, directors, or employees has employed any broker or finder or incurred any liability for any brokers' fees, commissions or finders' fees as a result of the execution of this Lease.

Section 6.6 Condition of Property.

- (a) Landlord has no actual or constructive knowledge that the Leased Premises is not suitable for the installation, construction and operation of the Project or that there are any site conditions or construction requirements, including, without limitation, any Environmental Condition that would increase the cost of installing the Project on or at the Leased Premises or create any potential additional liabilities for Tenant. For the purposes of this Lease, the term "Environmental Condition" shall mean any of the following; (a) the violation or alleged violation of any Environmental Laws at or on the Leased Premises; (b) the Release (past or present) or potential Release of any Hazardous Material at, on or from the Leased Premises; and/or (c) any other environmental matter adversely affecting the Leased Premises (and including, without limitations, any matters related to the landfill located on the Land), in each case, except as directly caused by Hazardous Materials brought onto the Property by or on behalf of Tenant. Landlord further represents and warrants to Tenant that it has no knowledge of any claim having been made by any Governmental Authority that a violation of Applicable Laws (including Environmental Laws) exists with regard to the Land, or any part thereof, as of the Effective Date.
- (b) Landlord acknowledges and agrees that upon execution of this Lease it retains ownership and control of the landfill and all operations, maintenance, monitoring, permitting and compliance matters related thereto, and that this Lease does not in any way transfer ownership or control of the landfill to Tenant, implicate Tenant as an "operator", "responsible party" or "potentially responsible party" (as such terms are defined by applicable Environmental Laws) of the landfill, delegate to Tenant any obligations or liabilities of an "operator", "responsible party" or "potentially responsible party" of the landfill, or otherwise subject Tenant to any Environmental Liabilities and Obligations with respect to the landfill. Landlord shall at all times, and at its sole cost and expense and obligation, keep and maintain the landfill in strict compliance with all Applicable Laws and all applicable permits, licenses and other authorizations and approvals related thereto.

Landlord further acknowledges and agrees that notwithstanding anything herein to the contrary, Tenant shall have no obligation to reimburse or fund any costs of Landlord to the extent that they are incurred defending against claims relating to the landfill area of the Leased Premises and/or the actions or inactions of Landlord.

- (c) There has been no Release and no Hazardous Materials have been manufactured or are present on the Land except in accordance with Environmental Laws.
- (d) Landlord agrees to defend, indemnify, and hold Tenant, and its members, officers, directors, employees, contractors and agents harmless from and against all Environmental Liabilities and Obligations, except to the extent such Environmental Liabilities and Obligations arise out of Hazardous Materials brought onto the Leased Premises by Tenant or its agents, employees or contractors after the Effective Date.

Section 6.7 Legal Proceedings.

- (a) Neither Landlord nor any affiliate of Landlord is a party to any, and to Landlord's actual or constructive knowledge, there are no pending or threatened legal, administrative, arbitral or other proceedings, claims, actions or governmental or regulatory investigations of any kind or nature whatsoever pertaining to the Land or challenging the validity or propriety of this Lease and/or transactions contemplated in this Lease.
- (b) There is no injunction, writ or governmental order, judgment or similar decree applicable to Landlord or any of its affiliates which imposes any restrictions on Landlord or any of its affiliates with respect to the Lease, the Leased Premises or the rights provided to Tenant hereunder.
- (c) There are no bankruptcy, insolvency, reorganization, receivership or other comparable proceedings pending or being contemplated by or against Landlord or any of Landlord's assets nor are any being contemplated by Landlord or threatened against Landlord or any of Landlord's assets.

Section 6.8 Restrictive Covenants.

Landlord has not received any written notice that the Land is not in compliance with any restrictive covenants or deed restrictions affecting the Leased Premises or any governmental requirements regarding zoning, building, health, traffic, flood control, fire safety or handicap access.

Section 6.9 Insurance

Landlord shall procure and maintain, at its cost and expense, in full force and effect throughout the Term, policies of insurance insuring against the loss or damage to the Leased Premises at full replacement cost, as the same shall exist from time to time. Landlord's policy or policies shall insure against all risks of direct physical loss and damage and shall name the Tenant as an additional Insured. All such policies shall provide for thirty (30) days' prior written notice to Tenant of any cancellation, contain a waiver of subrogation clause, and be issued by an insurance company with an A.M. Best rating of at least A-. Landlord shall provide Tenant with certificates of insurance, as well as additional insured endorsements, evidencing this coverage prior to the Effective Date and annually during the Term; provided, however, that upon Tenant's request, Landlord shall provide Tenant with certified copies of all applicable policies and endorsements.

ARTICLE VII Indemnification

Section 7.1 Indemnification by Tenant

In addition to the environmental related indemnification provided in Section 5.4(a), Tenant agrees to defend, indemnify, save and hold harmless the Landlord and Landlord's officers, directors, shareholders, members, managers, employees, attorneys, representatives, mortgagees, and agents (collectively the "Landlord Indemnified Parties") from and against any and all claims, actions, demands, and liabilities for physical damage to property or injury to any person, including but not limited to any employees of Tenant, or any other losses, damages or expenses (including without limitation reasonable attorneys' fees) of the Landlord Indemnified Parties, in each case to the extent resulting from or arising out of (i) any negligent or intentional act or omission on the part of the Tenant, its employees, contractors or agents or (ii) any breach of this Lease by the Tenant. This indemnification shall not apply to losses, damages, claims, expenses, and liabilities to the extent caused by any negligent or intentional act or omission on the part of any Landlord Indemnified Party. This indemnification shall survive the termination of this Lease.

Section 7.2 Indemnification by Landlord

In addition to the environmental related indemnification provided in Section 6.6(c), Landlord agrees to defend, indemnify, save and hold harmless the Tenant and Tenant's officers, directors, shareholders, members, managers, employees, attorneys, representatives, mortgagees and agents (collectively, the "Tenant Indemnified Parties") from and against any and all claims, actions, demands, and liabilities for physical damage to property or injury to any person, including but not limited to any employees of Landlord, or any other losses, damages or expenses (including without limitation reasonable attorneys' fees) of the Tenant Indemnified Parties, in each case to the extent resulting from or arising out of (i) any negligent or intentional act or omission on the part of Landlord, its employees, contractors or agents; or (ii) any breach of this Lease by the Landlord. This indemnification shall not apply to losses, damages, claims, expenses and liabilities to the extent caused by any negligent or intentional act or omission on the part of any Tenant Indemnified Party. This indemnification shall survive the termination of this Lease.

Section 7.3 Limitation on Damages

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS LEASE, NEITHER PARTY SHALL BE ENTITLED TO, AND EACH OF LANDLORD AND TENANT HEREBY WAIVES ANY AND ALL RIGHTS TO RECOVER, CONSEQUENTIAL, INCIDENTAL, AND PUNITIVE OR EXEMPLARY DAMAGES, HOWEVER ARISING, WHETHER IN CONTRACT, IN TORT, OR OTHERWISE, IN CONNECTION WITH THIS LEASE. THE FOREGOING LIMITATION WILL NOT BE CONSTRUED AS LIMITING THE INDEMNIFICATION OBLIGATIONS OF EITHER PARTY WITH RESPECT TO THIRD PARTY CLAIMS PROVIDED IN THIS SECTION 7 OR ANY LOSSES ARISING OUT OF THE FRAUD OR WILLFUL MISCONDUCT OF THE INDEMNIFYING PARTY. LANDLORD HEREBY AGREES THAT THE VALUE OF ANY LOST ELECTRIC REVENUES, ENVIRONMENTAL ATTRIBUTES AND INCENTIVES AND TAX INCENTIVES AND BENEFITS ARE DIRECT DAMAGES TO TENANT AND SPECIFICALLY RECOVERABLE UNDER THIS ARTICLE VII.

Section 7.4 Waiver of Jury Trial

EACH OF THE PARTIES KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON

THIS LEASE, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. EACH OF THE PARTIES TO THIS LEASE WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT TO EACH OF THE PARTIES FOR ENTERING INTO THIS LEASE.

ARTICLE VIII

Assignment; Encumbrance

Section 8.1 Right of Tenant to Encumber

- (a) Tenant may at any time mortgage all or any part of its interest in the Lease and rights under this Lease or enter into a collateral assignment of all or any part of its interest in the Lease or rights under this Lease to any entity providing financing for the Project (each such entity, a “Lender”) without the consent of Landlord. If requested by Tenant in connection with such collateral assignment, Landlord will deliver to Lender a consent to assignment containing the provisions in Exhibit C, or such other provisions as may be mutually agreed. Tenant will provide prompt notice to Landlord of any mortgage or collateral assignment made pursuant to this Section 8.1(a).
- (b) Notwithstanding any provision of Section 8.2 to the contrary, in connection with the exercise of the rights of Tenant’s rights hereunder, Tenant, shall also have the right, with Landlord’s prior written consent, which shall not be unreasonably withheld, conditioned, or delayed: (a) to grant directly to, or (b) cause Landlord to promptly grant to, any party (each such party a “Grantee”) Additional Rights, which rights may be permanent rights that extend beyond the Term. “Additional Rights” mean any right or interest to be granted in or to the Leased Premises that is reasonably necessary for the exercise of Tenant’s use of the Leased Premises with respect to and serving the Project, including, without limitation, easements and similar associated rights to construct, operate, and maintain transmission, collection, distribution, interconnection or switching lines or facilities with respect to and servicing the Project pursuant to a standard form of easement or other similar agreement, lot line adjustments, lot line mergers, right-of-way dedications, or rights of abandonment. It is agreed that it would be unreasonable for Landlord to withhold, condition, or delay its consent to any of the Additional Rights to the extent that the grant of the right or interest is necessary with respect to and serving the Project. At Tenant’s election and subject to the foregoing, Landlord agrees to (i) grant any approved Additional Rights directly to Grantee or (ii) convey title to such portion of the Leased Premises to the Grantee by deed or other conveyance. Landlord also agrees to promptly take actions and deliver all documents reasonably required to effectuate the Tenant’s use of the Property, including any documents required by a Governmental Authority.

Section 8.2 Assignment

- (a) Tenant shall not have the right to assign, sublease, transfer, or convey all or any part of its interests in or obligations under this Lease without Landlord’s prior written consent; *provided*, that without Landlord’s consent Tenant may (i) collaterally assign or mortgage

its rights under this Lease to any Lender in accordance with Section 8.1, (ii) assign this Lease to any purchaser of the Project, to any entity succeeding to all or substantially all of the assets of Tenant, or to any entity in connection with a tax equity financing, provided the assignee or transferee shall be subject to all of the obligations, covenants, and conditions applicable to the Tenant.

- (b) Landlord may assign this Lease without consent in connection with any transfer or conveyance of Landlord's interests in the Leased Premises made in accordance with Section 8.3.
- (c) Any purported assignment of this Lease not permitted by this Section 8.2 shall be void.

Section 8.3 Landlord's Transfer or Encumbrance of Leased Premises

- (a) Landlord may transfer, sell or convey the Leased Premises to any person or entity, with the prior written consent of Tenant, which shall not be unreasonably withheld, conditioned or delayed; provided, however, that Landlord may, without Tenant's prior written consent sell a fee interest in the Leased Premises to an affiliate of Landlord, and in any such event of transfer, sale or conveyance, this Lease and the leasehold interest, easements and other interests created herein shall survive such transfer, sale or conveyance and continue in effect with respect to the Leased Premises and the Land. Landlord will notify Tenant of any transfer, sale or conveyance of the Leased Premises permitted hereunder, and Tenant shall, if so requested, provide written acknowledgement of its attornment to the transferee thereof, provided such transferee agrees to assume all obligations of Landlord in the Lease. Upon transfer of the Leased Premises and assumption of this Lease by the transferee thereof in accordance with this Section 8.3(a), Landlord shall have no further obligations or liability under this Lease, other than liabilities accrued prior to such transfer.
- (b) Landlord may mortgage, pledge, grant a lien on, collaterally assign or grant a deed of trust on, in or over the Leased Premises (any such mortgage, pledge, lien, collateral assignment or deed of trust a "Fee Mortgage") to any Person that provides financing to Landlord without the prior written consent of Tenant only if (i) Landlord shall procure from any such mortgagee for the benefit of Tenant and Tenant's Lenders and financing parties an SNDA acknowledging (A) the Tenant's continuing right to occupy and use the Leased Premises in accordance with this Lease upon any foreclosure or exercise of rights by such mortgagee, and (B) such mortgagee has no interest in the equipment comprising the Project and shall not gain any such interest as a result of the grant of the mortgage or any exercise of remedies by such mortgagee; (ii) the grant of such Fee Mortgage shall be subordinate to and shall not be a lien prior to this Lease or any mortgage placed thereon; and (iii) any such Fee Mortgage shall be subject to the terms of this Lease. In any event, no Fee Mortgage shall give any such assignee (x) any greater rights than Landlord hereunder; or (y) the right to cancel the Lease unless there is an Event of Default on the part of Tenant (which remains uncured by either Tenant or the Leasehold Mortgagee) which, under the terms of this Lease, gives Landlord a right to cancel this Lease. As used in this Lease, the term "Fee Mortgage" collectively includes any commercial bank, trust company or national banking association or other financial institution, the United States agency or branch of a foreign bank, any insurance company, employees' pension or retirement fund system, corporate profit-sharing or pension trust, any publicly traded real estate investment trust, a "hedge fund" or "private equity fund" or other person or entity that from time to time provides financing to or for the benefit of Tenant or its affiliate, and any agent, security agent, collateral agent, indenture trustee, loan trustee, loan participant or participating or

syndicated lenders involved in whole or in part in such financing, and their respective representatives, successors and assigns.

ARTICLE IX

Condemnation; Force Majeure

Section 9.1 Condemnation

- (a) If all of the Leased Premises are taken by eminent domain, or any material portion of the Leased Premises is taken by eminent domain, and as a result of such taking, the continued construction, installation or operation of the Project on the Leased Premises would become impossible or impracticable, then Tenant shall have the option to terminate this Lease as of the effective date of such taking, and upon such termination neither Party shall have any further obligations other than with respect to the distribution of proceeds as set forth in Section 9.2 below, the obligation of Tenant to remove the Project as set forth in Section 5.3 below, or any payment or indemnification obligations of either Party accrued prior to termination. For purposes of this Section 9.1(a), a partial taking shall not be deemed to have rendered construction, installation or operation of the Project impossible or impracticable if, after giving effect to such taking, the Project's generating capacity has been reduced by less than 25%.
- (b) If any portion of the Leased Premises is taken by eminent domain but this Lease has not been terminated in accordance with subsection (a) or (b) above, then the Parties shall use commercially reasonable efforts to amend this Lease to reflect any necessary reduction or, at the mutual agreement of the Parties, relocation of the Project which will preserve the value and benefit of the Lease to Tenant to the extent possible following such taking.

Section 9.2 Proceeds

In the event any award or payment is made in connection with a taking by eminent domain, Tenant shall be entitled to that portion of such award, equal to (i) the reasonable costs of removing or relocating the Project or any components of the Project, (ii) the loss of the Project or any components of the Project, or (iii) the ability of Tenant to operate the Project on the Leased Premises pursuant to this Lease; and (iv) any loss of income from the Project and loss of goodwill. Tenant shall have the right to participate in any condemnation proceedings, including settlement and negotiations, to the extent affecting Tenant's portion of such award, and Landlord shall not enter into any binding settlement agreement without the prior written consent of Tenant in connection with such proceedings. All other awards or payments made in connection with a taking by eminent domain, including without limitation any award made in respect of the fee simple interest in the Leased Premises or the rent payable to Landlord pursuant to this Lease, shall be the exclusive property of Landlord.

Section 9.3 Waiver Relating to Condemnation

The Parties intend that the provisions of this Lease shall govern their respective rights and obligations in the event of a condemnation. Accordingly, but without limiting any right to terminate this Lease to the extent expressly provided in this Lease, Landlord and Tenant each hereby waive the provisions of any Applicable Law allowing either Party to petition for a termination of this Lease upon a partial taking of the Leased Premises or any improvements thereon.

Section 9.4 Casualty

If during the Term, all or part of the Leased Premises or the Tenant's improvements are damaged by fire, wind, flood, earthquake or other casualty, with the result that, in Tenant's sole and absolute discretion, it would not be commercially or economically reasonable or desirable to repair and restore the Leased Premises and Tenant's improvements, then Tenant may terminate this Lease by providing Landlord with written notice of the same and vacating the Leased Premises in compliance with Section 5.3(b) hereof. Upon such termination, except for any obligations which have accrued prior to the termination of this Lease or any indemnity obligations which shall survive any termination of this Lease, Landlord and Tenant shall have no further rights, liabilities or obligations hereunder or otherwise with respect to this Lease. Tenant, or its successor in interest, shall be entitled to 100% of any proceeds from casualty insurance policies maintained by Tenant.

Section 9.5 Waiver Relating to Casualty

If there is any damage to or destruction of the Leased Premises or the Project, this Lease shall not terminate. The Parties hereto intend that this Lease fully govern all of their rights and obligations in the event of any damage or destruction of the Leased Premises and the Project, and, accordingly, the Landlord and Tenant each hereby waives the provisions of any Applicable Law permitting the termination of a lease agreement in the event of damage or destruction under any circumstances.

Section 9.6 Force Majeure

Neither Party will be required to perform its obligations under this Lease to the extent and for the time that performance thereof is prevented by reason of any occurrence beyond such Party's control that could not be avoided through the exercise of reasonable diligence (each such occurrence, a "Force Majeure Event"), including without limitation any act of God, pandemics or epidemics, strike national or regional in scope, delay in receiving any permit or other action of any Governmental Authority (except to the extent attributable to the acts or omissions of the affected Party), flood, earthquake, hurricane, or fire. The Party affected by any such occurrence will give prompt notice thereof to the other Party, keep the other Party notified of its efforts to remedy such occurrence, and resume performance of its obligations as soon as such performance is no longer prevented.

ARTICLE X **Default**

Section 10.1 Events of Default

Each of the following shall constitute an event of default (an "Event of Default") by a Party:

- (a) any failure by such Party to pay any amounts required to be paid pursuant to this Lease when due, if the failure to pay continues for sixty (60) days after written notice from the other Party;
- (b) such Party makes an assignment of this Lease other than as permitted by Section 8.1 or 8.2.
- (c) any representation or warranty made by such Party in this Lease is false or misleading in any material respect when made or when deemed made;
- (d) such Party fails to observe or perform any other material obligation of such Party in this Lease, which failure continues for a period of thirty (30) days after written notice of default from the other Party or, if the nature of such default is such that cure will take longer than thirty (30) days and such Party initiates such cure within thirty (30) days, then the period

of time necessary to effect such cure (not to exceed ninety (90) days in total) as long as such Party is making continuous and diligent efforts to cure during that time and the extension of such cure period would not result in damage to any person or property or result in the violation of any Applicable Law; and

- (e) such Party initiates any voluntary petition for bankruptcy, reorganization, insolvency, liquidation, or receivership, or any such petition is initiated against such Party by a third party and not dismissed within sixty (60) days;

Section 10.2 Remedies

Upon the occurrence and during the continuation of an Event of Default by a Party, the other Party may (i) cure such Event of Default, in which event the other Party shall reimburse the curing Party on demand for all sums so expended by the curing Party; (ii) enforce by all proper and legal suits and other means, its rights hereunder and pursue any other rights it may have in law or equity; and (iii) terminate this Lease by notice to the other Party, which notice will be effective upon receipt or such other date as may be specified therein.

Section 10.3 Surrender

Upon the termination or expiration of this Lease, Tenant shall peaceably surrender the Leased Premises to Landlord and, as and to the extent set forth in Section 5.3, remove all of the components of the Project from the Leased Premises and restore the Leased Premises at Tenant's expense (except where this Lease is terminated by Tenant for a Landlord Event of Default, in which case, Landlord shall be fully responsible for the costs and expenses of such removal and restoration).

Section 10.4 Specific Performance

Landlord acknowledges and agrees that should Landlord breach any of its obligations hereunder or otherwise fail to permit Tenant to exercise any of the rights and privileges granted herein, Tenant shall have the right to specific enforcement of this Lease, in addition to all of Tenant's remedies at law, in equity or under this Lease.

ARTICLE XI Miscellaneous

Section 11.1 Notice

Notices, consents, or other documents required or permitted by this Lease must be given by personal delivery, email, delivered by Federal Express or other reputable overnight courier, or sent by registered mail or certified mail, return receipt requested, and postage prepaid and shall be sent to the respective Parties as follows:

To Landlord:	City of Caribou Attention: City Manager 25 High Street Caribou, ME 04736 citymanager@cariboumaine.org
To Tenant:	SynerGen Caribou, LLC Attention: Managing Member

600 Reisterstown Road, Suite 310
Pikesville, MD 21208
Hillel.Halberstam@synergensolar.com

All notices, communications and waivers to Landlord's lenders or other financiers under this Lease shall be to the name and address specified in a notice from Landlord to Tenant. All notices sent pursuant to the terms of this Section 11.1 shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by reputable overnight, express courier, then on the next business day immediately following the day sent, (iii) if sent by registered or certified mail, then on the day when actually received, or (iv) if sent by email, then on the day when receipt is acknowledged.

Section 11.2 No Third-Party Beneficiaries

No provision of this Lease is intended to nor shall it in any way inure to the benefit of any third party so as to constitute any such person a third-party beneficiary under this Lease, or of any one or more of the terms of this Lease, or otherwise give rise to any cause of action in any person not a party to this Lease.

Section 11.3 Entire Agreement

It is mutually understood and agreed that this Lease and the Exhibits hereto constitute the entire agreement between Landlord and Tenant and supersede any and all prior oral or written understandings, representations or statements, and that no understandings, representations or statements, verbal or written, have been made which modify, amend, qualify, or affect the terms of this Lease. This Lease may not be amended except in a writing executed by both Parties. No purported modifications or amendments, including without limitation any oral agreement (even if supported by new consideration), course of conduct, or absence of a response to a unilateral communication, other than a written amendment shall be binding on either Party.

Section 11.4 Governing Law; Jurisdiction

This Lease is made in and shall be governed by the laws of the state of Maryland (without regard to its conflict of laws principles). Each Party hereto expressly and irrevocably subjects itself to the jurisdiction of the courts of the State of Maryland, and the United States courts located in the State of Maryland, and agrees that suit may be brought only in such courts with respect to any matters arising from this Lease. The prevailing Party in any litigation arising under this Lease shall be entitled to its reasonable attorneys' fees, expert fees and expenses and costs.

Section 11.5 Further Assurances

Each of the Parties, without further consideration, agrees to execute and deliver such additional documents and take such action as may be reasonably necessary to carry out the purposes and intent of this Lease and to fulfill the obligations of the respective Parties.

Section 11.6 Waiver

Neither Party shall be deemed to have waived any provision of this Lease or any remedy available to it unless such waiver is in writing and signed by the Party against whom the waiver would operate. Any waiver at any time by either Party of its rights with respect to any rights arising in connection with this Lease shall not be deemed a waiver with respect to any subsequent or other matter.

Section 11.7 Relationship of Parties

The duties, obligations and liabilities of each of the Parties are intended to be several and not joint or collective. This Lease shall not be interpreted or construed to create an association, joint venture, fiduciary relationship or partnership between Landlord and Tenant or to impose any partnership obligation or liability or any trust or agency obligation or relationship upon either Party. Landlord and Tenant shall not have any right, power, or authority to enter into any agreement or undertaking for, or act on behalf of, or to act or be an agent or representative of, or to otherwise bind, the other Party.

Section 11.8 Confidentiality

The Parties acknowledge that during the course of the performance of their respective obligations under this Lease, either Party may need to provide information to the other Party, which the disclosing Party deems to be confidential, proprietary, or a trade secret. Any such information, which is marked confidential or otherwise indicated as confidential, shall be treated confidentially by the receiving Party and shall not be disclosed to any other person without the prior consent of the disclosing Party. The receiving Party agrees that it shall make disclosure of any such confidential information only to attorneys, consultants, or agents (each individually its “Representative” and collectively, its “Representatives”) to whom disclosure is reasonably necessary during the course of the performance of their respective obligations under this Lease. The receiving Party shall appropriately notify such Representatives that the disclosure is made in confidence and shall be kept in confidence in accordance with this Lease. The receiving Party shall be responsible for the failure of such Representatives to comply with the terms hereof. The terms and conditions of this Lease shall be deemed confidential and subject to the provisions of this Section 11.8.

Section 11.9 Counterparts

This Lease may be executed in two or more counterparts and by different Parties on separate counterparts, all of which shall constitute one and the same agreement and each of which shall be deemed an original, and may be delivered by electronic mail.

Section 11.10 Memorandum of Lease

Landlord and Tenant shall execute in recordable form, and Tenant shall then record, a “Memorandum of Lease” in the form attached as Exhibit B. Such Memorandum of Lease will be executed by the Parties simultaneously with this Lease and recorded in the real estate records of the county or counties where the Leased Premises is located. Upon the termination or expiration of this Lease, Tenant shall upon request deliver termination of lease documentation in appropriate form for recording. Tenant hereby grants Landlord a power of attorney, coupled with an interest, to sign such documentation on Tenant’s behalf as may be required to record the termination of this Lease in the event Tenant fails to deliver such documentation upon request.

Section 11.11 Survival

The provisions of Section 5.3, Section 5.4, Article VII, Section 10.1, Section 10.3, this Article XI, and any other indemnification or payment obligations accrued prior to termination, shall survive any termination of this Lease.

Section 11.12 Construction

The Parties agree that any rule of construction to the effect that ambiguities are to be resolved in favor of either Party shall not be employed in the interpretation of this Lease and is hereby waived.

Section 11.13 Partial Invalidity

Should any provision of this Lease be held, in a final and unappealable decision by a court of competent jurisdiction, to be either invalid, void, or unenforceable, the remaining provisions hereof shall remain in full force and effect, unimpaired by the holding. Notwithstanding any other provision of this Lease, the Parties agree that in no event shall the term of this Lease be longer than, respectively, the longest period permitted by applicable law.

Section 11.14 Time is of the Essence

The Parties agree and acknowledge that time is of the essence in the performance by each Party of its obligations herein.

Section 11.15 Estoppel Certificate

Each Party acknowledges that the other Party may from time to time request an estoppel certificate in connection with any financing, sale, or investment in connection with such Party's interest in this Lease and the Project. Each Party agrees that, if requested by the other Party on behalf of any third party with whom such requesting Party is undertaking any such transaction, the other Party agrees to address such matters in an estoppel to be provided, to the extent that the request is commercially reasonable.

IN WITNESS WHEREOF, this Lease has been duly executed on the day and date set forth below the respective signatures of Landlord and Tenant to be effective as of the last date executed by a party hereto.

Landlord

Tenant

CITY OF CARIBOU

SYNERGEN CARIBOU, LLC

By: _____
Name: Dennis Marker
Title: City Manager

By: _____
Name: Hillel Halberstam
Title: Managing Member

Acknowledgments

Acknowledgement of Landlord

STATE OF MAINE

County of _____, ss.

On the _____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Acknowledgement of Tenant

STATE OF MARYLAND

County of _____, ss.

On the _____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

EXHIBIT A-1

DESCRIPTION OF LAND

[ALTA and Metes and Bounds to be inserted]

EXHIBIT A-2

DESCRIPTION OF LEASED PREMISES

[ALTA and Metes and Bounds to be inserted]

EXHIBIT B

“MEMORANDUM OF LEASE”

TO

**LAND LEASE
BETWEEN**

City of Caribou

and

SynerGen Caribou, LLC

Return after recorded to:

MEMORANDUM OF LEASE

This Memorandum of Land Lease ("Memorandum") is made as of the _____ day of _____ 2021, by and between City of Caribou ("Landlord") and SynerGen Caribou, LLC ("Tenant").

WHEREAS:

(A) Landlord is the owner of the property described on attached Exhibit A-1 (the "Land")

(B) The Parties entered into a Land Lease (the "Lease") for a portion of the Land described on Exhibit A-2 (the "Leased Premises") as of the ____ day of _____, 2021 (the "Effective Date"), with a term of 20 years from the Commercial Operation Date described therein.

(C) The Parties desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interest of Tenant in the Leased Premises, the Solar Easement, the Access Easement and the Interconnection Easement as more particularly described on Exhibit B.

NOW, THEREFORE, in consideration of the rent and other payments and covenants provided in the Lease to be paid and performed by the Tenant, Landlord hereby leases, lets and demises the Leased Premises to Tenant, and hereby grants to Tenant those easements with respect to the Access Easement Land and Interconnection Easement Land as more particularly described in the Lease. All of the terms, conditions, provisions, and covenants of the Lease are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Lease and this Memorandum shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this Memorandum and the Lease, the terms of the Lease shall prevail.

IN WITNESS HEREOF, the Parties have executed this Memorandum as of the date set forth above.

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

Acknowledgement of Landlord

STATE OF MAINE

County of _____, ss.

On the ____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Acknowledgement of Tenant

STATE OF MARYLAND

County of _____, ss.

On the ____ day of _____ in the year 2021 before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(y)(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

EXHIBIT C

FORM OF CONSENT AND AGREEMENT

LANDLORD CONSENT, AGREEMENT AND ESTOPPEL CERTIFICATE

THIS LANDLORD CONSENT, AGREEMENT AND ESTOPPEL CERTIFICATE (this “Consent and Agreement”), dated as of [] is by and among City of Caribou, a [] (the “Landlord”), SynerGen Caribou, LLC, a Maryland limited liability company (the “Tenant”), and [], (“Lender”).

RECITALS

WHEREAS, Landlord and Tenant entered into that Land Lease dated as of [], (as amended, supplemented, modified and in effect from time to time, collectively the “Lease”) covering certain land owned by Landlord in the City and County of Limestone, Aroostook County, Maine;

WHEREAS, the Tenant and the Lender have entered into the [Credit Agreement] dated as of [], (as amended, modified, supplemented, and in effect from time to time, the “Credit Agreement”) pursuant to which the Lender has agreed to finance certain expenditures in connection with the Project that Tenant is developing;

WHEREAS, it is a condition precedent to the obligations of the Lender under the Credit Agreement that the Tenant execute and deliver (i) a [Mortgage, Deed of Trust, Security Agreement, Assignment and Financing Statement] dated as of [], pursuant to which the Tenant will mortgage, pledge, grant a lien on and security interest to Lender in Tenant’s interests in the Lease, (ii) a [Security Agreement] granting to the Lender a security interest in all of the improvements, fixtures, equipment and other personal property now or hereafter owned by the Tenant now or hereafter located on the Leased Premises or the Interconnection Easement Land (the “Personal Property”), (iii) and other related security documents and instruments (the agreements and instruments described in clauses (i), (ii) and (iii), as the same may be amended, modified, supplemented, and in effect from time to time, are collectively herein called the “Security Documents”), all as collateral security for the performance and observance of the obligations of the Tenant under the Credit Agreement;

WHEREAS, pursuant to the terms of the Lease, the Tenant is permitted to pledge, grant a lien on and assign the Lease to the Lender; and

WHEREAS, it is the condition precedent to the advancement of funds under the Credit Agreement that the Parties shall have executed this Consent and Agreement.

NOW, THEREFORE, Landlord, Tenant and Lender agree as follows:

1. Definitions. Unless otherwise defined, all terms used herein which are defined in the Lease (whether by reference to another agreement or otherwise) shall have their respective meanings as so defined.

2. Representations and Warranties. The Landlord hereby represents and warrants to the Lender that:

a. The Landlord is a [] duly organized, validly existing and in good standing under the laws of the State of [], is qualified to do business and in good standing in the State of [], and has all requisite power and authority to conduct its business, to own its properties, and to execute and deliver, and to perform its obligations under, this Consent and Agreement and the Lease.

b. The execution, delivery and performance by the Landlord of this Consent and Agreement and the Lease have been duly authorized by all necessary corporate action, and do not and will not (i) require any consent or approval of Landlord's board of directors or any other Person which has not been obtained, (ii) violate any provisions of the Landlord's certificate of incorporation, or by-laws or any law, rule, regulation, order, writ, judgment, injunction, decree, determination or award having applicability to the Landlord, or (i) result in any breach of or constitute a default under any agreement relating to the management or affairs of the Landlord or any indenture or loan or credit agreement or other material agreement, lease or instrument to which the Landlord is a party or by which it or its properties may be bound or affected.

c. As of the date hereof, the Lease is in full force and effect and is a legal, valid, binding and enforceable obligation of the Landlord in accordance with its terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium and similar laws affecting the rights of creditors generally.

d. There is no pending or, to the best knowledge of the Landlord, threatened action or proceeding affecting the Landlord before any court, governmental agency, regulatory body or arbitrator, which could materially adversely affect the ability of the Landlord to perform its obligations under, or which purports to affect the legality, validity or enforceability of, the Lease.

e. To the best knowledge of the Landlord, the Tenant is not in default under any material covenant or obligation under the Lease and no such default has occurred prior to the date hereof. To the best knowledge of the Landlord after giving effect to the mortgage by the Tenant of the Lease to the Lender pursuant to the Security Documents, and after giving effect to the acknowledgement of and consent to such mortgage by the Landlord, there exists no event or condition which would constitute a default, or which would, with the giving of notice or lapse of time or both, constitute a default under the Lease.

f. The Tenant has duly performed and complied with all covenants, agreement(s) and conditions contained in the Lease required to be performed or complied with by it on or before the date hereof, and the Lease, as of the date hereof, is in full force and effect and has not been amended, and none of the Tenant's rights under the Lease have been waived.

g. All rent, fees and payments due under the Lease through and including the date hereof have been paid and, as of the date hereof, no other fees or other payments are presently due under the Lease.

h. To the knowledge of Landlord, there are no pending or contemplated condemnation or eminent domain proceedings with respect to the Land (including the Leased Premises), the Access Easement Land, the Interconnection Easement Land or any portion thereof.

3. Consents and Agreement. The Landlord hereby agrees that, up to and until the date on which all of the Tenant's obligations under the Credit Agreement have been paid and satisfied (the "Termination Date"):

a. The Lender and any designee or assignee thereof shall be entitled to perform any and all obligations of the Tenant under the Lease in accordance with the terms of the Lease and the Landlord shall accept such performance on behalf of Tenant. Without limitation to the foregoing, the Lender and any designee or assignee thereof shall have the right, but not the obligation, to pay all sums due under the Lease and to perform any other act, duty or obligation required of the Tenant thereunder at any time. Nothing herein shall require the Lender or such designee or assignee to cure any default of the Tenant under the Lease or to perform any act, duty or obligation of the Tenant under the Lease, but shall only give them the option to do so.

b. Landlord acknowledges that the Personal Property is owned by and shall remain the personal property of Tenant (and not fixtures) notwithstanding the manner or mode of attachment to the Leased Premises, and Landlord consents and agrees to Lender's (or its assignee's, nominee's or designee's) removal of any Personal Property from the Leased Premises.

c. Landlord will deliver to Lender, simultaneously with delivery thereof to Tenant, any notice of default by Tenant. Lender will have a period equal to the later of (i) thirty (30) days from such notice, or (ii) the period provided for cure of such default in the Lease, to cure or cause to be cured such default on behalf of Tenant. Landlord will not terminate the Lease by reason of any Tenant default during the period provided for Lender to cure such default. With respect to any event of default that cannot be cured without possession by Lender of the Leased Premises, if Lender has initiated and is diligently prosecuting foreclosure proceedings in order to acquire Tenant's interest in the Leased Premises and the Project, and has cured all other Tenant defaults capable of cure, Landlord will not terminate the Lease during the pendency of such foreclosure proceedings provided Lender continues to diligently pursue such proceedings, and further provided that the period for completion of such foreclosure proceedings will not exceed six (6) months from notice to Lender of such Tenant default.

d. Landlord acknowledges that any amendment or modification to the Lease by Tenant after the date hereof requires the consent of Lender, and will not make or accept any such amendment or modification from Tenant without the consent of Lender.

e. A foreclosure or other exercise of remedies under the Security Documents or any sale thereunder by the Lender or its assignee or designee, whether by judicial proceedings or under any power of sale contained therein, or any conveyance from the Tenant to the Lender or such assignee or designee, in lieu thereof, shall not require the consent of the Landlord or constitute a default under the Lease.

f. In the event that the Lender or its designee or assignee succeeds to the Tenant's interest in the Lease, whether by foreclosure or otherwise, the Lender or its designee or assignee shall be entitled to exercise all rights of the Tenant in the Lease, and shall assume liability for all of the Tenant's obligations under the Lease; provided however, that such liability shall not include any liability for claims of the Landlord against the Tenant arising from the Tenant's failure to perform during that period prior to the Lender's or such designee's or assignee's succession to the Tenant's interest in and under the Lease, or to the date on which Lender received notice of default in accordance with subparagraph (c) above, whichever is earlier, so long as all monetary defaults are cured (regardless of whether such monetary defaults occurred prior to or after the assumption of Tenant's Lease obligations by Lender). Except as otherwise set forth in the immediately preceding sentence, neither the Lender nor any designee or assignee of the Lender shall be liable for the performance or observance of any of the obligations or duties of the Tenant in the Lease and the assignment of the Lease by the Tenant to the Lender pursuant to the Security Documents shall not give

rise to any duties or obligations whatsoever on the part of Lender or any designee or assignee of Lender owing to the Landlord.

g. Upon the exercise by the Lender of any of the remedies set forth in the Security Documents, the Lender may assign its rights and interests and the rights and interests of the Tenant under the Lease to any purchaser or transferee of the Project, if such purchaser or transferee shall assume all of the obligations of the Tenant under the Lease. Upon such assignment and assumption, the Lender shall be relieved of all obligations under the Lease arising after such assignment and assumption.

h. In the event that (i) the Lease is rejected by a trustee or debtor-in-possession in any bankruptcy or insolvency proceeding involving the Tenant or (ii) the Lease is terminated as a result of any bankruptcy or insolvency proceeding involving the Tenant, and if within thirty (30) days after such rejection or termination, the Lender or its designee or assignee shall so request and shall certify in writing to the Landlord that it intends to perform the obligations of the Tenant as and to the extent required under the Lease, the Landlord will execute and deliver to the Lender or such designee or assignee a new lease, pursuant to which the Landlord shall agree to perform the obligations contemplated to be performed by the Landlord under the original Lease and which shall be for the balance of the remaining term under the original Lease before giving effect to such rejection or termination and shall contain the same conditions, terms, provisions and limitations as the original Lease (except for any requirements which have been fulfilled by the Tenant prior to such rejection or termination). References in this Consent and Agreement to "Lease" shall be deemed also to refer to such new lease.

i. The Landlord shall deliver to the Lender at the address set forth on the signature pages hereof, or at such other address as the Lender may designate in writing from time to time to the Landlord, concurrently with the delivery thereof to the Tenant, a copy of each material notice, request or demand given by the Landlord pursuant to the Lease.

4. Miscellaneous.

a. This Consent and Agreement shall be binding upon the successors and assigns of the Landlord, Lender and the Tenant and shall inure, together with the rights and remedies of the Lender, Landlord and the Tenant hereunder, to the benefit of the Landlord, the Tenant, the Lenders and their respective permitted successors, transferees and assigns.

b. No amendment or waiver of any provisions of this Consent and Agreement or consent to any departure by the Landlord, Lender or the Tenant from any provisions of this Consent and Agreement shall in any event be effective unless the same shall be in writing and signed by the Lender and Landlord and, in the case of an amendment, waiver or consent sought prior to the occurrence of an event of default, the Tenant (provided that such right of the Tenant to consent to an amendment, waiver or consent shall be solely with respect to amendments, waivers or consents which could have a material adverse affect on the Tenant's rights under the Lease), and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

c. THIS CONSENT AND AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF MARYLAND. THE LANDLORD, THE LENDER AND THE TENANT HEREBY SUBMIT TO THE NONEXCLUSIVE JURISDICTION OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF BALTIMORE COUNTY AND OF ANY MARYLAND STATE COURT FOR THE PURPOSES OF ALL LEGAL PROCEEDINGS ARISING OUT OF OR RELATING TO THIS CONSENT AND AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. EACH OF THE LANDLORD, THE LENDER AND THE TENANT IRREVOCABLY WAIVE, TO THE FULLEST EXTENT PERMITTED

BY LAW, ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF THE VENUE OF ANY SUCH PROCEEDING BROUGHT IN SUCH A COURT AND ANY CLAIM THAT ANY SUCH PROCEEDING BROUGHT IN SUCH A COURT HAS BEEN BROUGHT IN AN INCONVENIENT FORUM.

d. EACH OF THE PARTIES KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS CONSENT AND AGREEMENT, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONSENT AND AGREEMENT AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. EACH OF THE PARTIES TO THIS CONSENT AND AGREEMENT WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THIS PROVISION IS A MATERIAL INDUCEMENT TO EACH OF THE PARTIES FOR ENTERING INTO THIS CONSENT AND AGREEMENT.

e. This Consent and Agreement may be executed in one or more counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

f. No failure on the part of the Landlord or Lender to exercise, and no delay in exercising, any right under this Consent and Agreement shall operate as a waiver of such right nor shall any single or partial exercise of any right under this Consent and Agreement, preclude any further exercise of such right or the exercise of any other right. The rights, remedies, powers and privileges provided in this Consent and Agreement are cumulative and not exclusive of any rights, remedies, powers and privileges provided by law.

g. All notices to be given under this Consent and Agreement shall be in writing and shall be delivered personally, sent by certified or registered first-class mail, postage prepaid, or dispatched by tested telex or telefacsimile, or courier to the intended recipient at its address as set forth on the signature pages below, and all payments to be made under this Consent and Agreement shall be made by wire transfer of immediately available funds or check representing immediately collectible funds to the account or address of the intended recipient as set forth on the signature pages hereto, unless the recipient has given notice of another address or account for receipt of notices or payments.

h. This Consent and Agreement will terminate on the Termination Date, without the need of any further documentation. The Lender shall provide the Landlord notice promptly upon occurrence of the Termination.

[Signature Page Follows]

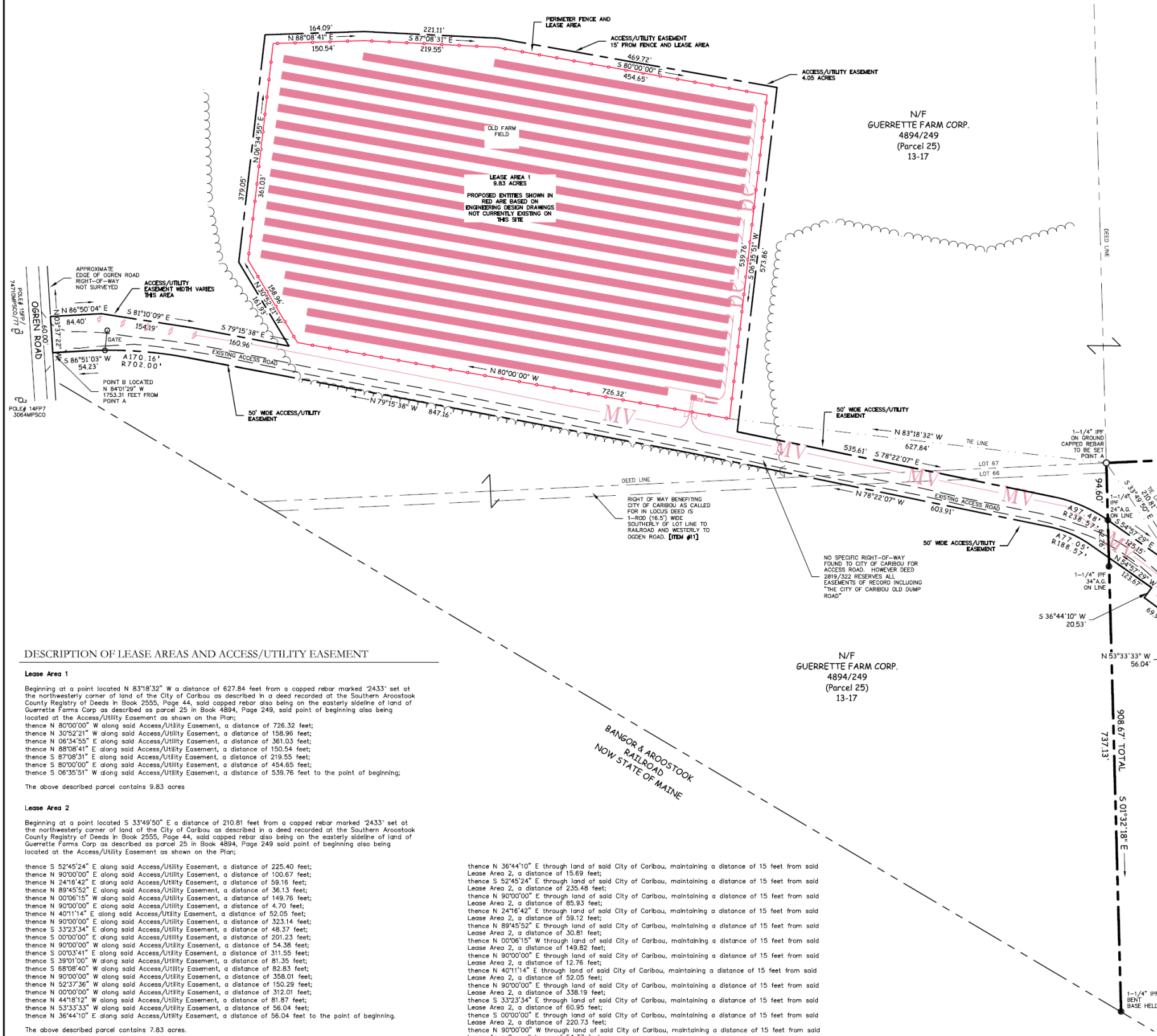
IN WITNESS WHEREOF, the undersigned by its officer duly authorized has caused this Consent and Agreement to be duly executed and delivered as of the first date written above.

EXHIBIT D

INSURANCE REQUIREMENTS

- 1) Commercial General Liability Policy with a limit of \$1,000,000 each occurrence and \$2,000,000 aggregate.
- 2) Automobile liability insurance, including coverage for owned, non-owned and hired automobiles for both bodily injury and property damage in accordance with statutory legal requirements, with combined single limits of no less than \$1,000,000 per accident.
- 3) Umbrella liability coverage, written on an occurrence basis, with a combined single limit of not less than \$5,000,000.
- 4) Workmen's compensation insurance in amounts required by applicable law or statute covering all persons employed in connection with any work done on or about the Leased Premises.
- 5) Commercial property insurance on a replacement cost basis for Tenant's fixtures, equipment and personal property on the Leased Premises.

EXHIBIT E
PERMITTED EXCEPTIONS



DESCRIPTION OF LEASE AREAS AND ACCESS/UTILITY EASEMENT

Lease Area 1

Beginning at a point located N 83°18'32" W a distance of 627.84 feet from a capped rebar marked '2433' set at the northwesterly corner of land of the City of Caribou as described in a deed recorded at the Southern Aroostook County Registry of Deeds in Book 2555, Page 44, said capped rebar also being on the easterly sideline of land of Guerrette Farms Corp as described as parcel 25 in Book 4894, Page 249, said point of beginning also being located at the Access/Utility Easement as shown on the Plan;

thence N 80°00'00" W along said Access/Utility Easement, a distance of 726.32 feet;

thence N 30°52'21" W along said Access/Utility Easement, a distance of 158.96 feet;

thence N 08°34'55" E along said Access/Utility Easement, a distance of 361.03 feet;

thence N 88°08'41" E along said Access/Utility Easement, a distance of 150.54 feet;

thence S 87°08'31" E along said Access/Utility Easement, a distance of 219.55 feet;

thence S 80°00'00" E along said Access/Utility Easement, a distance of 454.65 feet;

thence S 06°35'51" W along said Access/Utility Easement, a distance of 539.76 feet to the point of beginning;

The above described parcel contains 9.83 acres

Lease Area 2

Beginning at a point located S 33°49'50" E a distance of 210.81 feet from a capped rebar marked '2433' set at the northwesterly corner of land of the City of Caribou as described in a deed recorded at the Southern Aroostook County Registry of Deeds in Book 2555, Page 44, said capped rebar also being on the easterly sideline of land of Guerrette Farms Corp as described as parcel 25 in Book 4894, Page 249 said point of beginning also being located at the Access/Utility Easement as shown on the Plan;

thence S 52°45'24" E along said Access/Utility Easement, a distance of 225.40 feet;

thence N 90°00'00" E along said Access/Utility Easement, a distance of 100.67 feet;

thence N 24°16'42" E along said Access/Utility Easement, a distance of 59.16 feet;

thence N 89°45'52" E along said Access/Utility Easement, a distance of 36.13 feet;

thence N 00°06'15" W along said Access/Utility Easement, a distance of 149.76 feet;

thence N 90°00'00" E along said Access/Utility Easement, a distance of 4.70 feet;

thence N 40°11'14" E along said Access/Utility Easement, a distance of 52.05 feet;

thence N 90°00'00" E along said Access/Utility Easement, a distance of 323.14 feet;

thence S 33°23'34" E along said Access/Utility Easement, a distance of 48.37 feet;

thence S 00°00'00" E along said Access/Utility Easement, a distance of 201.23 feet;

thence N 90°00'00" W along said Access/Utility Easement, a distance of 54.38 feet;

thence S 00°03'41" E along said Access/Utility Easement, a distance of 311.55 feet;

thence S 39°01'00" W along said Access/Utility Easement, a distance of 81.35 feet;

thence S 68°08'40" W along said Access/Utility Easement, a distance of 82.83 feet;

thence N 90°00'00" W along said Access/Utility Easement, a distance of 358.01 feet;

thence N 52°37'36" W along said Access/Utility Easement, a distance of 150.29 feet;

thence N 00°00'00" W along said Access/Utility Easement, a distance of 312.01 feet;

thence N 44°18'12" W along said Access/Utility Easement, a distance of 81.87 feet;

thence N 53°33'33" W along said Access/Utility Easement, a distance of 56.04 feet;

thence N 36°44'10" E along said Access/Utility Easement, a distance of 56.04 feet to the point of beginning.

The above described parcel contains 7.83 acres.

Access/Utility Easement

Beginning at a point located on the approximate easterly sideline of Ogren Road, said point being N 84°01'29" W, a distance of 1753.31 feet from a capped rebar marked '2433' set at the northwesterly corner of land of the City of Caribou as described in a deed recorded at the Southern Aroostook County Registry of Deeds in Book 2555, Page 44, said capped rebar also being on the easterly sideline of land of Guerrette Farms Corp as described as parcel 25 in Book 4894, Page 249;

thence N 03°37'22" W along the easterly sideline of said Ogren Road, a distance of 60.00 feet;

thence N 86°50'04" E through land of said Guerrette Farms Corp, a distance of 84.40 feet;

thence S 81°10'09" E through land of said Guerrette Farms Corp, a distance of 154.19 feet;

thence S 79°15'38" E through land of said Guerrette Farms Corp, a distance of 160.96 feet to a point which is located westerly of and a perpendicular distance of 15 feet from Lease Area 1 as shown on the Plan;

thence N 30°52'21" W through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1, a distance of 161.93 feet;

thence N 06°34'55" E through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1, a distance of 379.05 feet;

thence N 88°08'41" E through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1, a distance of 164.09 feet;

thence S 87°08'31" E through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1, a distance of 221.11 feet;

thence S 80°00'00" E through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1, a distance of 469.72 feet;

thence S 06°35'51" W through land of said Guerrette Farms Corp, maintaining a distance of 15 feet from said Lease Area 1 and an extension thereof, a distance of 573.86 feet;

thence S 78°22'07" E through land of said Guerrette Farms Corp, a distance of 535.61 feet;

thence through land of said Guerrette Farms Corp, along a tangential curve turning to the right, having an arc length of 97.48 feet, a radius of 238.57 feet, and a chord bearing of S 66°39'48" E, a chord length of 96.60 feet and an iron pipe found on the easterly sideline of land of said Guerrette Farms Corp and the westerly sideline of land of said City of Caribou, said point also being located S 01°32'18" E, a distance of 94.60 feet from the northwesterly corner of land of said City of Caribou;

thence S 54°57'29" E through land of said City of Caribou, a distance of 125.15 feet to a point which is located westerly of and a perpendicular distance of 15 feet from Lease Area 2 as shown on the Plan;

thence N 36°44'10" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 15.69 feet;

thence S 52°45'24" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 235.48 feet;

thence N 90°00'00" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 85.93 feet;

thence N 24°16'42" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 59.12 feet;

thence N 89°45'52" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 30.81 feet;

thence N 00°06'15" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 149.82 feet;

thence N 90°00'00" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 54.37 feet;

thence N 40°11'14" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 52.05 feet;

thence N 90°00'00" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 338.19 feet;

thence S 33°23'34" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 60.95 feet;

thence S 00°00'00" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 220.73 feet;

thence N 90°00'00" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 89.63 feet;

thence N 90°00'00" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 365.98 feet;

thence N 52°37'36" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 162.78 feet;

thence N 00°00'00" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 313.32 feet;

thence N 44°18'12" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 74.54 feet;

thence N 53°33'33" W through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 56.04 feet;

thence N 36°44'10" E through land of said City of Caribou, maintaining a distance of 15 feet from said Lease Area 2, a distance of 20.53 feet;

thence N 54°57'29" W through land of said City of Caribou, a distance of 123.87 feet to the westerly sideline of land of said City of Caribou and the easterly sideline of said Guerrette Farms Corp;

thence through land of said Guerrette Farms Corp, along a tangential curve turning to the left, having an arc length of 77.05 feet, a radius of 188.57 feet, and a chord bearing of N 66°39'48" W, with a chord length of 76.51 feet;

thence N 78°22'07" W through land of said Guerrette Farms Corp, a distance of 603.91 feet;

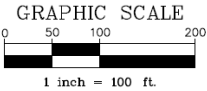
thence N 79°15'38" W through land of said Guerrette Farms Corp, a distance of 847.16 feet;

thence through land of said Guerrette Farms Corp, along a tangential curve turning to the left, having an arc length of 170.16 feet, a radius of 702.00 feet, and a chord bearing of N 86°12'17" W, with a chord length of 169.75 feet;

thence S 86°51'03" W through land of said Guerrette Farms Corp, distance of 54.23 feet to the point of beginning.

Excepting from the above described area all of Lease Area 1 as shown on the Plan and described above, and all of Lease Area 2 as shown on the Plan and described above.

The above described Access/Utility Easement area contains 4.05 acres.



TITLE COMMITMENT EXCEPTIONS:

THE FOLLOWING TITLE EXCEPTIONS ARE LISTED ON SCHEDULE B PART II OF THE CATC(CONNECTICUT ATTORNEYS' TITLE INSURANCE COMPANY) COMMITMENT NO. 121520-01, AS DATED NOVEMBER 30, 2020:

ITEMS #1-10 - [Not a survey matter, general in nature, or noted as "Intentionally omitted" in Exceptions]

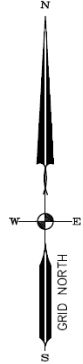
ITEM #11. Such state of facts including notes as depicted on unrecorded plan entitled "ALTANSPPS Land Title Survey of Solar Lease Area Ogren Road, Caribou, Maine" for SynerGen Solar, dated January 8, 2021 by Jones Associates Inc., Project #20-019CU. [Reference is to this plan]

Parcel 1 (City of Caribou) Exceptions:

ITEM #12. Rights of others in and to the right of way, reservation of farm rights and use restrictions set forth in Quitclaim Deed with Covenant from Jeffrey J. Robertson to The City of Caribou dated April 21, 1993 and recorded at the Southern Aroostook County Registry of Deeds in Book 2555, Page 44. [City of Caribou Locus Deed Includes Right of way as shown, farm rights described in Note 6]

Parcel 2 (Guerrette Parcel) Exceptions:

ITEM #13. Notice of Taking by the State of Maine for Railroad Bed, dated December 14, 1994 and recorded at the Southern Aroostook County Registry of Deeds in Book 2750, Page 239. [Does not affect Lease Areas, or Access/Utility Easements]



LOCATION PLAN

NOTES:

- RECORD OWNERS: CITY OF CARIBOU, GUERRETTE FARMS CORP.
- CITY OF CARIBOU PARCEL DEED REFERENCE: SEE PARCEL 25 OF DEED FROM JEFFREY J. ROBERTSON TO CITY OF CARIBOU DATED APRIL 21, 1993, RECORDED AT THE SOUTHERN DISTRICT AROOSTOOK COUNTY REGISTRY OF DEEDS IN BOOK 2555, PAGE 44. (CITY OF CARIBOU, TAX MAP 16, LOT 30)
- GUERRETTE FARMS CORP. PARCEL DEED REFERENCE: SEE DEED FROM LELA M. GUERRETTE TO GUERRETTE FARMS CORP. DATED DECEMBER 1, 2010, RECORDED AT THE SOUTHERN DISTRICT AROOSTOOK COUNTY REGISTRY OF DEEDS IN BOOK 4894, PAGE 249. (CITY OF CARIBOU, TAX MAP 13, LOT 17)
- ALL BOOK AND PAGE REFERENCES REFER TO THE SOUTHERN DISTRICT AROOSTOOK COUNTY REGISTRY OF DEEDS.
- ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE GRID NORTH.
- ELEVATIONS SHOWN ARE TIED TO NAVD88 BY OPUS GPS OBSERVATIONS.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND/OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- CITY OF CARIBOU LOCUS DEED BOOK 2555, PAGE 44, RESERVES TO HENRY MORRELL THE "RIGHT TO FARM ANY PORTION OF THE TILLAGEABLE LAND, BUT SHALL NOT IN ANY WAY INTERFERE WITH THE WORKINGS OR THE FUNCTIONS OF THE "CITY OF CARIBOU"". THIS PARCEL IS CURRENTLY COMPOSED OF CLOSED LANDFILL AREA AND WOODED OR WETLAND AREAS WITHOUT ANY ADDITIONAL TILLAGEABLE LAND. [ITEM #11]
- PLAN REFERENCES:
 - TOPOGRAPHIC SURVEY OF OLD CARIBOU DUMP, IN CARIBOU, AROOSTOOK COUNTY, MAINE, DATED JULY 28-AUGUST 24, 1992.
 - PART OF LOT 65, CARIBOU, AROOSTOOK MAINE, FOR THE CITY OF CARIBOU, LEE A DODDY JR., DATED MAY 21 1976.
 - PLAN OF CARIBOU, NOT DATED, RECORDED IN PLAN BOOK 5, PAGE 43A.
 - PARTIAL BOUNDARY SURVEY OF LAND OF CITY OF CARIBOU, OGREN ROAD, CARIBOU, MAINE" FOR SYNERGEN SOLAR, DATED JULY 22, 2020 BY JONES ASSOCIATES.

LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- TREELINE
- N/F
- 000-000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- MF GRANITE MONUMENT FOUND
- IPF/IRF/RBF IRON PIPE/ROD/REBAR FOUND
- DHF DRILL HOLE FOUND
- CRBS 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1.	1-19-21	ADDED METES AND BOUNDS AND DESCRIPTIONS	MH
2.	1-25-21	UPDATED CERTIFICATION ENTITIES	MH
3.	1-28-21	UPDATED WITH NEW TITLE COMMITMENT	MH

DRAFT ALTA/NSPS LAND TITLE SURVEY OF
SOLAR LEASE AREA
OGREN ROAD
CARIBOU, MAINE

PREPARED FOR: **SYNERGEN SOLAR**
600 REISTERSTOWN, SUITE 310
PIKESVILLE, MARYLAND

PREPARED BY:

JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants



RECORD OWNERS:
CITY OF CARIBOU
25 HIGH STREET
CARIBOU, MAINE
GUERRETTE FARMS CORP.
3 WATSON MEMORIAL DRIVE
CARIBOU, MAINE

PLAN DATE:
JANUARY 8, 2021

SCALE: 1"=100'

PROJ. #: 20-019CU

CERTIFICATION:

TO SYNERGEN CARIBOU, LLC AND CATC(CONNECTICUT ATTORNEYS' TITLE INSURANCE COMPANY):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4,11,13,17,18 OF TABLE A THEREOF. THE FIELD WAS COMPLETED ON 7/16/2020.

DRAFT

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.