

FIRST AMENDMENT TO 313 TAX ABATEMENT AGREEMENT

This FIRST AMENDMENT TO 313 TAX ABATEMENT AGREEMENT (this “Amendment”) is entered into as of May 11, 2026, ~~2024~~, by Graford Independent School District, hereinafter referred to as the “District,” a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE; Novis Renewables, LLC, hereinafter referred to as the “Assignor”; and PK Solar, LLC, Texas Taxpayer Identification Number 32095362904 hereinafter referred to as the “Applicant”. The Assignor, the Applicant and the District are hereinafter sometimes referred to individually as a “Party” and collectively as the “Parties”.

WITNESSETH:

WHEREAS, the District and Assignor entered into that certain Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes (Comptroller Application #1728), dated as of November 21, 2022 (the “313 Tax Abatement Agreement”);

WHEREAS, Assignor wishes to assign its interest in the 313 Tax Abatement Agreement to Applicant; and

WHEREAS, the District, Assignor and Applicant desire to amend the 313 Tax Abatement Agreement in order to assign the same to the Applicant;

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereto agree as follows:

1. **AMENDMENT.** The Parties hereto hereby agree to amend the 313 Tax Abatement Agreement as follows:
 - a. All references to “Novis Renewables, LLC” are each amended to instead reference “PK Solar, LLC”.
 - b. All references to the Texas Taxpayer Identification Number “32078300228” are each amended to instead reference Texas Taxpayer Identification Number “32095362904”.
 - c. Applicant’s Notice Party’s in Section 10.1.C. shall be updated as follows:

PK Solar, LLC
Attn: Thomas Leahy, President of Novis Renewables, LLC
Address: 1 Bridge Street, Suite 11
Irvington, New York 10533
Phone: (914) 340-4740
E-Mail: Thomas.Leahy@novisrenew.com

Attn: Alex Grace, Sr. Development Manager, ERCOT
Address: 1 Bridge Street, Suite 11


Irvington, New York 10533
E-Mail: alex.grace@novisrenew.com

2. **MISCELLANEOUS.** The Parties hereto hereby agree as follows:
- a. Except as otherwise amended by this Amendment, all other terms and provisions of the 313 Tax Abatement Agreement shall remain fully valid, binding and unchanged, and are hereby ratified in all respects.
 - b. This Amendment incorporates Sections 10.5 (Governing Law), Section 10.10 (Execution of Counterparts) and Section 10.16 (Facsimile or Electronic Delivery) of the 313 Tax Abatement Agreement *mutatis mutandis*, as if fully set forth directly herein.

[signature page follows]

IN WITNESS WHEREOF, the undersigned have duly executed this Option Agreement as of the date first set forth above.

DISTRICT: Graford Independent School District

By: 
Printed Name: Travis Rogers
Its:

ASSIGNOR: Novis Renewables, LLC

By: 
Printed Name: Thomas Leahy
Its: President

APPLICANT: PK Solar, LLC

By its sole member, Nadara Development US, LLC
By its sole member, Nadara North America, Inc.

By: 
Printed Name: Thomas Leahy
Its: President