



Carson Power LLC
39 Broadway
32nd Floor
New York, NY 10006
www.carson-power.com

Memorandum – Evidence of Site Control

Renaissance BESS | 370 Youngs Rd, Williamsville, NY 14221

Project Applicant

Renaissance BESS A LLC, Renaissance BESS B LLC, Renaissance BESS C LLC, and Renaissance BESS D LLC

c/o Carson Power, 39 Broadway, 32nd Floor, New York, NY 10006

Project Address and Property Owner

- Project address: 370 Youngs Rd, Williamsville, NY 14221
- Project parcel owner: R.Q.C. Ltd
- Tax Parcel (SBL): 81.02-3-1.1

Site Control

Carson Power LLC holds site control over the property sufficient to develop, permit, construct, operate, and decommission the Renaissance BESS facility. Site control is evidenced by an executed Ground Lease Option Agreement between R.Q.C. Ltd., as Landlord, and Carson Power LLC, as Tenant, dated April 30, 2026, granting the Tenant the exclusive right and option to lease the property and to acquire the associated easements needed to construct and interconnect the facility.

The agreement authorizes the Tenant to file applications for zoning, planning-board, construction, and utility-interconnection approvals in the Landlord's name. The Landlord has executed the New York State Standard Site Control Certification Form and a Permitting Authorization Form, both included with this memorandum.

Enclosures

- Ground Lease Option Agreement – Cover Sheet (commercial terms and payment provisions redacted)
- Exhibit A – Property Description
- Exhibit D – New York State Standard Site Control Certification Form (executed)
- Exhibit E – Permitting Authorization Form (executed)

Memorandum of Lease

A Memorandum of Lease (Exhibit G to the agreement) will be recorded with the Erie County Clerk to provide record notice of the leasehold interest. The recordable Memorandum of Lease is **pending execution and recording** and will be provided once available.

COVER SHEET

THIS GROUND LEASE OPTION AGREEMENT is made and entered into as of the Effective Date and between the parties listed below.

Tenant: Carson Power LLC	Landlord: <u>R.Q.C. LTD.</u>
Effective Date: 4/30/2026	Property: <u>370 Youngs Road Buffalo, NY 14221</u> Tax Map ID <u>#81.02-3-1.1</u> and containing approximately <u>3.87</u> acres, in the Town of <u>Amherst</u> , <u>Erie</u> County
Term:	Rent:
Tenant's Address for Notices: Carson Power LLC 110 William Street, 24th Floor New York, NY 10038 Email: legal@carson-power.com	Landlord's Address for Notices: Name: <u>R.Q.C. LTD.</u> Address: <u>370 Youngs Road Buffalo, NY 14221</u> Phone: <u>800-828-7840</u> Email: <u>christopher@rembrandtcharms.com</u>

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No. 86, Township 11, Range 7 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the northwest corner of said Lot No. 86; thence southerly along the west line of said Lot No. 86, 453.73 feet to a point; thence easterly at an interior angle of $89^{\circ} 18' 25''$, 439.82 feet to a point on the west line of lands conveyed to American Hospital Supply corporation by deed recorded in Liber 8299 of Deeds, at Page 597; thence northerly along a line parallel with the west line of said Lot No. 86 and along the west line of lands conveyed to said American Hospital Supply Corporation, 446.78 feet to a point on the north line of said Lot No. 86; thence westerly along the north line of said Lot No. 86, 439.85 feet to the point or place of beginning.



EXHIBIT D
New York State Standard Site Control Certification Form

[UTILITY COMPANY NAME]
[UTILITY DEPT. NAME AND CONTACT NAME]
[UTILITY STREET ADDRESS]
[CITY/TOWN, New York [ZIP CODE]

Re:	DEVELOPER	Carson Power LLC
		110 William St, 24 th Floor, New York, NY 10038
	PROJECT	Renaissance BESS
	PROPERTY	370 Youngs Road
		Buffalo, NY 14221
		81.02-3-1.1

R.Q.C. LTD. (the “Property Owner”) is the owner of the above- referenced property (the “Property”).

CARSON POWER LLC (the “Developer”) and is the developer of the project identified above.

The Property Owner and the Developer have entered into an agreement authorizing the Developer to use the Property for the purpose of constructing and operating an energy storage facility. The type of agreement that is in place is indicated below by a check mark.

☒	Signed option agreement to lease or purchase the Property
☐	Executed lease agreement for the Property
☐	Executed agreement to purchase the Property
☐	License or other agreement granting exclusive right to use the Property for purposes of constructing and operating the energy storage facility

Property Owner and Developer entered into the agreement on or about 4/30/2026
(MM/DD/YYYY)

Terms of Agreement (including options to extend) _____
(MM/DD/YYYY)

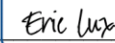
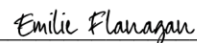
Property Owner DocuSigned by: By: <u></u> Printed Name: <u>Eric Lux</u> Title: Landowner Date: <u>4/30/2026</u>	Developer DocuSigned by: By: <u></u> Printed Name: <u>Emilie Flanagan</u> Title: Chief Executive Officer Date: <u>4/30/2026</u>
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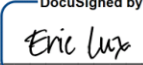
EXHIBIT E
PERMITTING AUTHORIZATION FORM

Date: 4/30/2026

Re: Renaissance BESS- Battery Storage Project Application

Carson Power LLC and its employees, assignees, and affiliates are hereby authorized to submit applications and related plans and documents with respect to the development of my Property at 370 Youngs Road Buffalo, NY 14221 (Tax Parcel ID # 81.02-3-1.1), and to appear at municipal hearings and other meetings with municipal officials with respect to obtaining approvals for battery storage improvements to be constructed at the Property.

Sincerely,

DocuSigned by:

9B6F353744F544C...

Printed Name: Eric Lux

Title: President