

**EXHIBIT A**

**Leased Premises and Easement Areas**

**1. Lease Area A – Solar Facility Area**

A certain parcel of land situated on the southerly side of Powissett Street in the Town of Dover, County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Commencing at the northwesterly most corner of land now or formerly of the Town of Dover; thence S 07° 01' 31" W, along said land of Town of Dover one hundred one and eighty-four hundredths (101.84') feet to the true point of beginning; thence

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|-----------------|--|
| S 07° 01' 31" W | A distance of four hundred thirty and fifty hundredths (430.50') feet to the southwesterly corner of land now or formerly of the Town of Dover; thence |
| S 82° 54' 16" E | A distance of two hundred and fifty (250.00') feet to the southeasterly corner of land now or formerly of the Town of Dover; thence                    |
| S 02° 36' 06" E | A distance of one hundred twenty-two and eighty-four hundredths (122.84') feet to a point; thence  |
| N 87° 24' 48" W | A distance five hundred forty-nine and eighty-nine hundredths (549.89') feet to a point; thence  |
| N 38° 00' 25" W | A distance of three hundred eleven and seventy-eight hundredths (311.78') feet to a point; thence  |
| N 12° 15' 11" E | A distance of two hundred sixteen and thirty-three hundredths (216.33') feet to a point; thence  |
| S 82° 26' 08" E | A distance of one hundred thirty-eight and sixty-five hundredths (138.65') feet to a point; thence   |
| N 06° 11' 16" E | A distance of one hundred six and seventy-four hundredths (106.74') feet to a point; thence  |
| S 83° 11' 15" E | A distance of two hundred forty-one and twenty-seven hundredths (241.27') feet to a point; thence  |
| N 06° 48' 45" E | A distance of fifty-one and thirty-two hundredths (51.32') feet to a point; thence   |

S 83° 34' 55" E a distance of one hundred and forty-one hundredths (100.41') feet to the point of beginning.

Said parcel is depicted as Lease Area, having an area of 263,347 more or less square feet, or 6.05 more or less acres, on a plan entitled, "ALTA/NSPS Land Title Survey located in Dover, Massachusetts, prepared for BWC Buckmaster Pond, LLC", by Meridian Associates, Inc. dated October 3, 2016.

## 2. Lease Area B - Access Area

A certain parcel of land situated on the southerly side of Powissett Street in the Town of Dover, County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Commencing at the northwesterly most corner of land now or formerly of the Town of Dover; thence

S 07° 01' 31" W A distance of one hundred one and eighty-four hundredths (101.84') feet along land now or formerly of the Town of Dover; thence

N 83° 34' 55" W A distance of one hundred and forty-one hundredths (100.41') feet to a point; thence

N 06° 48' 45" E A distance of one hundred twenty-four and forty hundredths (124.40') feet to a point along Powissett Street; thence

Southeasterly Along a curve along Powissett Street with a radius of four hundred one and forty hundredths (401.40') feet and a length of one hundred three and forty-two hundredths (103.42') feet to the point of beginning.

Said parcel is depicted as Non Exclusive Access Easement, having an area of 11,153 more or less square feet on a plan entitled, "ALTA/NSPS Land Title Survey located in Dover, Massachusetts, prepared for BWC Buckmaster Pond, LLC", by Meridian Associates, Inc. dated October 3, 2016.

## 3. Solar Easement Description

A certain parcel of land situated on the southerly side of Powissett Street in the Town of Dover, County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Commencing at an iron pipe along the western edge of the locus property; thence S 39° 56' 29" W, along a survey tie-line sixty-one and twenty-two hundredths (61.22') feet to the true point of beginning; thence

- N 46° 46' 38" E      A distance of two hundred two and ninety-one hundredths (202.91') feet to a point; thence
- S 83° 11' 15" E      A distance of seventy-eight and thirty-nine hundredths (78.39') feet to a point; thence
- S 06° 11' 16" W      A distance of one hundred six and seventy-four hundredths (106.74') feet to a point; thence
- N 82° 26' 08" W      A distance of one hundred thirty-eight and sixty-five hundredths (138.65') feet to a point; thence
- S 12° 15' 11" W      A distance of two hundred sixteen and thirty-three hundredths (216.33') feet to a point; thence
- S 38° 00' 25" E      A distance of three hundred eleven and seventy-eight hundredths (311.78') feet to a point; thence
- S 87° 24' 48" E      A distance five hundred forty-nine and eighty-nine hundredths (549.89') feet to a point; thence
- S 02° 36' 06" E      A distance sixty-eight and ninety hundredths (68.90') feet to a point; thence
- S 87° 23' 54" W      A distance of four hundred fifty-three and forty hundredths (453.40') feet to a point; thence
- S 81° 15' 02" W      A distance of one hundred sixty and eighty-four hundredths (160.84') feet to a point; thence
- N 32° 08' 34" W      A distance of four hundred four and fifty-one hundredths (404.51') feet to a point; thence
- N 13° 46' 40" E      A distance of two hundred seventeen and seventy-three hundredths (217.73') feet to the point of beginning.

Said parcel is depicted as Solar Easement, having an area of 123,900 more or less square feet, or 2.84 more or less acres, on a plan entitled, "ALTA/NSPS Land Title Survey located in Dover, Massachusetts, prepared for BWC Buckmaster Pond, LLC", by Meridian Associates, Inc. dated October 3, 2016.