Clean Power. Clear Terms. Lasting Value.

SUBSCRIPTION AGREEMENT AND LEASE DISCLOSURE

Subscription service by Sunlarus Energy

LESSOR	LESSEE
Sunlarus Energy, LLC	**Martha Martínez**
Delaware Limited Liability Company	128 Anzio Drive
6990 Lake Ellenor Dr	Kissimmee, FL 34758
Orlando, Florida	

EFFECTIVEDATE

July 22, 2026

This Solar Energy System Subscription Agreement ("Agreement") is made and entered into as of **July 22, 2026** (the "Effective Date") by and between **Sunlarus Energy LLC**, a Delaware Limited Liability Company with its principal place of business at 6990 Lake Ellenor Dr, Orlando, Florida ("Lessor"), and **Martha Martínez**, a residential customer located at **128 Anzio Drive, Kissimmee, FL 34758** ("Lessee").

Lessor and Lessee are sometimes referred to individually as a "Party" or collectively as the "Parties."

PLAIN LANGUAGE SUMMARY

This summary is provided for convenience only. The formal terms that follow govern the Agreement; in the event of any conflict between this summary and those terms, the formal terms control.

No lien on your home. We do not place a lien on your home. We file a standard UCC-1 financing statement on the solar equipment itself — the same protection used across the equipment-leasing industry (copiers, solar panels, farm equipment) to document that the leased equipment belongs to us, not to you. Your home's title remains free and clear. When you sell, if the buyer does not want the system, we take it away and release the filing. No trace.

Savings commitment. Save 30% based on your past 12 months of usage, backed by our production guarantee and inclusive of your utility's minimum charges. You'll still get a monthly bill from your utility for the fixed minimum charge required to stay grid-connected — that's normal and expected. Your Sunlarus Rent plus that utility bill, added together, is what's guaranteed to be 30% less than going without solar. See Section 3.3.

Savings guarantee, every year of your Term. We guarantee your savings will be at least 30% for every 12-month period of your Term — not just the first year. At the end of each 12-month period, we compare what you paid (Sunlarus Rent plus any residual utility bills for kWh) to what you would have paid the utility alone. If the total is more than 70% of what the utility would have cost for that period, we credit the shortfall against your future Rent — or pay you cash if that period is your final period on a Term you don't renew. No cap, and this repeats every year you're with us. Because Florida solar production and utility net-metering credits vary seasonally, periods that start closer to summer will generally see a larger true-up credit than those that start in cooler months. See Section 3.3(b).

Choose your term. Pick a 3-year or 5-year commitment. Whatever term you pick, your Monthly Rent stays exactly the same for the entire term. No mid-term adjustments. No escalators. Your payment in the final month is the same as the first. Price only changes if and when you voluntarily renew. See Section 2.

1 SUBSCRIPTION FOR SOLAR ENERGY SYSTEM

1.1 System.

Lessor leases to Lessee the solar photovoltaic system described in **Exhibit "B"** (the "**System**") to be installed at Lessee's property at **128 Anzio Drive, Kissimmee, FL 34758** (the "**Premises**"), under the terms set forth below. Lessor has six (6) months from the Effective Date to install the System and achieve the Commencement Date. If Lessor fails to achieve the Commencement Date within that period, Lessee may terminate this Agreement upon written notice to Lessor and shall receive a full refund of any amounts prepaid under this Agreement within thirty (30) days of such notice.

1.2 True Lease.

This Agreement is intended to be a true lease. Title to the System shall remain solely with Lessor at all times.

1.3 Location.

The System shall be installed and remain at the Premises. Lessee may not relocate, modify, or remove the System.

2 TERM

The period between the Effective Date and the Commencement Date is the "**Pre-Commencement Period**." No Rent shall accrue or be owed during the Pre-Commencement Period. The subscription term shall continue for **5** years from the Commencement Date (the "**Term**"), unless terminated earlier under this Agreement. All date-sensitive obligations under this Agreement — including the True-Up Measurement Period, renewal notice deadlines, and the Term expiration date — are measured from the Commencement Date, not the Effective Date. Within ten (10) days of the Commencement Date, Lessor shall deliver to Lessee a written Commencement Date Notice, substantially in the form confirming the Commencement Date and the scheduled Term expiration date. The Commencement Date Notice shall become part of this Agreement upon delivery.

Term. The Term of this Agreement is **5** years. The Monthly Rent shall remain fixed for the entire Term, with no mid-Term adjustments of any kind. Renewal Term length and the Monthly Rent adjustment applicable to each Renewal Term shall be as set forth in Section 2.2.

2.1 Property Sale.

In the event of a bona fide sale of the Premises, Lessee may terminate this Agreement if the transferee purchaser ("Buyer") declines to assume the Subscription. To exercise this cancellation right, Lessee must provide Lessor with a formal written declaration, signed and dated by the Buyer, explicitly stating that the Buyer has been presented with the option to assume this Solar Energy System Subscription Agreement and formally declines to do so.

Upon Lessor's receipt of the Buyer's signed refusal, Lessee shall be permitted to cancel this Agreement with no fees and no liability for any outstanding Rent. If Lessee fails to provide the Buyer's signed refusal, Lessee shall remain responsible for continued performance under this Subscription or applicable early termination fees.

2.2 Renewal.

(a) Renewal Option. At the expiration of the initial Term, Lessee shall have the option to renew this Agreement for successive Renewal Terms (each, a "Renewal Term"). At each renewal, Lessee may select any available Term length — a three (3) year Term ("3-Year Term") or a five (5) year Term ("5-Year Term") — regardless of the Term length selected for the prior Term or Renewal Term. Monthly Rent shall remain fixed for the entire duration of the initial Term and of each Renewal Term; adjustments to Monthly Rent shall occur only at the start of a Renewal Term, as provided in subsection (c) below. To exercise this renewal option, Lessee must provide Lessor with written notice of intent to renew at least ninety (90) days prior to the expiration of the then-current Term or Renewal Term.

(b) Lessor's Right to Decline. Lessor may decline to renew this Agreement if, in Lessor's reasonable judgment, (i) the System has reached the end of its useful life or requires material replacement of components, (ii) the Premises no longer meet the structural or site conditions necessary for safe operation of the System, or (iii) applicable laws, utility interconnection rules, or insurance requirements make continued operation impracticable. Lessor shall provide written notice of any decision to decline renewal at least sixty (60) days prior to the expiration of the then-current Term. If Lessor declines to renew, Lessor shall remove the System in accordance with Section 12.2 at no cost to Lessee.

(c) Renewal Rent. At the start of each Renewal Term, the Monthly Rent will be recalculated based on what the Lessee's electric utility is charging for residential electricity at that time. The new Monthly Rent will be set at a level that keeps Lessee's total projected annual electricity cost — meaning the Renewal Term Monthly Rent plus any remaining utility charges — thirty percent (30%) below what Lessee would pay the utility alone for the same amount of electricity. In other words, no matter how much utility rates have changed since the agreement began, Lessee is guaranteed to save exactly 30% compared to going without solar. Once set, the new Monthly Rent is locked in for the entire Renewal Term with no mid-term adjustments of any kind.

(e) Notice and Documentation. Within thirty (30) days after receiving Lessee's notice of intent to renew, Lessor shall provide Lessee with written documentation of the Renewal Term Monthly Rent calculation, showing the Utility rate comparison between the Commencement Date and the start of the Renewal Term, the resulting Cumulative Utility Change, and supporting documentation from the Utility's published tariffs. If the Utility materially restructures its rate schedule (for example, moves to time-of-use, tiered, or demand-based pricing) such that a direct per-kWh comparison is no longer practicable, the Parties shall cooperate in good faith to select a reasonably comparable benchmark that preserves the 30% Savings Margin. If Lessee's serving Utility has changed during the Term, the new Utility's residential rate schedule shall be used on a prospective basis for purposes of the Renewal Rent calculation.

3 RENT

3.1 Monthly Rent.

Lessee shall pay Lessor monthly rent of **$269.88** (the "Rent"), in advance, due on or before the 1st of each month following the Commencement Date. No Rent shall accrue during the Pre-Commencement Period.

3.2 Grace Period.

Lessee shall have a thirty (30) day grace period to cure any missed payment. If any Rent is not received by Lessor within thirty (30) days following the date Lessee is in default, Lessor may take any and all actions it is entitled to under this Agreement and applicable law.

3.3 Savings Commitment and Rate Adjustments.

(a) Savings Commitment at Signing. The initial Monthly Rent set forth in Section 3.1 shall be determined so that, as of the Effective Date and based on (i) Lessee's prior twelve (12) months of utility billing history and (ii) the then-current published residential rate schedule of Lessee's serving electric utility (the "**Utility**"), the projected total annual cost to Lessee (consisting of Rent plus any projected residual Utility charges Lessee will continue to incur, including the Utility's fixed monthly customer or minimum charge, base-facilities charge, and other non-kWh charges) is at least thirty percent (30%) less than Lessee's projected total annual cost of electric service from the Utility alone, inclusive of all such charges, over the same period (the "**Savings Margin**"). The Savings Commitment is a pricing commitment at signing; Lessor's obligation to deliver the 30% Savings Margin on a realized basis is governed by the Annual Savings Guarantee (True-Up) set forth in subsection (b) below. Lessee acknowledges that realized savings may depend on Lessee's consumption patterns and other factors outside Lessor's control, and that changes in Lessee's consumption from the baseline used to size the System may be addressed under the Exclusions in subsection (b).

(b) Annual Savings Guarantee (True-Up). Lessor guarantees that Lessee's realized savings during each twelve (12) month period of the Term, and of any Renewal Term, will be at least thirty percent (30%) measured against Lessee's actual Utility cost for that period. If realized savings fall short of that threshold in any such 12-month period, Lessor shall pay Lessee the shortfall as set forth below (the "**Annual True-Up**"). Because Florida solar production and Utility net-metering credit accumulation vary seasonally, 12-month periods that include peak summer consumption (June through September) will typically produce larger True-Up payments than periods weighted toward lower-consumption months. This Annual Savings Guarantee applies to every 12-month period for the entire duration of the Term and any Renewal Term, for every Lessee regardless of Commencement Date or Term length.

(i) Measurement Periods. The Annual True-Up shall be measured over each successive twelve (12) consecutive calendar month period beginning on the Commencement Date and each anniversary of the Commencement Date thereafter (each, a "**Measurement Period**"), continuing for as long as this Agreement remains in effect, including any Renewal Term. Within sixty (60) days after the end of each Measurement Period, Lessor shall calculate and issue the True-Up reconciliation described below for that Measurement Period.

(ii) True-Up Calculation. For each Measurement Period, Lessor shall calculate the True-Up as follows: **(A) Baseline Utility Cost** = the total amount Lessee would have paid the Utility for electric service over that Measurement Period based on Lessee's actual metered consumption and the Utility's published residential rate schedule applicable to Lessee's service class, inclusive of all charges Lessee would have incurred (including the Utility's fixed monthly customer or minimum charge, base-facilities charge, and other non-kWh charges); **(B) Actual Combined Cost** = the total amount Lessee actually paid during that Measurement Period, consisting of (1) Rent paid to Lessor and (2) all amounts paid to the Utility during that Measurement Period, including kWh consumption not offset by the System, the Utility's fixed monthly customer or minimum charge, base-facilities charge, and other non-kWh charges; **(C) Guaranteed Maximum Cost** = seventy percent (70%) of the Baseline Utility Cost for that Measurement Period; and **(D) True-Up Amount** = Actual Combined Cost minus Guaranteed Maximum Cost, if positive, for that Measurement Period. If the Actual Combined Cost is equal to or less than the Guaranteed Maximum Cost for a given Measurement Period, no True-Up is owed for that Measurement Period.

(iii) Payment of True-Up. Any True-Up Amount owed for a given Measurement Period shall be paid to Lessee as follows: (A) if the Term or a Renewal Term continues beyond that Measurement Period, the True-Up Amount shall be applied as a credit against Rent beginning with the first monthly Rent installment due after Lessor issues the True-Up reconciliation for that Measurement Period, and continuing until the credit is fully exhausted; (B) if that Measurement Period is the final Measurement Period of the Term or a Renewal Term and Lessee does not renew, the True-Up Amount shall be paid by Lessor to Lessee in cash within sixty (60) days after the end of that Measurement Period, concurrently with the end of the Term. The True-Up Amount for each Measurement Period is not subject to any cap; Lessor shall pay the full amount as calculated under subsection (ii) for that Measurement Period.

(iv) Lessee Cooperation. Lessee shall promptly provide Lessor with copies of all Utility bills received during the Measurement Period, and shall authorize Lessor to obtain Lessee's Utility usage and billing data directly from the Utility where permitted. If Lessee fails to provide Utility bills or authorization within thirty (30) days after written request by Lessor, Lessor may calculate the True-Up based on the Utility's published standard residential rate schedule applied to estimated consumption derived from Lessee's pre-Commencement billing history (reflected in Exhibit "**A**"), adjusted for System production data recorded by Lessor.

(v) Exclusions. The True-Up Guarantee does not apply, and no True-Up Amount shall be owed, if (A) this Agreement is terminated for cause by Lessor pursuant to Section 11.8 due to Lessee default, or (B) Lessee materially fails to cooperate under subsection (iv).

3.4 Utility Minimum Monthly Charge.

Lessee acknowledges and agrees that Lessee shall remain solely responsible for the payment of any fixed monthly minimum charge, customer charge, or base-facilities charge imposed by Lessee's serving electric utility (the "Utility Minimum Charge"), regardless of the System's output. The Utility Minimum Charge is included in the savings calculation set forth in Section 3.3, such that the guaranteed thirty percent (30%) Savings Margin reflects Lessee's total projected annual electricity costs, inclusive of both the Monthly Rent and the Utility Minimum Charge. For the avoidance of doubt, Lessee's obligation to pay the Utility Minimum Charge does not constitute a failure by Lessor to deliver the 30% Savings Margin, provided that the Savings Margin has been calculated in accordance with Section 3.3(a).

QUICK REFERENCE — PAYMENT TERMS

Monthly Rent: $269.88, due on the 1st of each month.

Grace Period: 30 days to cure a missed payment.

First Payment: Due on execution of this Agreement.

4 POWER PRODUCTION GUARANTEE

4.1 Guaranteed Output.

Pursuant to the Power Production Agreement attached as Exhibit "A", Lessor shall guarantee that the System will produce a minimum annual amount of electricity measured in kilowatt-hours ("kWh") (the "Annual Guarantee") as set forth therein.

4.2 Annual Report.

At the end of each calendar year, Lessor shall provide Lessee with a written report of total kWh produced. If this Agreement has been in effect for less than twelve (12) months, the guaranteed amount shall be prorated.

4.3 Shortfall Reimbursement.

If actual production falls short of the Annual Guarantee, if and as prorated, Lessor shall reimburse Lessee an amount equal to the same percentage of annual Rent as the percentage shortfall in production.

4.4 Excess Production.

If production exceeds the Annual Guarantee, Lessee shall receive the additional electricity at no additional cost.

4.5 Energy Consumption and High-Draw Appliances.

Lessee may use the electricity generated by the System for any lawful purpose, including powering electric pool heaters or hot tubs. However, Lessee acknowledges that certain equipment, particularly pool and hot tub heaters, consume exceptionally high amounts of electricity. Lessor's sole performance obligation is limited to the Annual Guarantee of kWh production as set forth in Exhibit "A". Lessor is not responsible for, nor shall the System be deemed defective due to, high utility bills resulting from Lessee's total household energy consumption exceeding the System's guaranteed output.

IMPORTANT NOTICE

High-draw appliances such as electric pool heaters, hot tubs, EV chargers, and electric heating systems may cause household energy consumption to exceed System output. This does not constitute a System defect.

5 OPERATION, MAINTENANCE AND INSURANCE

5.1 Lessor Responsibilities.

Lessor shall install, operate, maintain, and repair the System at Lessor's expense, except for damage caused by Lessee for which Lessee shall be responsible. Lessor shall maintain general liability insurance of not less than $2,000,000 per occurrence and provide proof of coverage prior to installation from an A-rated insurance carrier, together with workers' compensation insurance of no less than $500,000.00.

5.2 Lessee Responsibilities.

Lessee shall:

- Use the System reasonably and safely;
- Not attempt any repairs;
- Notify Lessor promptly of any malfunction;
- Not allow shade to interfere with the System's performance, and keep shrubs, trees, and other foliage trimmed;
- Prevent any liens from attaching to the System and maintain homeowner's insurance during the Term.

5.3 Permits and Regulations.

Lessor shall pay for any and all licenses, permits, and insurance necessary for the installation of the System and its connection to the power grid. In addition, Lessor shall comply with all laws, codes, and regulations bearing on the conduct of the installation and maintenance of the System.

5.4 No Liens.

Lessor shall ensure that no mechanic's liens or other encumbrances are placed on the Premises arising from the installation of the System, except liens or encumbrances arising from Lessee default.

5.5 HOA and Community Approvals.

Lessee shall be solely responsible for obtaining all applicable approvals and authorizations for the System required by Lessee's homeowners' association (HOA), community organization, or any other person or entity with an interest in the Premises. Lessee shall promptly advise Lessor of any such rules, regulations, or requirements that will affect the design, installation, or operation of the System prior to the Commencement Date. Lessor is not responsible for any delays, modifications, or removals required by an HOA if Lessee fails to secure the necessary prior approvals.

5.6 Roof Replacement — System Removal and Reinstallation.

In the event that the Premises requires a full roof replacement at any time during the Term of this Agreement, Lessor shall, upon written notice from Lessee, temporarily remove and subsequently reinstall the System (the "Roof Replacement Removal") at **no cost to Lessee**. Lessor shall be entitled to one (1) such Roof Replacement Removal per Term. Lessee shall provide Lessor with no less than thirty (30) days' prior written notice of the anticipated roof replacement date. Lessor shall coordinate the removal and reinstallation of the System to minimize disruption and shall complete reinstallation within a reasonable time following completion of the roof replacement, not to exceed thirty (30) days, weather and permitting conditions permitting. Any applicable permits required for reinstallation shall be obtained by Lessor at Lessor's expense. The Term of this Agreement shall continue to run, and Lessee's obligation to pay Rent shall remain in full force and effect, during the period in which the System is temporarily removed for roof replacement. Lessee further acknowledges that the thirty percent (30%) savings guarantee set forth in Section 3.3 shall not apply for any calendar year in which a Roof Replacement Removal occurs, as the System's inability to produce power during that period is solely attributable to the roof replacement and not to any failure of the System or Lessor. This benefit is non-transferable and limited to one (1) roof replacement removal per contract Term.

6 ACCESS TO PROPERTY

6.1 Property Access.

Lessee grants Lessor the right to enter the Premises during regular working hours to install, maintain, inspect, or service the System. Lessor shall exercise reasonable care to avoid disturbance or damage to the Premises. Lessor shall provide notice, via voice or text, prior to entering the Premises.

7 WORKMANSHIP AND LIABILITY

7.1 Workmanship and Liability.

Lessor guarantees all workmanship and assumes all liability for any damage arising from installation of the System. Lessor warrants that all work on Lessee's roof will be performed to the highest industry standards and will not result in leaks, structural weaknesses, or other impairments to the Premises. Lessor shall indemnify and hold Lessee harmless from all claims, damages, or losses (including roof leaks or water intrusion) arising from installation, operation, or removal of the System, unless caused by Lessee's negligence or misconduct. Lessor shall restore any affected portion of the Premises to its pre-installation condition, reasonable wear and tear excluded (i.e., substantially similar).

8 OWNERSHIP OF SYSTEM

The System is and shall remain the sole property of Lessor. No provision of this Agreement shall be construed as transferring any ownership interest in the System to Lessee.

9 LESSOR'S RIGHT TO FILE FINANCING STATEMENT

Lessor may file a precautionary UCC-1 financing statement to protect its ownership interest. Lessee shall sign documentation reasonably requested to confirm ownership. Filing **does not convert** the lease into a security interest.

10 GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without regard to conflicts of law principles, with venue lying in the County wherein the Premises is located. Any action related to or arising out of this Agreement shall be brought exclusively in the state court having jurisdiction in the judicial circuit in which the Premises is located.

11 MISCELLANEOUS

11.1 Acknowledgment.

This Agreement, including any exhibits (such as the Power Production Agreement), constitutes the entire agreement between the Parties and supersedes all prior negotiations or understandings, whether written or oral. Except as otherwise expressly provided in this Agreement, no modification or amendment of this Agreement may be made except by written agreement executed by all Parties. No failure by either Party to insist upon the strict performance of any covenant, duty, agreement, term, or condition of this Agreement, or to exercise any right or remedy upon a breach of this Agreement, shall constitute a waiver of any such breach or of such covenant, duty, agreement, term, or condition.

11.2 Construction.

All Parties to this Agreement having participated fully and equally in the negotiation and preparation hereof, this Agreement shall not be more strictly construed or any ambiguities within this Agreement resolved against any Party hereto.

11.3 Counterparts.

This Agreement may be executed in a number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes, and all such counterparts shall collectively constitute one agreement. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each Party hereto executed at least one such counterpart.

11.4 Notice.

Any notices or other communications or deliveries that may be required or desired to be given under the terms of this Agreement shall be in writing and shall be deemed to have been duly given if personally delivered, if sent by overnight courier (e.g., Federal Express), or if mailed by United States certified mail, return receipt requested, postage prepaid, addressed to the respective Party at the addresses set forth above. The date of delivery of such notice shall be deemed the date of actual receipt or refusal. Either Party may change the address to which notices are sent by written notice to the other Party specifying such change of address.

11.5 Attorneys' Fees and Costs.

In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorneys' fees, at the trial level and in any appellate proceeding.

11.6 Assignability.

A. Lessor may assign or transfer its rights and obligations under this Agreement without the consent of Lessee. Except as provided otherwise below, Lessee may not assign its rights and obligations under this Agreement without the prior written consent of Lessor, which shall not be unreasonably withheld.

B. Lessee Assignment Upon Sale of Home.

1. Right to Assign.

Lessee may assign this Subscription, without Lessor's consent, **in connection with the bona fide sale or transfer of title to the Premises**, provided that:

(a) Lessee provides Lessor with **at least 30 days' prior written notice** of the proposed assignment and closing date;

(b) the transferee purchaser (the "**Assignee**") executes Lessor's then-current form of **Assignment and Assumption Agreement**, agreeing to assume all obligations of Lessee under this Agreement from and after the effective date of assignment; and

(c) Lessee cures any monetary defaults existing as of the assignment date.

2. No Release Until Acceptance. Lessee remains responsible for all obligations under this Subscription **until** Lessor receives the executed Assignment and Assumption Agreement and confirms in writing that the Assignee has met Lessor's reasonable creditworthiness and utility-interconnection compliance requirements.

3. No Assignment Fee. Lessor shall not charge any fee for an assignment under this Section; however, Lessor may require reimbursement of any **actual, documented third-party interconnection or utility-registration costs**, if applicable.

4. Removal or Relocation Not Required.

Lessor shall not be required to remove or relocate the System due to a sale of the Premises unless the Parties agree in writing to a separate relocation services agreement and associated cost schedule.

11.7 Default.

Lessee shall be in default under this Agreement if:

- Rent is not paid when due or within any applicable grace period provided herein;
- Lessee breaches a material term (other than non-payment of Rent) and fails to cure within 20 days;
- Lessee damages, misuses, or interferes with the System;
- Lessee denies Lessor access to the System;
- Lessee declares bankruptcy, enters into an assignment for the benefit of creditors, or becomes insolvent.

11.8 Remedies.

In the event of a default by Lessee that is not cured as provided herein, Lessor may:

a. Deactivate the System;
b. Enter the Premises to remove the System at Lessee's expense;
c. Void any production guarantees set forth in this Agreement or elsewhere;
d. Recover from Lessee the full replacement cost of any stolen or vandalized System components; and/or
e. Accelerate Rent and recover from Lessee all remaining Rent for the remainder of the Term.

All rights, privileges, elections, and remedies of Lessor are cumulative and not alternative with all other rights and remedies at law or in equity to the fullest extent permitted by law. All remedies available to lessors under the Uniform Commercial Code (Article 2A) supplement these remedies.

12 TERMINATION AND REMOVAL OF SYSTEM EQUIPMENT

12.1 Termination for Cause.

Lessee may terminate this Agreement immediately upon written notice to Lessor if:

I. Lessor fails to install, maintain, or repair the System in accordance with this Agreement and does not cure such failure within thirty (30) days after written notice;
II. Lessor fails to produce power in accordance with the Power Production Guarantee for three (3) consecutive reporting periods without a plan for correction agreed upon by Lessor and Lessee;
III. Lessor violates applicable laws, fails to maintain insurance, or otherwise breaches this Agreement and does not cure such failure within thirty (30) days after written notice; or
IV. Lessor becomes insolvent or ceases operations.

Upon termination under this Section, Lessee shall owe no further Rent, and Lessor shall remove the System from the Premises at its sole cost within thirty (30) days of such termination.

12.2 Removal of System upon Termination or Expiration.

Upon any termination or expiration of this Agreement, Lessor shall:

I. Safely disconnect and remove the System from the Premises at Lessor's sole cost (unless Lessee is in breach of this Agreement) within thirty (30) days of such termination or expiration;
II. Inspect, repair, and fully restore any portion of the Premises, including the roof, mounting surfaces, and penetrations affected by installation, operation, or removal of the System so that the roof remains watertight and structurally sound and free of leaks;
III. Warrant all roof and structural repairs for a minimum period of ten (10) years from the date of removal;
IV. Provide written confirmation to Lessee that all liens, filings, and encumbrances related to the System have been released or terminated; and
V. For clients who have tile roofs, Lessor shall replace any damaged tiles with new tiles. Lessee agrees to and understands that Lessor will source the same tiles as originally installed on the roof, but that due to aging and sun exposure, the replacement tiles may vary in color from the pre-existing tiles.

If Lessor fails to remove the System within the specified time, Lessee may remove and dispose of it and charge Lessor for all reasonable costs incurred.

13 MUTUAL INDEMNIFICATION

13.1 Lessee Indemnifies Lessor.

Lessee shall indemnify Lessor from claims arising from:

- Lessee's negligence or misuse of the System;
- Lessee's breach of this Agreement; and
- Premises conditions not caused by Lessor.

13.2 Lessor Indemnifies Lessee.

Lessor shall indemnify Lessee from claims arising from:

- Lessor's negligence in installation, maintenance, or removal of the System;
- Lessor's breach of this Agreement; and
- Defects in workmanship or materials relating to the System.

13.3 Proportionate Fault.

Indemnity shall apply only to the extent of each Party's own fault.

SIGNATURES

IN WITNESS WHEREOF the Parties have executed this Agreement:

LESSEE

Signature:

Printed Name: Martha Martínez

Date: Pick a date

LESSOR

SUNLARUS ENERGY, LLC

By:

Its: ______________________________

Printed Name: __________________

Date: __________________

EXHIBIT A — SAVINGS GUARANTEE DISCLOSURE

WHAT WE GUARANTEE

Sunlarus guarantees your total annual electricity cost will be **30% lower** than what you would have paid your utility, based on your home's historical usage. If we fall short, we make up the difference through our Annual Savings True-Up.

YOUR ENERGY BUDGET

Think of your previous 12 months of electricity usage as your "energy budget." We guarantee 30% savings on that budget. If your energy usage increases beyond that level, the additional electricity is not covered by the guarantee. Your energy budget for each 12-month period of your term is **29,123 kWh**, valued at **$5,242.14/year** at current utility rates.

What IS Covered

- ✓ Normal household usage
- ✓ Seasonal changes
- ✓ Utility rate increases
- ✓ Solar production variation
- ✓ Equipment performance
- ✓ System maintenance

What Is NOT Covered

Usage above your Baseline, including increases from:

- EV charging
- Pool or spa additions
- Additional A/C or home additions
- Additional occupants
- New high-energy appliances
- Any other consumption increase

EXAMPLE

Baseline: 20,000 kWh (30% savings guaranteed). Year Two, customer adds an EV and usage rises to 24,000 kWh. The guarantee still applies to the original 20,000 kWh; the additional 4,000 kWh is billed by the utility.

CUSTOMER ACKNOWLEDGEMENT

I understand that:

- ☐ My savings guarantee is based on my historical usage, measured month-over-month.
- ☐ My system was designed using that amount.
- ☐ Usage above that amount is not included in the savings guarantee.
- ☐ I have had the opportunity to ask questions about this guarantee.

______________________________	______________________________
Customer Signature	Date
______________________________	07/22/2026
Sunlarus Representative	Date

This Exhibit is part of the Energy System Subscription Agreement & Lease Disclosure and is incorporated therein by reference.

EXHIBIT B — THE SYSTEM'S COMPONENTS LIST

The following components comprise the Energy System installed at the Property:

Category	Manufacturer	Product	Quantity
Microinverter	Hiitio	HCM2000SN	13
Solar Module	Sunket	SKT455M10-120D5	51
Electrical	Varies	AC Disconnect	1
Electrical	Varies	AC Load Center	1

This Exhibit is part of the Energy System Subscription Agreement & Lease Disclosure and is incorporated therein by reference.

Spec Sheet – Hiitio HCM2000SN

MICRO INVERTER

HCM1600/1800/2000S(W)N

Reliable

- Comply with the PV rapid shutdown to protect the safety of rooftop PV system
- IP67 degree of protection, adaptable to diverse scenarios

Simple

- Hook type design
- Easy expansion, plug-and-play

Efficient

- Module-level MPPT, output power up to 2000 VA
- 16A max. input current, compatible with major 182/210 modules
- 20V start-up voltage, earlier start & later stop
- 150% DC oversizing, minimizing the cost of electricity

Intelligent

- Support Sub-1G & WiFi communication
- Module-level monitoring
- Remote software upgrade, parameter configuration, alarm fault analysis

Technical Specifications

Product Model	HCM1600SN HCM1600WN	HCM1800SN HCM1800WN	HCM2000SN HCM2000WN
Input (DC)			
Typical Module Compatibility	320 - 600* W	360 - 670* W	400 - 670* W
Min./Max. MPPT Voltage	16 - 60V		
Max. Input Voltage	65V		
Start-up Input Voltage	20V		
Max. Input Current	4*16A		
Max. Short-circuit DC Input Current	4*20A		
Output (AC)			
Nominal Output Power	1600VA	1800VA	2000VA
Nominal Output Current	7.27A / 6.96A / 6.67A	8.18A / 7.83A / 7.50A	9.09A / 8.70A / 8.33A
Nominal Output Voltage	220V / 230V / 240V		
Adjustable Output Voltage Range	183 - 276V		
Nominal Frequency	50 / 60Hz		
Adjustable Output Frequency Range	45 - 55Hz, 55 - 65Hz		
Power Factor (default / adjustable)	>0.99 / 0.8 leading...0.8 lagging		
THDi	< 3%		
Max. Units Per 10AWG Branch	5 / 5 / 5	4 / 5 / 5	4 / 4 / 4
Max. Units Per 12AWG Branch	4 / 4 / 4	3 / 3 / 4	3 / 3 / 3
Efficiency			
Peak Efficiency	96.70%		
Nominal MPPT Efficiency	99.80%		
Night-time Power Loss	<30mW		
General Data			
Operating Ambient Temperature	- 40 to + 6 °C		
Dimensions (W*H*D)	310*236*35.5mm		
Degree of Protection	IP67		
Cooling	Natural Cooling - No fans		
Weight	5kg		
Features			
Communication[1]	Sub-1G Built-in WiFi		
Type of Isolation	High frequency transformers, Galvanically isolated		
Warranty	12 years standard, 25 years optional		
Protection			
Input Reverse Connection Protection	Yes		
Output Overcurrent Protection	Yes		
Output Overvoltage Protection	Yes		
Anti-islanding Protection	Yes		
Output Short-circuit Protection	Yes		

Sub-1G: HCM1800/2000SN
Built-in WiFi: HCM1800/2000WN
N indicates meeting the North American market standards

※ Design and specifications are subject to change without notice.

Ver 1.0-202401

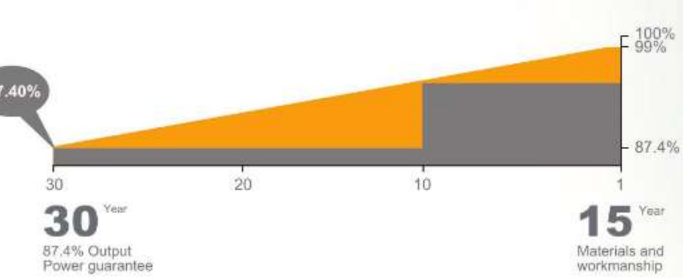
Spec Sheet – Sunket SKT455M10-120D5

SKT455M10-120D5

455 Watt

188x182mm 16BB 108Cells All Black Double Glass Bifacial Mono Half Cell PV Module Series

Sunket Linear Warranty



SMBB Technology Half Cut Cell

High Energy Performance

100% Inspection 30years Guarantee

Fire Class A

Strengthened Mechanical Load

Advanced Bifacial Efficiency

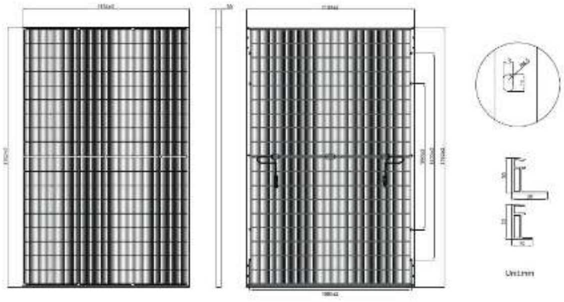
Ariel Green

SUNKET® - Solar

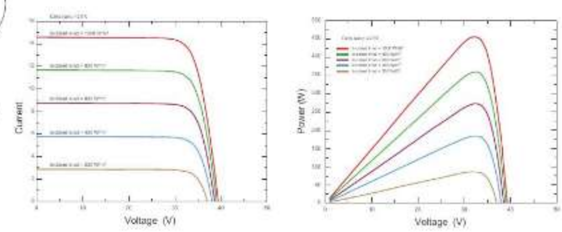
SUNKET®- Solar

SKT455M10-120D5

188x182mm 16BB 108Cells All Black Double Glass Bifacial
Mono Half Cell PV Module Series



Current-Voltage & Power-Voltage Curves (SKT455M10-120D5)



All Dimensions in mm
The above drawing is a graphical representation of the product.

Electrical Characteristics (STC)

Module Type	SKT455M10-120D5
Test Conditions	STC
Maximum Power- Pmax(W)	455
Open Circuit Voltage - Voc(V)	39.50
Short- Circuit Current - Isc(A)	14.56
Voltage at Pmax -Vmp(V)	33.00
Current at Pmax - Imp(A)	13.79
Module Efficiency -ηm(%)	22.80
Power Tolerance(W)	(0，+5W)
Maximum System Voltage(V)	1500Vdc (IEC / UL)
Maximum Series Fuse Rating (A)	30A

STC：Irradiance 1000W/m², Cell Temperature 25°C, Air Mass 1.5
NMOT：Irradiance 800W/m², Ambient Temperature 20°C, Air Mass1.5, Wind Speed 1m/s

*Measurement tolerance: ±3% *Power binning up to: +3%

Mechanical Specifications

External Dimensions	1762x1134x30mm
Weight	21.5kg
Solar Cells	16BB 182mm (2x54pcs)
Glass	AR Coated 1.6+1.6 mm tempered glass
Frame	Anodized aluminum alloy
Junction Box	IP68
Output Cables	4.0mm²,1200mm (+), 1200mm (-), length can be customized
Connector	MC4 Compatible
Mechanical Load	Front Side Max. 5400Pa, Rear Side Max. 2400Pa

Bifacial Output Rear Side Power Gain

*Take SKT455M10-120D5 as an example.

Power Gain	5%	10%	20%
Maximum Power- Pmax(W)	478.0	501.0	546.0
Open Circuit Voltage - Voc(V)	39.50	39.50	39.50
Short- Circuit Current - Isc(A)	15.29	16.01	17.47
Voltage at Pmax -Vmp(V)	33.00	33.00	33.00
Current at Pmax - Imp(A)	14.48	15.17	16.55

Temperature Characteristics

Pmax Temperature Coefficient	-0.290%/°C
Voc Temperature Coefficient	-0.250%/°C
Isc Temperature Coefficient	+0.045%/°C
Operating Temperature Range	-40~+85°C
Nominal Operating Cell Temperature	45±2°C

Packing Configuration

Pallet Dimensions	1790x1140x1254mm		
Ways of Transport	40'HQ	13.5m Flatbed Truck	17.5m Flatbed Truck
Pieces per Pallet	37 Pcs	36 Pcs	36 Pcs
Pallets per Container	26 Pallets	24 Pallets	36 Pallets
Pieces per Container	962 Pcs	864 Pcs	1296 Pcs

Lease Disclosure

The Florida Distributed Energy Generation System Lease Disclosure on the following pages is part of this Subscription Agreement and Lease Disclosure. Your signature on the Subscription Agreement above also constitutes your acknowledgment of this Lease Disclosure.

DISTRIBUTED ENERGY GENERATION SYSTEM LEASE DISCLOSURE FORM

Pursuant to Chapter 520, Part II, Florida Statutes, this disclosure is designed to help you understand the terms and costs of your lease of a distributed energy generation system ("System"). It is not a substitute for the lease ("Lease") and other documents associated with this transaction. All information presented below is subject to the terms of your Lease.

Read all documents carefully so you fully understand the transaction.

LESSOR	INSTALLER
Name: Sunlarus Energy	Name: Sunlarus Energy
Address: 6990 Lake Ellenor Dr Orlando FL 32809	Address: 6690 Lake Ellenor Dr Orlando, FL 32809
Phone Number: 407.635.1008	Phone Number: 407.635.1008
Email: info@sunlarusenergy.com	Email: info@sunlarusenergy.com
License # (if applicable):	State Contractor License #: CGC1521351

WARRANTY/MAINTENANCE PROVIDER (If different from Installer)	
Name:	Address:
Phone Number:	Email:
State Contractor License #:	

LESSEE	
Name: Martha Martínez	**Address:** 128 Anzio Drive, Kissimmee, FL 34758
Phone Number: 786.642.9341	**Email:** marthamartinezlira97@gmail.com

***NOTE: YOU ARE ENTERING INTO AN AGREEMENT TO LEASE A DISTRIBUTED ENERGY GENERATION SYSTEM. YOU WILL LEASE (NOT OWN) THE SYSTEM INSTALLED ON YOUR PROPERTY.**

YOU ARE RESPONSIBLE FOR PROPERTY TAXES ON PROPERTY YOU OWN. CONSULT A TAX PROFESSIONAL TO UNDERSTAND ANY TAX LIABILITY OR ELIGIBILITY FOR ANY TAX CREDITS THAT MAY RESULT FROM THE PURCHASE OF YOUR DISTRIBUTED ENERGY SYSTEM.

Total Cost (A)	Amount & Term (B)	Total Estimated Lease Payments (C)
Total cost to be paid, including any interest, installation fees, document preparation fees, service fees or other (N/A) fees: $ 0.00	The initial term of Lease: ☑ 5 Years ☐ ______ Months Your monthly payment during the term of your Lease: $ 269.881	Total of all your monthly payments and estimated taxes over the course of Lease: $ 16,192.89 Your estimated total Lease payments over the initial term of the Lease excluding taxes are: $ 16,192.89
State or federal tax incentive(s) or rebate(s) relied upon by seller in determining the price of the System: N/A ______ ______ ______ ______	Number of Lease payments: 60	
Value of Incentive/Rebates Included: $______		

*NOTE: You may not be eligible for all incentives available in your area. Consult your tax professional or legal professional for further information.

Other Possible Charges (D)

Other charges you may have to pay under your Lease:

Late Charge:

☐ If a payment is more than ______ days late, you will be charged $__________ **OR** 5%

☐ Late payments accrue interest at ______% annually not to exceed the maximum allowable by law.

Estimated System Removal Fee: $0.00 **Maintenance Fee:** $0.00

UCC Notice Removal and Re-filing Fee:

If you refinance your mortgage, you may have to pay $0.00

Returned Checks:

If any check or withdrawal right is returned or refused by your bank, you may be charged $N/A (or a lower amount if required by law)

Non-Connection to Internet:

If you do not maintain a high-speed internet connection, you will be charged a monthly fee of $N/A and/or your monthly payments may be based upon estimates. Non-connection may affect any guarantee. **See Section O.**

Automated Clearing House (ACH) Fee: $______

Payment Schedule (E)	When Payments are Due (F)	Installation Timing (G)
Amount you owe at lease signing and applied to your first payment due: $269.88	Payments on your lease are due on the **1st** day of each month.	Approximate Start Date: **0-180** days from the date the agreement is signed or ___________ *(date)*.
Amount you owe at the commencement of installation: $ 0.00	You will receive: ☑ Electronic Invoices (sent to your email address above) ☐ Paper Invoices (sent to your mailing address above)	Approximate Completion Date: up to **180** days from the date the agreement is signed or ___________ *(date)*.
Amount you owe at the completion of installation: $ 0.00		
You will make a final payment to Lessor in the amount of $ N/A at the following time (e.g., interconnection): ___________________________		

Interconnection Approval (H)

☐ **YOU** are or ☑ **LESSOR** is responsible for submitting a System interconnection application.

NOTE: It is important to understand the requirements of interconnection rules and/or policies for renewable energy systems which may vary based on location or utility jurisdiction. For further information regarding interconnection standards, please contact your local utility or public service commission.

Site & Design Assumptions for your Leased System (I)

- Estimated size of the System in kilowatts: 23.2 (kWdc)
- Estimated gross annual electricity production in kilowatt-hours (kWh) from your leased System in the first year of the Lease: 29,123
- Estimated annual System production decrease due to natural aging of the System: _______%
- System location on your property: rooftop
- System ☑ **WILL** ☐ **WILL NOT** be connected to the electric grid
- At the time of installation, your local utility ☑ **DOES** ☐ **DOES NOT** credit you for excess energy your System generates. The rules applying to such credit are set by your jurisdiction.
- Make ___________________________
- Model ___________________________

*NOTE: A lessor who provides a warranty or guarantee of the energy production output of the distributed energy generation system may provide a description of such warranty or guarantee in lieu of a description of the system design and components.

Security Filings (J)

Lessor ☐ **WILL** ☑ **WILL NOT** place a lien on your home as part of entering the Lease.

Lessor ☐ **WILL** ☑ **WILL NOT** file a fixture filing or a State Of Florida UCC Financing Statement Form (UCC-1) on the System. The UCC-1 is a public filing providing notice that Lessor owns the System, but is **not** a lien.

System Maintenance & Repairs (K)

"System maintenance" refers to the upkeep and services required or recommended to keep your System in proper operation. System maintenance ☑ **IS** ☐ **IS NOT** included for term of lease years by Installer (e.g., Installer, Maintenance Provider).

"System repairs" refers to actions needed to fix your System if it is malfunctioning. System repairs ☑ **ARE** ☐ **ARE NOT** provided by the Installer (e.g., Installer, Other).

Please review your Lease for additional information about any warranties on the System installation and equipment. Certain exclusions may apply. Note that equipment warranties for hardware are not required to include labor/workmanship.

Roof Warranty (L)

Your roof ☑ **IS** ☐ **IS NOT** warranted against leaks from the System installation for term of lease years by (e.g., Provider, Installer, Other).

Your roof ☑ **IS** ☐ **IS NOT** warranted against leaks caused by removal of the System for a period of 10 years following System removal. Any portions of your roof impacted by the System ☑ **WILL** ☐ **WILL NOT** be substantially returned to their original condition upon the removal of the System (ordinary wear and tear excepted).

Transferring Your Lease and Selling Your Home (M)

If you sell your home, you ☑ **MAY** ☐ **MAY NOT** transfer the Lease to the purchaser(s) of your home. If transfer of ownership is permitted, the transfer will be subject to the following conditions:

☐ Credit check on the purchaser(s) by the Lessor
☐ Minimum FICO score requirement: ___________________
☐ Transfer fee of $ ____________
☑ Assumptions of Agreement by purchaser(s)
☐ Other ___________________________

If you sell your home, you ☑ **ARE** ☐ **ARE NOT** permitted to transfer the System to a new home or property.

You ☐ **ARE** ☑ **ARE NOT** permitted to make modification(s) to the System. If modification(s) of the System is permitted, such action will be subject to the following conditions:

☑ System guarantees or warranties ☑ **ARE** ☐ **ARE NOT** rendered void
☑ Provider is not responsible or liable for any loss or damage that may occur as a result of any modifications
☐ Other ___________________________

Transfer of Obligations by Lessor (N)

Your Lease may be assigned, sold or transferred by Lessor without your consent to a third-party who will be bound to all the terms of the Lease. If such a transfer occurs, you will be notified if this will change the address or phone number to use for Lease questions, payments, maintenance or repair requests.

System Guarantee (O)

In terms of your full System, Lessor is providing you with a:

☑ System performance or electricity production guarantee*
☐ Other type of System guarantee*
☐ No System guarantee

You may have additional guarantees or warranties in addition to those that cover the entire System.

**Please provide description in the space provided under Section T.*

Utility and Electricity Usage/Savings Assumptions (P)

You ☑ **HAVE** ☐ **HAVE NOT** been provided with a savings estimate ("Estimate") based on your Lease.

If you HAVE been provided with an Estimate, Lessor provides the following:

Lessor ☑ **IS** ☐ **IS NOT** guaranteeing these savings.

Your Estimate was calculated based on:

☐ Your estimated prior electricity use
☑ Your actual prior electricity use
☐ Your estimated future electricity use

Your Estimate assumes the following:

☑ Years of electricity production from the System: 5
☐ A current estimated utility electricity rate of _______ [cost per kilowatt-hour] during the first Lease year with estimated increases of __0__ percent annually. Lessor based this estimate on the following source(s): _________________

Escalation Clause (Q)

Your monthly payment ☐ **WILL** ☑ **WILL NOT** increase during the term of your Lease.

End of Lease Options (R)

At the end of the initial term of your Lease, you will have the following option(s):

☑ Renew your Lease at fair market value
☐ Purchase the System at fair market value
☑ Have the Lessor remove the System at Lessor's expense
☐ Other: ___________________________

Insurance Policies and Coverage (S)

☐ Lessor **will not** insure for any loss or damage to the System.
☑ Lessor **will** insure System for any loss or damage, except under the following circumstances:

theft, vandalism or not following Vendor's rules and best practices of equipment

NOTE: Lessee is responsible for obtaining insurance policies or coverage for any loss of or damage to the System not covered under the lessor's obligations as indicated above. Please consult an insurance professional to understand how to protect against the risk of loss or damage to the System.

Additional Disclosures or Terms (T)

Individual Completing this Form:

Name: Shane Myers Signature:

Title: President Company: Sunlarus Energy Date:

Lessee Acknowledgment:

I acknowledge that I have received and read this Disclosure Statement before signing the Lease.

Lessee Signature: **Date:**

Lessor Signature: **Date:**