

## AMENDMENT NO. 4 TO LANDFILL GAS AGREEMENT

This Amendment No. 4 ("**Amendment No. 4**") to that certain Landfill Gas Agreement, (as amended and modified prior hereto, the "**Agreement**"), by and between the Indian River County Solid Waste Disposal District, a dependent special district of Indian River County, Florida (the "**District**") and Nopetro Eco District, LLC, a Florida Limited Liability Company (the "**Company**" or "**NED**"), successor by assignment from Indian River Eco District, LLC (the "**IRED**"), is made and entered into as of \_\_\_\_\_, 2024 ("**Effective Date**"). The District and the Company are each a "**Party**" and collectively the "**Parties**".

**WHEREAS**, the District and IRED entered into the Agreement dated as of July 16 2019 (the "**Original Agreement**") pursuant to which the District would deliver and IRED would accept, landfill gas from the District, which Original Agreement has been amended three times by the Parties: on July 14, 2020 ("**Amendment No. 1**"), May 18, 2021 ("**Amendment No. 2**") and December 20, 2022 ("**Amendment No. 3**"); and

**WHEREAS**, the Company and IRED entered into that certain Assignment and Assumption Agreement (the "**Assignment**") dated as of November 29, 2021 pursuant to which IRED assigned to the Company and the Company assumed all of IRED's rights and obligations under the Agreement; and

**WHEREAS**, both Parties agree to extend the LFG Commencement Date and the LFG Termination Date by eight (8) months in consideration of an additional payment of \$60,000.00.

**NOW, THEREFORE**, in consideration of the promises, any prior claims for Force Majeure having been resolved, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree to add, amend and modify the Agreement and all prior amendments as follows:

**The above recitals are true, correct and describe the intent of the Parties concerning Amendment No. 4.**

**The Parties agree that with this extension all prior claims of Force Majeure have been resolved and released, and further agree that no prior claim of Force Majeure can be raised as an excuse for future nonperformance.**

**Company agrees to pay \$60,000, due and payable within 30 days of the last signature of this Amendment No. 4, in exchange for the extension of time.**

**Both Parties further agree that a matrix of responsibilities will be prepared and agreed upon in good faith with respect to sections 3.1 and 3.2.**

### ARTICLE 2 - TERM, RENEWAL AND MILESTONES

Section 2.1 is amended to read as follows (other clauses not referenced below will stay as written):

- 2.1. This Agreement shall take effect on the Effective Date and continue for a period of twenty (20) years following the LFG Commencement Date (the "**Initial Term**"), unless terminated earlier or extended in the manner as provided herein.

The Parties herein agreed to the change of the LFG Commencement Date from June 30, 2024 to February 28, 2025, unless extended as provided herein (the "**LFG Commencement Date**"). This agreement is contingent upon the Company paying the District a pre-start-up fee of \$60,000 upon 30 days of the Effective Date of this Amendment. The Parties herein also agreed to the change of the LFG Termination Date from September 30, 2024 to May 31, 2025, unless extended as provided herein (the "**LFG Termination Date**"). If the LFG Commencement Date has not occurred by May 31, 2025 (subject to extension by Force Majeure), Section 13.1 shall apply.

Company shall meet the following milestones as a demonstration of their progress toward achieving the LFG Commencement Date and meeting the obligations of this Agreement:

- a) Groundbreaking shall occur by March 30, 2024.

The above milestones shall be extended for any delays caused solely by the District, acknowledged in writing by the District, or by an event of Force Majeure, but only to the extent of and for the duration of any such delay.

## ARTICLE 13 -TERMINATION AND REMEDIES

Section 13.1 is amended to read as follows (other clauses not referenced below will stay as written):

- 13.1 Delay in Achieving LFG Commencement Date. If the Company has not met the LFG Commencement Date as set forth in Section 2.1, the Company will pay the District \$15,000 a month as liquidated damages and not as a penalty for each month until the LFG Commencement Date has occurred or until the Agreement has terminated.

If the LFG Commencement Date has not occurred by May 31, 2025 (subject to extension due to Force Majeure), then this Agreement shall terminate and neither Party shall have any further rights, obligations, or liabilities hereunder, provided, however, that the District shall not have the right to terminate this Agreement pursuant to this paragraph if on or prior to May 31, 2025 (or such other date as may be extended due to Force Majeure), the Company provides reasonable evidence to the District that (i) the RNG Plant has been substantially built, as evidenced by site visits and/or photographic evidence, showing that the plant is visible and substantially built, and (ii) the Company is taking active steps to cure and overcome any circumstances or issues causing the delay of the LFG Commencement Date and the Company is using its commercially reasonable efforts to expedite the LFG Commencement Date; and (iii) the Company pays \$20,000 per month as liquidated damages and not as a penalty for each month until the LFG Commencement Date has occurred.

- A. Delay in Meeting Milestone. If the milestone listed in Section 2.1 is not met by

Company, then Company shall pay District as follows:

- i. \$15,000 per month for not achieving the groundbreaking by March 30, 2024 (prorated for a partial month) until milestone is achieved.

Milestone Payments. The total amount of remedies is payable from Company to District within thirty (30) days of invoice from District to Company.

## **ARTICLE 16 -GENERAL TERMS**

Section 16.14 Notices is amended to update the contact information of the Parties as follows (other clauses not referenced below will stay as written):

As to District:

John A. Titkanich, Jr., County Administrator  
Indian River County Administration Building  
1801 27th St.  
Vero Beach, FL 32960  
Phone: (772) 226-1408  
Email: jtitkanich@indianriver.gov

and a copy to the Assistant County Attorney at the same address

Phone: (772) 226-1424  
Email: kjackman@indianriver.gov

As to Company:

Jorge Herrera, Chief Executive Officer  
150 SE 2nd Avenue, PH1  
Miami, Florida, 33131  
Phone: (305) 441-9059  
Fax: (305) 441-9085  
Email: jherrera@nopetro.com

Mike Whitney, Senior Vice President  
150 SE 2nd Avenue, PH1  
Miami, Florida, 33131  
Phone: (517) 712-4996  
Fax: (305) 441-9085  
Email: mwhitney@nopetro.com

and a copy to the Company Attorney at:

Emilio Álvarez  
Greenberg Traurig  
333 SE 2nd Ave, Suite 4400  
Miami, Florida 33131  
Phone: (305) 579-0703  
Fax: (305) 579-0717  
Email: alvarezem@gtlaw.com

Peter J. Sweeney  
Block & Scarpa  
601 21<sup>st</sup> Street, Suite 401  
Vero Beach, FL 32960  
Phone: (772) 794-1918  
Email: psweeney@blockscarpa.com

All other sections and contents of the Agreement shall remain the same.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, District and Company hereto have executed this Amendment No. 4 as of the date first written above.

**Attest:**

Ryan L. Butler, Clerk of Court and Comptroller

By:

\_\_\_\_\_  
Deputy Clerk

**By Owner:**

**Solid Waste Disposal District  
Indian River County, Florida**

\_\_\_\_\_  
Susan Adams, Chairman

**Date Approved by SWDD:**

\_\_\_\_\_

**Approved By:**

\_\_\_\_\_  
John A. Titkanich, Jr., County Administrator

**Approved as to Form and Legal Sufficiency By:**

\_\_\_\_\_  
K. Keith Jackman, Assistant County Attorney

**By Company:**

**NOPETRO ECO DISTRICT, LLC**

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Title:

\_\_\_\_\_  
Print Date: