

**Exhibit A to Resolution No. 25-5516**

**BASIC LEASE TERMS**

1. **PERMITTED USE.** The rooftop premises may only be used for the purposes of installation, maintenance, repair, replacement, and operation of a community solar array.
2. **SOLAR SUBSCRIPTION TERMS.** As consideration for the Lease, Metro will subscribe to and receive 40% of the electricity production from the community solar array. The remaining 60% of the energy generation will serve Portland Clean Energy Community Benefits Fund priority households in the form of community solar subscription energy bill credits.
3. **LEASE DURATION:** The term of the Lease will be 20 years.
4. **EXTENSION RIGHTS:** The parties may mutually agree to extend the Lease for two additional five-year periods.
5. **BASE RENT.** The annual base rent will be \$9,760. The base rent will increase 2% per annum.
6. **EARLY TERMINATION RIGHT.** Metro will have the right to terminate the Lease at any time after year 6 the term. If exercised, Metro would pay to tenant an amount equal to the remaining lost energy revenue the project would have received, less Metro's anticipated 40% solar subscription share.