ORDINANCE GRANTING A LEASE OF CERTAIN REAL PROPERTY OF THE CITY OF HARRISONBURG

BE IT ORDAINED, by the City Council of the City of Harrisonburg, Virginia:

Section 1. That a lease is hereby granted in accordance with Harrisonburg City Code Section 2-1-11 to the Virginia Municipal Electric Association No. 1, a Virginia nonstock corporation ("Lessee"), for the use of that certain real property consisting of 11,000 square feet, mor or less, located at 2230 Ramblewood Road, Harrisonburg, Virginia, for the operation of a battery energy storage system for the sale of electricity to the Lessee.

Section 2. The lease and the rights and privileges thereby granted and conferred are conditioned upon the Lessee entering into a BESS Project Ground Lease with the City, which shall be substantially in the form of the attached Exhibit A.

Section 3. The Lessee shall pay to the City the advertising costs incurred by the City in connection with the grant of this Lease.

Section 4. The lease granted hereby shall expire in accordance with the terms of the Bess Project Ground Lease.

Section 5. The Harrisonburg City Manager and Deputy City Manager are authorized to sign the Bess Project Ground Lease and any other documents necessary to effectuate such lease, including the consent to a sublease by the Lessee to the operator of the battery storage system.

This Ordinance shall be effective upon the date of its adoption.

ADOPTED AND APPROVED this 13th day of October, 2026.

MAYOR

ATTEST:

CITY CLERK