

# CONTRACT OF LEASE AGREEMENT

This Lease Agreement is entered into on this day of **15<sup>th</sup> January 2025**, between:

**NEXTERA ENERGY**, a company registered under the laws of USA, with its registered office at 700 Universe Blvd, Juno Beach, FL 33408, USA, hereinafter referred to as the "Lessee,"

and

**Idealista S.A.U.**, an individual/legal entity, with its address at Plaza Cortes, 2, Madrid, Spain, hereinafter referred to as the "Lessor."

## RECITALS

WHEREAS, the Lessor is the legal owner of the land located in JV-3216 NN, Alamedilla, Los Montes, Granada, Spain, having a total area of 160 hectares (hereinafter referred to as the "Leased Land"); and

WHEREAS, the Lessee desires to lease the Leased Land for the purpose of installing and operating solar panels for energy production, and the Lessor agrees to lease the land under the terms set forth in this Agreement;

NOW, THEREFORE, the parties agree as follows:

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## 1. Lease of the Land

1.1 The Lessor hereby leases to the Lessee, and the Lessee hereby accepts from the Lessor, the Leased Land, being a total of **160 hectares**, located at JV-3216 NN, Alamedilla, Los Montes, Granada, Spain.

1.2 The Lessee shall use the Leased Land exclusively for the installation, operation, and maintenance of solar panels and associated equipment for energy generation.

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## 2. Term of the Lease

2.1 The lease shall commence on **25<sup>th</sup> January 2025** and shall continue for a period of **25** years, unless terminated earlier in accordance with the terms of this Agreement.

2.2 Upon expiration of the initial term, the lease may be renewed upon mutual written agreement of both parties.

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### 3. Rent and Payment Terms

3.1 The Lessee shall pay to the Lessor an annual rent of **15,90eur** per hectare, for a total of **30,500eur** per year, to be paid in equal quarterly installments.

3.2 The rent is due on the **15<sup>th</sup>** of each quarter.

3.3 Payments shall be made to the Lessor's designated account: **Caixabank, ES91 2100 0418 4502 0005 1332, 0200051332.**

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### 4. Maintenance and Improvements

4.1 The Lessee shall be responsible for the installation, maintenance, and operation of the solar panels and related infrastructure on the Leased Land.

4.2 Any improvements or alterations to the land, including the installation of solar panels, shall be approved in writing by the Lessor prior to commencement.

4.3 The Lessee shall ensure that all activities comply with applicable laws, regulations, and permits related to environmental and zoning matters.

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### 5. Liabilities and Insurance

5.1 The Lessee shall obtain and maintain adequate insurance coverage for the solar panels and any associated infrastructure installed on the Leased Land.

5.2 The Lessee shall indemnify and hold harmless the Lessor against any claims, damages, or liabilities arising from the Lessee's use of the Leased Land.

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### 6. Termination of Agreement

6.1 Either party may terminate this Agreement by providing written notice to the other party **two** months in advance, in the event of a material breach of the terms by the other party.

6.2 Upon termination, the Lessee shall remove all solar panels and associated infrastructure, and the Leased Land shall be returned to the Lessor in good condition.

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## 7. Force Majeure

7.1 Neither party shall be liable for any failure or delay in the performance of its obligations under this Agreement due to causes beyond its reasonable control, including, but not limited to, natural disasters, governmental actions, or other events of force majeure.

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## 8. Governing Law and Dispute Resolution

8.1 This Agreement shall be governed by and construed in accordance with the laws of Spain.

8.2 Any disputes arising out of or in connection with this Agreement shall be resolved through mediation or, if mediation fails, through binding arbitration under the.

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## 9. Miscellaneous Provisions

9.1 This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements, whether written or oral, related to the subject matter hereof.

9.2 Any amendments or modifications to this Agreement must be in writing and signed by both parties.

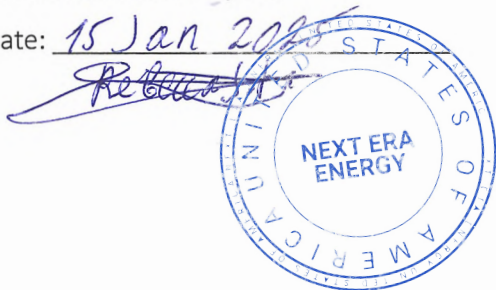
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IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the day and year first above written.

LESSEE: NEXTERA ENERGY

Name: Rebecca J. Kujawa

Date: 15 Jan 2025



LESSOR: Idealista S.A.U.

Name: Hector Maria

Date: 15 Jan 2025

