

Exhibit B

SUMMARY OF PRINCIPAL LEASE TERMS

<b>Landlord</b>	<ul style="list-style-type: none"> <li>• Town of Bristol</li> </ul>
<b>Tenant</b>	<ul style="list-style-type: none"> <li>• Acorn Renewable Energy Co-op or its affiliate</li> </ul>
<b>Leased Premises</b>	<ul style="list-style-type: none"> <li>• The leased premises will consist of a portion of Bristol’s closed landfill located at 80 Pine Street in Bristol, Vermont. The ballast mounted array will cover approximately <del>2.253-57</del> acres. The fenced area surrounding the array will enclose approximately <del>2.73-10</del> acres of the landfill <u>and the leased area will be approximately 3.57 acres of the landfill</u>, which is a 12.34-acre parcel of land, and any associated improvements on town-owned land required by a Public Utility Commission final order related to the Project. The parcel is owned by the Town of Bristol and is identified as parcel number 060153 in the Town of Bristol land records.</li> </ul>
<b>Use of Leased Premises</b>	<ul style="list-style-type: none"> <li>• The Tenant will develop and operate a solar electricity generation facility with a capacity of up to 500 kW AC, including the construction, operation, maintenance, repair, replacement, upgrading and decommissioning of such system (the “Project”).</li> </ul>
<b>Interconnection</b>	<ul style="list-style-type: none"> <li>• The Project will be interconnected to the Green Mountain Power electrical grid. The final lease agreement shall permit the installation of interconnection equipment. The Landlord shall grant the Tenant and/or GMP an easement over such property to allow for interconnection.</li> </ul>
<b>Access Easement</b>	<ul style="list-style-type: none"> <li>• In connection with the Lease, the Landlord shall grant Tenant an easement providing the Tenant access to the Property.</li> </ul>
<b>Term of Lease</b>	<ul style="list-style-type: none"> <li>• The Lease will have an initial term of twenty-five (25) years.</li> <li>• The Tenant and Landlord may mutually agree upon any extension or renewal of the initial term.</li> </ul>
<b>Lease Commencement</b>	<ul style="list-style-type: none"> <li>• The Lease will commence at the time of the financial closing for the project</li> </ul>
<b>Rent and Taxes</b>	<ul style="list-style-type: none"> <li>• Annual rent payments of \$3,000 per year. The first installment shall be paid at the commencement of the Lease and subsequent installments shall be paid on each one-year anniversary of the first payment (i.e., once every twelve months thereafter).</li> <li>• Annual personal property tax payments will be made based on the Town’s valuation of the solar array and are initially estimated to be \$8,000 per year.</li> </ul>
<b>Subordination and Non-disturbance Agreements</b>	<ul style="list-style-type: none"> <li>• The Landlord shall obtain subordination and non-disturbance agreements with respect to any mortgage on the property in form and</li> </ul>

	substance reasonably satisfactory to the Tenant.
<b>Assignment</b>	<ul style="list-style-type: none"><li>• Landlord’s rights and obligations under the Lease shall be assigned to and assumed by any purchaser of the leased premises.</li></ul>
<b>Memorandum of Lease: Recording</b>	<ul style="list-style-type: none"><li>• A memorandum of lease shall be recorded in the land records of the Town of Bristol at Tenant’s expense</li></ul>
<b>Decommissioning</b>	<ul style="list-style-type: none"><li>• The Lease will provide that at the end of its term the Project will be decommissioned and the property restored to its original condition to the greatest extent reasonably practicable at Tenant’s expense and with no expense to Landlord.</li></ul>
<b>Other Standard Provisions</b>	<ul style="list-style-type: none"><li>• The Lease will contain other customary and commercially reasonable provisions for solar leases including, without limitation, indemnification of the Town; insurance; condemnation; default, remedies and cures; and representations, warranties and covenants. All such additional provisions will be agreed upon and negotiated in good faith by the parties.</li></ul>