



SOLAR ELECTRIC SYSTEM CONTRACT

This Solar Electric System Contract (This "Contract") is made as of December 16, 2025 by and between Sundog Solar, LLC, a Maine Limited Liability Company (the "Contractor") and Town of Northport with property located at 216 Beech Hill Rd, Northport, ME 04849 (the "Owner"). This Contract constitutes a binding Agreement between Contractor and Owner. WITNESSETH, that the Contractor and Owner, for the Consideration named, agree to the following terms:

Section 1. Scope of Work

All labor, equipment and materials necessary to complete the Work specified on the attached Proposal Summary (herein referenced as "Exhibit A") and Photovoltaic Installation Scope Of Work (herein referenced as "Exhibit B").

Section 1.1. Incorporated Exhibits

This Contract incorporates by reference the following attached Exhibits, which are deemed to be an integral part of this Contract: Exhibit A (Proposal Summary), Exhibit B (Photovoltaic Installation Scope Of Work), and Exhibit C (Bill of Sale and Title Transfer for Equipment). All terms and conditions contained within these Exhibits are binding upon the Contractor and Owner. The Equipment covered by this Contract, including the thirty-six (36) solar modules valued at \$11,988.06, is further defined and transferred pursuant to the terms of Exhibit C.

Section 2. Time of Completion

The work to be performed under this Agreement shall be substantially completed within the 180 day project window:

03/30/2026 - 09/26/2026

For the purpose of this agreement, a working day is defined as a Monday through Friday; clear dry weather; and full/unimpeded job site access for the Contractor. Please note this is a window and not a start date, installation days will be coordinated with Owner pending utility approval, equipment availability, weather, and other jobs under way. Contractor shall not be liable for any delay due to circumstances beyond its control including weather, lack of site access or site control necessary to complete the work, casualty, or general unavailability of materials.

Section 3. The Contract Price

The Owner shall pay the Contractor for the material and labor to be supplied and/or performed under this Contract, subject to additions authorized pursuant to fully executed change orders, the minimum sum of:

\$117,500.00 - one hundred seventeen thousand five hundred dollars and no cents

Section 4. Payment Schedule

Deposit payment of 10.2% (\$11,988.06) of the Contract price is due within 15 days upon execution of this Contract. The Contract is subject to and conditioned upon approval and ratification by the voters of Town of Northport at a Town Meeting, which is expected to be held in the first quarter of 2026; in the event that the Contract is not ratified and

approved, it shall be void and the Contractor shall return all Deposits less any accrued expenses to the Town of Northport within ten days of notification from the Town Administrator. On the condition that the electric utility company declines to accept the solar system into the net metering program, the Contractor shall withhold a minimum of \$2000.00 not to exceed \$5,000.00 to cover expenses associated with the project and interconnection attempt. The Contractor will then refund the remaining balance of the deposit payment within thirty (30) business days of receipt of notice from the Owner. The Contractor may submit invoices for payment, including for partial or full completion of any portion of the Work, as agreed upon and listed in Exhibit A, or materials delivered and stored at the jobsite. The Owner shall make payment in full for all work completed within 15 days of submission, including all materials delivered and properly stored at the jobsite. Any failure to uphold the agreement and default payment shall constitute reasonable cause for the Contractor to immediately discontinue work until payment in full for all work completed is received. A failure to make payments for a period in excess of thirty (30) days from the due date of the payment shall be deemed a material breach of this contract. Final payment will be due upon owners acceptance of the work pursuant to the contract. Accepted forms of payment include: check, cash or Bank Transfer. Take into account a 1.5% late fee is assessed monthly on unpaid balances. Owner may withhold no more than five percent (5%) of the contract sum as retainage to be paid upon substantial completion of the work pursuant to this contract. The contractor shall notify the owner when the work is substantially complete. This clause shall be governed by 10 MRS § 1116 and any other applicable Maine Laws.

Section 4.1. Transfer of Title and Equipment

The transfer of title for the thirty-six (36) SEG 595-BTA-BG solar modules, valued at \$11,988.06, shall occur as specifically detailed in Exhibit C (Bill of Sale and Title Transfer for Equipment). Title to this Equipment shall pass from the Contractor to the Owner only upon the Owner's receipt of the Deposit Payment, as outlined in Section 4 herein, consistent with the terms of Exhibit C.

Initial Payment Received: _____

Section 5. Substantial Completion & Protection of the Work

The contract shall be considered substantially complete on the date of the Owner's permitted use with regard to the Work under this Agreement, without regard to the existence of a punch list or to the existence of incomplete items. After Substantial Completion it shall be the Owner's responsibility to protect the Work completed by the Contractor and to insure that no trade or occupancy damage occurs to the Work. Any repairs to the Work will only be undertaken by the Contractor on request of the Owner upon execution of a written Change Order.

Section 6. Change Orders

In the event that Contractor is requested or required to perform services that are outside the scope of this Contract, such services and a compensation schedule, if required, therefore must be mutually agreed upon by the parties in a written change order (Change Order) prior to the provision of said services. The Change Order constitutes an amendment to the Contract set forth herein and shall be deemed to be incorporated in, and become a part of the Agreement.

Section 7. General Provisions

In addition to the foregoing, the following General Provisions apply to the work and to this Agreement:

- The Contractor has furnished a description of the work to be done and a description of the materials to be used (Exhibit A), and the mutually agreed consideration of the work in said attached Exhibit A.
- To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
- Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain fully responsible for the proper completion of this Contract.
- Contractor shall, at its own expense, obtain all permits necessary for the work to be performed prior to the start of work on site.
- Contractor agrees to remove all debris created by its workforce and leave the premises in a neat and orderly condition at the conclusion of the work.
- In the event that Owner shall fail to pay any payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.

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- All disputes hereunder shall be resolved as detailed in Section 12.
- Owner acknowledges and authorizes Contractor to install his signs, banners, or other advertising materials on the property upon execution of a contract and agrees to permit the Signs to remain on site for up to fourteen (14) days after final completion of the work.
- Owner acknowledges and authorizes Contractor to take photos to be used in promotional materials.

Section 7.1. Limit of Liability

Except as otherwise provided herein, neither party shall be liable for any incidental or consequential damages. Notwithstanding the foregoing or anything to the contrary in the Contract, Contractor shall be liable for damage to the premises or personal injury proximately caused by the Contractor, whether discovered prior to final completion of the Work or within two years of final completion, including damage to real and personal property. In no event shall Contractor be liable for punitive damages.

Section 7.2. Governing Law

This Contract shall be governed by and construed in accordance with the laws of the State of Maine.

Section 7.3. Exclusions

Unless agreed upon by Contractor and Owner, the following work shall be performed by others and is hereby excluded from the Contract:

- Any or all upgrades to existing electrical service unless specifically agreed to by both Contractor and Owner and outlined in the Scope of Work.
- Replacements or repair of existing site conditions deemed damaged or irreparable.
- Structural upgrades of framing or supports to roof or building.
- Any additional site work (including trenching) not expressly outlined in Scope of Work hereunder including ledge drilling or blasting for ground-anchored solar arrays or any additional labor or materials required for code-compliant trenching due to ledge.
- Engineering review, if required by local or state officials, including PE Stamp.

Section 8. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless Owner from and against claims, damages, losses, or expenses arising out of or resulting from performance of the work or providing of materials to the extent caused in whole or in part by negligent or wrongful acts or omissions, or a breach of this Agreement by the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whom they are legally responsible.

Section 9. Delays & Damages

Owner acknowledges and agrees that successful operations of the Contractor are extremely dependent on weather, permitting authorities, seasonal availability of materials, coordination with other trades, and frequently with the rendering of prompt decisions by the Owner. Additionally, other contractors engaged in building activities on site may have a significant impact on the ability of the Contractor to complete its work in a timely manner.

Owner understands that building activity, including photovoltaic installations, electrical wiring and/or heat pump piping must be installed properly in order to provide a fully functioning system. Therefore, if, during the construction process, the Contractor discovers inherent property defects that would potentially render it's work sub par the Owner expressly authorizes Contractor to halt said work; repair and/or replace the defective materials as deemed necessary by Contractor; or, discontinue its work until the Owner has completed necessary corrective actions. Prior to Contractor undertaking these necessary corrective actions a written Change Order will be executed by both parties.

Owner acknowledges that both interior and exterior building renovation or alteration is a noisy, dirty and disruptive construction activity that frequently can result in dust and dirt on building contents due to the nature of the work. Further, the Owner understands that activities on the roof may dislodge and disturb significant quantities of dust and dirt found in the attic, wall and cellar space of most buildings. Owner agrees to assume complete responsibility for consequential damages caused by dust, dirt, vibration, pounding and/or carpentry work requested by the Owner as a part of this Agreement.

Section 10. Insurance

Contractor has purchased and agrees that it will keep in force for the duration of the performance of the work such insurance as will protect the Owner from claims for loss or injury which might arise out of or result from Contractor's operations under this Agreement, whether such operations be by Contractor or by a subcontractor.

Contractor represents and agrees that said insurance is written for, and shall be maintained in an amount not less than, the limits of liability specified below or required by law, whichever coverage is greater. Contractor certifies that coverage written on a "Claims made" form will be maintained without interruption from the commencement of work until the expiration of all applicable statutes of limitation.

- Worker's Compensation: Statutory Requirements.
- Comprehensive General Liability with limits of ONE MILLION DOLLARS (\$1,000,000.00) per Occurrence.
- Comprehensive Automobile Liability (owned, non-owned, hired) with combined single limits of ONE MILLION DOLLARS (\$1,000,000.00).

Section 11. Warranty

CONTRACTOR warrants its Work –including labor and materials– is free from manufacturing and/or installation defects under normal use, service, and ordinary wear and tear for five years from the date of installation except where specified below:

Limitation on Warranty: CONTRACTOR'S obligation under the above warranty is limited to repair or replacement of the defective part(s) at its option, after inspection, due to a manufacturing defect of any materials installed by the Company; or, any labor defects related to the installation. Contractor limits "internet network" to a one time system installation effort and does not guarantee troubleshooting or technical networking services ongoingly after the original installation is completed and connected to the internet if applicable to the installation.

CONTRACTOR shall not be liable for the loss of, or use of, the property; loss of, or damage to, personal property; other expenses or any other incidental or consequential damages incurred by the purchaser, or any other person or entity. Sundog will examine the Work including site conditions at the time of warranty claim, on going required maintenance of the Work, and test the system(s) to determine operational status.

If CONTRACTOR, in its exclusive discretion, determines that the defect or damaged Work is covered under this limited warranty, CONTRACTOR will repair or replace the Work at that time at no cost to the Customer.

The CONTRACTOR warranties set forth above exclude: (1) remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear as a result of normal usage. Contractor is not responsible for damage to accessories caused by the failure of equipment installed by Contractor; and (2) remedy for damages, costs, losses and expenses alleged to have been incurred as a result of the failure of the Work to achieve any cost or energy savings estimate or electric generation production estimate, goal, standard or benchmark.

Section 12. Resolution of Disputes

If a dispute arises concerning the provisions of this Contract or the performance by the parties, then the parties agree to settle this dispute by jointly paying for mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences.

Section 12.1. No Representation or Warranties

No representation or warranty is being made by any party to any other regarding the treatment of this transaction for federal or state income taxation. Each party has relied exclusively on its own legal, accounting, and other tax adviser regarding the treatment of this transaction for federal and state income taxes and on no representation, warranty, or assurance from any other party or such other party's legal, accounting, or other adviser.

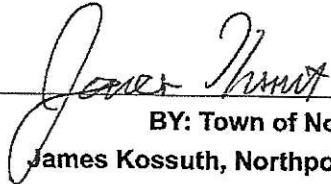
Section 13. Disputes, litigation, attorney fees and costs.

If any suit or action is instituted to enforce any provisions in this agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right to such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, cost and expenses of any appeals.

Section 14. No Additional Terms

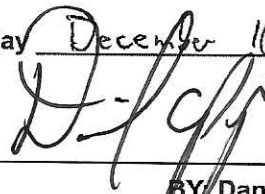
This Agreement contains the entire agreement of the parties. There are no additional terms or conditions other than those set forth in the Agreement. Both the Contractor and the Owner shall receive a copy of the completed and signed Agreement before any work is performed.

THIS CONTRACT is hereby signed and made effective this day December 16, 2025



BY: Town of Northport

James Kossuth, Northport Town Administrator



BY: Danny Piper

Principal Owner, Sundog Solar LLC





Contract Exhibit A

Proposal Summary of Primary System Components

Exhibit A to an agreement between:

Sundog Solar, LLC, a Maine Limited Liability Company & Town of Northport

12/16/2025

Total Contract Price	\$117,500.00
DC System Size	42.84 kW DC
Number of Modules & Wattage	(72) SEG 595 Watt
MPPT Power Optimizers	N/A
Inverter Type & Size	(5) Tesla 7.6 kW
Energy Storage	N/A
Point of Interconnection	Line Side Tap Main Panel
Mounting System	APA Ready Rack
Trenching	Included
Additional Scope of Work	Upgrade existing 100A service to 200A

Contract price includes all necessary permitting and application fees, less any additional review expenses or utility infrastructure upgrades, complete system installation including labor and all materials necessary to mount, wire and interconnect the system, including all disconnects, fusing, metering, and rapid shutdown components to meet 2023 National Electrical Code, and NABCEP approved job tasks as necessary.



Contract Exhibit B

Photovoltaic Installation Scope Of Work

Exhibit B to an Agreement between:

Sundog Solar, LLC, a Maine Limited Liability Company & Town of Northport

12/16/2025

Installation Procedures for Project Management

- All work will be done per the National Electric Code (NEC) Article 690 and the North American Board of Certified Energy Practitioners (NABCEP).
- Contractor shall as required, provide plans and manufacturers specifications for building inspectors, utilities, lenders or others as requested by the Owner.
- Submit required permit materials to the Authority Having Jurisdiction (AHJ) and pay for all required permits to begin construction.
- The number of photovoltaic modules and the location of installation must match the contract.
- Receive equipment and prepare for installation. Examine all equipment to be sure that all equipment was shipped and that none was damaged in shipping.
- Completion of a utility company application.
- Contractor shall provide access to all areas needed for inspection.

Installation Procedures for Field Crew

- Verify all exposed wiring is listed as Sunlight Resistant.
- Install PV combiner, inverter, and associated equipment to prepare for system wiring.
- Verify that both the positive and negative string connectors and source circuit strings are identified properly
- Connect properly sized wire to each circuit of modules and run wire for each circuit to the circuit combiner(s).
- PV modules should be listed to UL 1703 and warranted for a minimum of 5 years.
- Verify that proper roof mounting systems are installed per manufacturer's specifications and are properly sealed.
- All roof penetrations should be sealed with an acceptable sealing method that does not adversely impact the roof warranty.
- All cables, conduits, exposed conductors and electrical boxes should be secured and supported according to code requirements.
- If wiring in an attic and/or garage area, the Contractor shall ensure access to the attic and/or garage, with reasonable notice from the party requiring access (Owner, AHJ, etc.)
- Verify all metallic raceways, junction boxes, supports, and modules are properly grounded. Modules shall be grounded separately to allow removal of a single module and without disrupting the grounding of other modules by means of properly installed wires, lugs, screws, bolts or other listed methods (sheet metal screws are not allowed).

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- Examine the main electrical service panel to determine if the panel is adequately sized to receive the PV breaker or whether the panel must be upgraded.
- All electrical terminations should be fully tightened, secured, and strain relieved as appropriate.
- Inverters should be listed to UL 1741 and warranted for a minimum of 5 years.
- All required overcurrent protection (grounding) should be included in the system and should be accessible for maintenance

DC Disconnect

- Verify the proper location. DC disconnect shall be readily accessible, within sight of the inverter, and properly listed for 600 volt DC power.
- If DC wiring is run through the building, a DC disconnect shall be installed prior to the conductors entering the building or the conductors shall be installed in metallic raceways or metallic enclosures from the point of entry to the DC disconnect and all junction boxes shall be labeled "DC source circuits".
- Verify proper and permanent labeling with the following information: "Photovoltaic DC disconnect" and "Warning electric shock hazard do not touch terminals on both the line and load side may be energized in the open position".
- The DC disconnect shall also be properly and permanently labeled with the following installation system information: (1) Rated maximum power point current (2) Rated maximum power point voltage (3) Open circuit voltage & (4) Short circuit current.

PV Array

- Visually inspect any plug and receptacle connectors between the modules and panels to ensure they are fully engaged.
- Check that strain reliefs/cable clamps/panel connectors are properly installed on all cables and cords by pulling on cables to verify.
- Check to make sure all panels are attached properly to mounting brackets and there are no cracked modules
- Check to see that all wiring is neat and well supported.
- Recheck that fuses are removed and all switches are open.
- Connect the home run wires to the DC string combiner box terminals in the proper order and make sure labeling is clearly visible.
- Verify polarity of each source circuit string in the DC String Combiner Box and that terminals are tight

Procedures Prior to Energizing System

- Ensure that all labels and safety signs specified in the plans are in place.
- Check that noncurrent carrying metal parts are grounded properly (array frames, racks, metal boxes, etc. are connected to the grounding system).
- Check the AC line voltage at the main AC disconnect is within proper limits (115-125 Volts AC for 120 Volts and 230-250 for 240 Volts).
- Verify that all PV circuits are operating properly and the system is performing as expected.

Inverter Startup Tests

- Be sure that the inverter is off before proceeding with this section.
- Check open circuit voltage at DC disconnect switch to ensure it is within proper limits according to the manufacturer's installation manual.
- If installation contains additional DC disconnect switches, repeat voltage check on each switch, working from the PV array to the inverter DC disconnect.
- Turn on power to the inverter, and ensure it is operating correctly, record the DC operating voltage
- Confirm that the operating voltage is within proper limits according to the manufacturer's installation manual. Confirm that the inverter is producing the expected power.

JP

EXHIBIT C



BILL OF SALE AND TITLE TRANSFER FOR EQUIPMENT

This Exhibit C is incorporated into and made a part of the Solar Electric System Contract (the "Contract") executed on December 22, 2025, by and between Sundog Solar, LLC (the "Transferor" or "Contractor"), a Maine Limited Liability Company, and the Town of Northport, Maine (the "Transferee" or "Owner"). This Exhibit serves as a Bill of Sale for the specified assets.

1. ASSET IDENTIFICATION AND VALUATION

1.1. Contract and Party Summary

Detail	Transferor/Contractor	Transferee/Owner	Contract Date	Total Contract Price
Information	Sundog Solar, LLC	Town of Northport, Maine	December 16, 2025	\$117,500.00

1.2. Transferred Assets (The "Equipment")

The Transferor hereby sells, conveys, and transfers to the Transferee all right, title, and interest in and to the following equipment, which is a defined portion of the material supplied under the Contract:

Component	Quantity	Manufacturer	Model Number
Solar Photovoltaic Modules	Thirty-Six (36)	SEG	SEG-595-BTA-BG

1.3. Allocated Value for Transfer

The parties mutually agree to the following valuation assigned to the thirty-six (36) transferred modules, inclusive of all applicable taxes, if any:

Total Allocated Value	Percentage of Total Contract Price
\$11,988.06	10.2%

2. TRANSFER OF TITLE AND COVENANTS

2.1. Governing Law

This Title Transfer is governed by the laws of the State of Maine, consistent with Section 7.2 of the Contract.

2.2. Transfer of Title Date

Title to the Equipment shall irrevocably pass from the Transferor to the Transferee upon the receipt of the Deposit Payment by the Transferor as outlined in Section 4 of the Contract. The transfer of risk of loss shall pass to the Transferee upon receipt of the Deposit Payment by the Transferor .

2.3. Warranty of Title

The Transferor warrants that, as of the title transfer date, the Transferor is the lawful owner of the Equipment and has the full right and authority to sell and transfer the Equipment. The Equipment is transferred to the Transferee free and clear of all liens, claims, encumbrances, and security interests , except for any claims created by the Transferee.

2.4. Applicable Warranties

The transfer of title is subject to the manufacturer's warranties and the five-year installation and material warranty provided by the Transferor under Section 11 of the Contract.

3. ACCEPTANCE AND EXECUTION


The parties execute this Exhibit C to formally acknowledge and document the transfer of title to the Equipment under the specific terms of the Contract.

TRANSFEROR (Contractor)	TRANSFEE (Owner)
Sundog Solar, LLC	Town of Northport
By: _____	By: _____
Name: Danny Piper	Name: James Kossuth
Title: Owner, Sundog Solar LLC	Title: Northport Town Administrator
Date: _____	Date: _____

Exhibit C : Attachment 1

[illegible]





































Pallet Identification

Truck NO.	16135725-E	Pallet NO.	
Module Type	SEG-595-BTA-BG		16135725-E-02
Per Pallet Dimension	2310*1120*1285	Town of Northport Pallet #1	E-02
Whole Pallet Dimension	2310*1120*2570		
Per Pallet Gross Weight	1068KG		
Whole Pallet Gross Weight	2162KG		
Quantity per Pallet	36PCS		

OQC01

PASS

Catalogue Of The Module Series No. Per Pallet

1		Bifacial	13		Bifacial	25		Bifacial
2		Bifacial	14		Bifacial	26		Bifacial
3		Bifacial	15		Bifacial	27		Bifacial
4		Bifacial	16		Bifacial	28		Bifacial
5		Bifacial	17		Bifacial	29		Bifacial
6		Bifacial	18		Bifacial	30		Bifacial
7		Bifacial	19		Bifacial	31		Bifacial
8		Bifacial	20		Bifacial	32		Bifacial
9		Bifacial	21		Bifacial	33		Bifacial
10		Bifacial	22		Bifacial	34		Bifacial
11		Bifacial	23		Bifacial	35		Bifacial
12		Bifacial	24		Bifacial	36		Bifacial

The Series No.Of Another 4Pcs Modules

1		2		3	
4					