

FIRST AMENDMENT TO LEASE AGREEMENT WITH OPTION TO PURCHASE

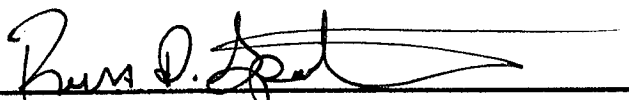
The following is the first amendment to the “Lease agreement with option to purchase” the private railcar named “Redwood Empire” also known as Santa Fe Number 33 and Amtrak number 800233 between Redwood Empire Railcar, LLC and SF-PV, LLC, lessors, and Panama Pacific Consulting, Inc. lessee.

For valuable consideration on this 28th day of January, 2024, Redwood Empire Railcar, LLC and SF-PV, LLC, lessors, and Panama Pacific Consulting, Inc. lessee, do agree to amend said “Lease agreement with option to purchase” as follows:

1. Lessee’s exclusive lease of said railcar shall be extended from February 1, 2024 to and including May 31, 2024.
2. No additional cash sum is due or owing to lessors from lessee in consideration for this lease extension.
3. During the extended lease period from February 1, to and including May 31, 2024, lessee will continue to pay and be responsible for the monthly costs associated with said railcar including monthly storage costs incurred with Pacific Harbor Lines in Wilmington, California and on existing property and liability insurance policies on said railcar.
4. The date by which the lessee’s option to purchase said railcar must be exercised to be valid is extended to May 31, 2024.

5. During said extended lease period, lessors may continue to use said rail car as provided in the "Lease agreement with purchase option."
6. All of the other provisions of said "Lease agreement with option to purchase" will continue to be in full force and effect during said February 1, 2024 to May 31, 2024 lease extension period.

Dated: January 28, 2024



By: Richard D. Spotswood

Authorized representative of Redwood Empire Railcar, LLC and SF-PV, LLC

Date: January 28, 2024



By: Greg Roberts

Authorized representative of Panama Pacific Consulting, Inc.