

## Purchase and Sale Agreement

GDT Sikh Solar LLC. previously known as Greenleaf-TNX Sikh Solar LLC. is the owner of the photovoltaic solar electricity power system, which it constructed and installed on the Gurdwara's property located at 3636 Murillo Ave., San Jose, CA 95148 (the "**Solar Facility**"). The Solar Facility is further defined under Appendix A, Schedule 2 of that certain Solar Services Agreement, dated June 7, 2010 (the "**SSA**"), by and between Greenleaf and Sikh. Moreover, Greenleaf is the owner of all contracts, permits, approvals and other rights and interests necessary for the ownership and operation of the Solar Facility (the Property).

GDT Sikh Solar LLC. hereby agree to sell the Solar Facility (the Property) to Sikh Gurdwara-San Jose (California) for purchase price of one million dollars (\$1,000,000). Two hundred thousand dollars (\$200,000) to be paid cash to GDT Sikh Solar LLC, and eight hundred thousand dollars (\$800,000.) outstanding principal balance of Promissory Note in favor of Sikh Gurdwara-San Jose (California) by Greenleaf-TNX Sikh Solar, LLC, currently known as GDT Sikh Solar LLC, to be cancelled (paid in full).

GDT Sikh Solar LLC, to issue a Bill of Sale for Solar Facility (the Property) for one million dollars (\$1,000,000).

Executed on July 5, 2017, at San Jose, California.

Seller: GDT Sikh Solar LLC. Purchaser: Sikh Gurdwara-San Jose (California)

By: Hardev Singh Takhar By: Gurinder Pal Singh

Hardev Singh Takhar

Gurinder Pal Singh, Vice President

By: Pritam Singh Grewal By: Sohan Singh Dhanota

Pritam Singh Grewal

Sohan Singh Dhanota, Treasurer

By: Bhupindar Singh Dhillon By: Kirpal Singh Atwal

Bhupindar Singh Dhillon

Kirpal Singh Atwal, Assistant Treasurer

By: Balbir Singh Bains

Balbir Singh Bains, Assistant Treasurer

County of Santa Clara

\$1,000,000.

State of California

**BILL OF SALE**

**FOR AND IN CONSIDERATION OF** the sum of \$1,000,000. U.S. , sales tax if any to be paid by buyer directly to the taxing agency (sales tax exempt on solar equipment), receipt of which is hereby acknowledged, GDT Sikh Solar LLC.,(the Seller) of Solar Facility (the Property) **DOES HEREBY SELL, ASSIGN, AND TRANSFER** to Sikh Gurdwara-San Jose (California), (the Buyer) the Solar Facility (the Property).

The Solar Facility is being sold on "**AS IS**" basis and the Seller explicitly disclaims all warranties, whether expressed or implied, including but not limited to, any warranty as to the condition of the Property. However, the Seller's above warranty disclaimer does not, in any way, affect the terms of any applicable warranties from the manufacturer of the Property.

Seller represents and warrants that Seller is the lawful owner of all the Property, transferred hereunder, free and clear from of all mortgages, liens or encumbrances of any nature whatsoever, and Seller shall indemnify, defend and hold Buyer harmless against such claims and demands.

The terms of this Bill of Sale shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

The parties hereby agree to execute such other documents and perform such other acts as maybe necessary or desirable to carry out the purposes of the Bill of Sale.

The Bill of Sale shall be signed by the Buyer and the Sellers and shall be effective as of

Executed on July 6, 2017, at San Jose, California.

Seller: GDT Sikh Solar LLC. Purchaser: Sikh Gurdwara-San Jose (California)

By: Hardev Singh Takhar By: Gurinder Pal Singh

Hardev Singh Takhar Gurinder Pal Singh, Vice President

By: Pritam Singh Grewal By: Sohan Singh Dhanota

Pritam Singh Grewal. Sohan Singh Dhanota, Treasurer

By: Bhupindar Singh Dhillon By: Kirpal Singh Atwal

Bhupindar Singh Dhillon Kirpal Singh Atwal, Assistant Treasurer

By: Balbir Singh Bains

Balbir Singh Bains, Assistant Treasurer