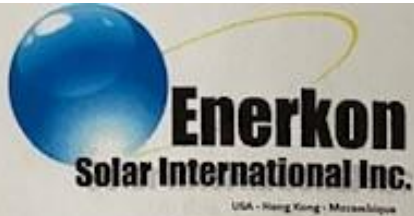


# PA LAND AGREEMENT



Doc Number 021426/79/097

Dated April 26, 2021

Attention:  
Robert E. McCulley, CPA, MST  
North Wales, PA 19454

Subject: Offer and agreement to purchase Real-estate as described in the attached Deed identifying a certain tract of land in Penn Forest Township carbon county commonwealth of Pennsylvania, collectively called the LAND for purposes of this offer to purchase as a firm offer subject to the normal and acceptable parameters for closing real-estate Purchases in the State of Pennsylvania by an out of state buyer (A Nevada State Public Company)

Dear Robert

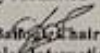
It is our pleasure to confirm that after the outstanding presentation of Mr. DAVID NEIFFELD a trusted friend of the Firm and our group of companies, we hereby agree to purchase the said land as represented in the attached Deed for representation and identification purposes for the purchase price of USD \$6 Million.

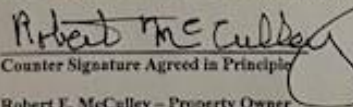
This amount will be payable in the form of cash convertible preferred shares converted at a strike price of \$5.00 in an amount sufficient to cover the entire purchase price of USD \$6 Million plus and closing costs associated with the transaction – paying a 4% dividend – quarterly in arrears in cash or kind.

The land use will be for Industrial Purposes – installing a 20MW Utility scale Solar Plant on the site and installing a Hydrogen Electrolysis facility to produce Green Hydrogen on the same site for sale to the Open Market.

While we can operate the site consuming all of our own electricity producing Green Hydrogen – we are also open to any PPA (Power Purchase Agreement) that the State Utility may offer us if they chose to do so in the near future.

We look forward to your countersignature at the bottom right-hand corner of this letter indicating your agreement and acceptance in general and in principle subject to the normal Terms and Conditions, protocols and corporate actions needed by all sides.

Respectfully submitted  
  
Benjamin Baffoe, Chairman  
Enerkon Solar International Inc.

  
Counter Signature Agreed in Principle  
Robert E. McCulley – Property Owner

13620 WEYBURN DRIVE, DELRAY BEACH, FLORIDA 33446 USA

[www.Enerkoninternational.com](http://www.Enerkoninternational.com) Tel. +15614317762

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