

Exhibit I

LEASE

This residential lease, effective Nov. 2nd 2015 shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Lessor, Kenneth Blaisdell, shall be referred to as "OWNER" and Lessees Daniel Brassard and Brittany Greene shall be referred to as "LESSEE". As consideration for this agreement, OWNER agrees to lease to LESSEE and LESSEE agrees to lease from OWNER for the sole use as a private residence location, the land/lot at 849 Vermont Route 14 North in East Randolph, VT. This lot shall be no more than 2 acres in size so the remainder of the property can be used by OWNER as he sees fit.

1. **DESCRIPTION:** This lease is for approximately 2 acres located on the west side of Route 14 in East Randolph. The site currently has a compacted gravel pad, water, septic and power located on it at the end of a gravel driveway. There has been a mobile home located on this site since 1994. The site does hold a zoning permit from 1994 with the Town of Randolph that includes a mud room on the back side of the structure and a deck on the front of the structure. LESSEE is allowed to construct these items at their own cost should they choose. LESSEE is also allowed to locate a 2015 Commodore Home, Maple mobile home.
2. **TERMS:** LESSEE agrees to maintain the site in a clean, uncluttered manner including all landscaping, snow removal, etc. As long as the residents are the LESSEE and their child (children) there will be no monthly lease payment required. Should this change OWNER reserves the right to charge fair market rent for this LEASE. This LEASE shall be effective until November 1, 2030.
3. **UTILITIES AND TAXES:** LESSEE shall be responsible for all utilities and/or services based on occupancy. This shall include the pumping of the septic tank at least every two years. LESSEE shall also be responsible for property taxes assessed by the Town of Randolph on the mobile home.
4. **RIGHT OF FIRST REFUSAL:** In the event the LESSEE shall not continue to live together in this home or should both choose to leave, OWNER shall have a right of first refusal to purchase the home for fair market value for just the mobile home.
5. **ADDITIONAL STRUCTURES:** Prior to any additional structures above those listed in item 1 being constructed on site, LESSEE must get approval from OWNER.
6. **MORTGAGE:** OWNER and LESSEE acknowledge there will be a security interest in the mobile home and that the holder of the security interest shall have the right to enter the land and premises defined in this LEASE to remove said mobile home upon obtaining a court order or Writ of Possession concerning the mobile home for which the security interest is held. The holder of the security interest may also access the land and premises defined in this LEASE upon abandonment or voluntary surrender of said mobile home.
7. **SUBLET:** LESSEE shall not be authorized to sublet this property or the mobile home located on it.
8. **DEFAULT:** If the leased premises shall be deserted or abandoned or if proceedings are commenced against the LESSEE in any court under a bankruptcy act or insolvency act for the appointment of a

trustee or receiver of the LESSEE's property, or if there shall be a default in the payment of the rent or any part thereof for more than ten (10) days after receipt of written notice of such default by the LESSEE, or if there shall be a default in the performance of any other covenant, agreement, condition, rule or regulation herein contained or hereafter established, on the part of the LESSEE, for more than thirty (30) days after written notice of such default by the OWNER, this lease agreement, if the OWNER so elects, shall thereupon become null and void and the OWNER shall have the right to reenter or repossess those premises, either by force, summary proceedings, or otherwise, and remove therefrom the LESSEE or any other occupant thereof, and their effects without being liable to any prosecution thereof. LESSEE further agrees to pay all costs of collection, court costs, interest and reasonable attorney fees if such costs and fees are incurred by the OWNER in obtaining the removal of the LESSEE from the premises and/or the collection of any unpaid rent.

We, the undersigned parties, agree to be bound by this LEASE.

Daniel Brassard 10-18-15

Daniel Brassard

Jim Brassard, POA

Kenneth Blaisdell

Brittany Greene 10-18-15

Brittany Greene