



DATED

25 July

2025

(1) CLAYDON ESTATE LLP

(2) ROSEFIELD ENERGYFARM LIMITED

DEED OF VARIATION

relating to an Option Agreement for lease of land at Claydon Estate at Middle Claydon, East Claydon, Steeple Claydon and Botolph Claydon, Buckingham

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This Deed is dated 25 July 2025

PARTIES

- (1) Claydon Estate LLP (CRN: OC366725) whose registered office is at Claydon Estate Office, Middle Claydon, Buckinghamshire, MK18 2EX (The **Landlord**);
- (2) Rosefield Energyfarm Limited (CRN: 11618221) whose registered office is at Alexander House 1 Mandarin Road, Rainton Bridge Business Park, Houghton Le Spring, Sunderland, England, DH4 5RA (The **Tenant**); and

IT IS HEREBY AGREED

1. INTERPRETATION

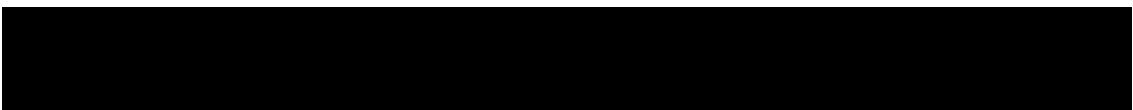
The following definitions and rules of interpretation apply in this Deed.

1.1 Definitions:

Option: An agreement for the grant of a lease of land at Claydon Estate at Middle Claydon, East Claydon, Steeple Claydon and Botolph Claydon, Buckingham made on 1 November 2022 between (1) Claydon Estate LLP and (2) Custodian Energy Limited (now named Rosefield Energyfarm Limited).

New Plan: means the plan annexed to this Deed.

Property: The land known as land at Claydon Estate at Middle Claydon, East Claydon, Steeple Claydon and Botolph Claydon, Buckingham and being more particularly described in the Option.

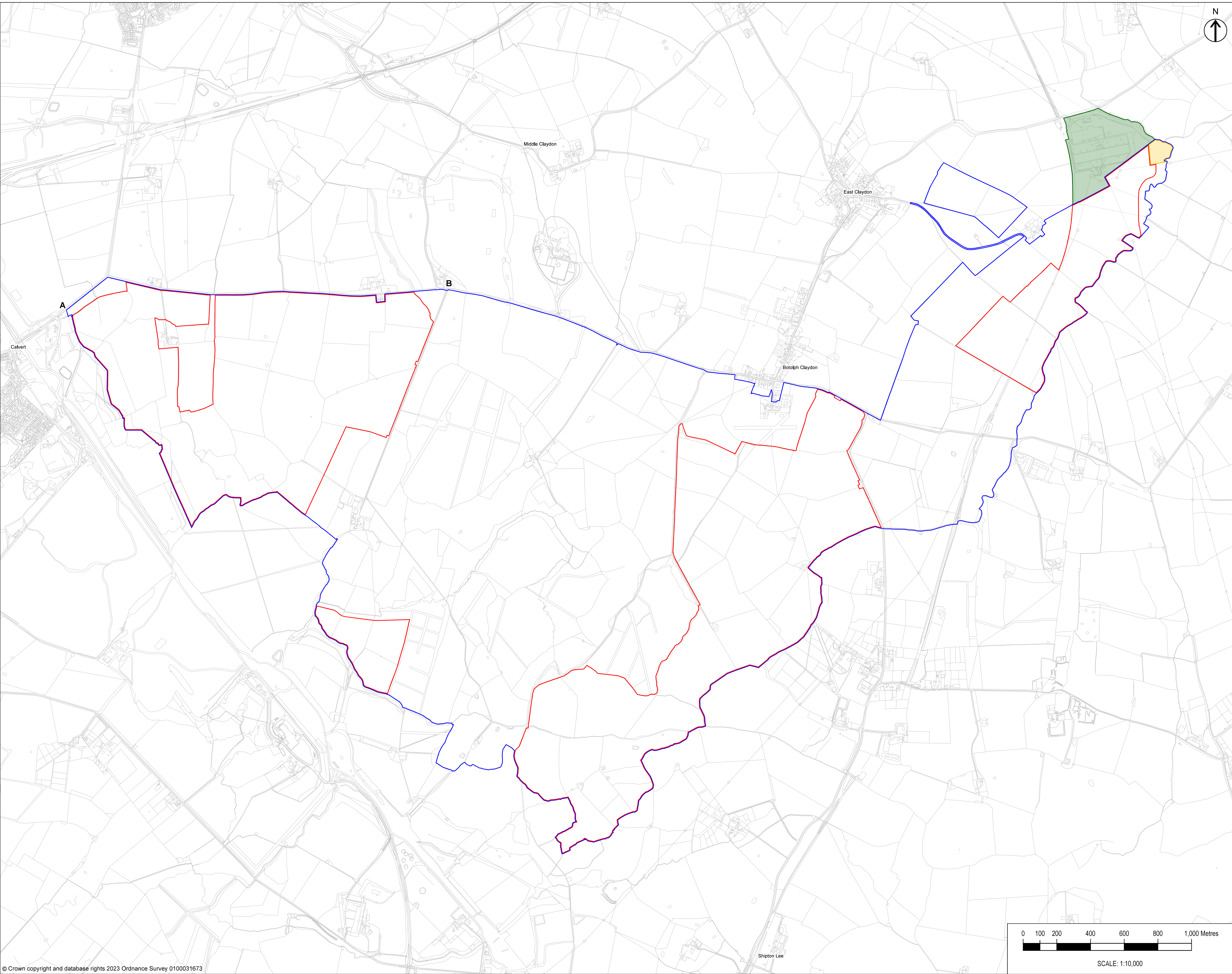


1.2 This Deed is supplemental to the Option Agreement.

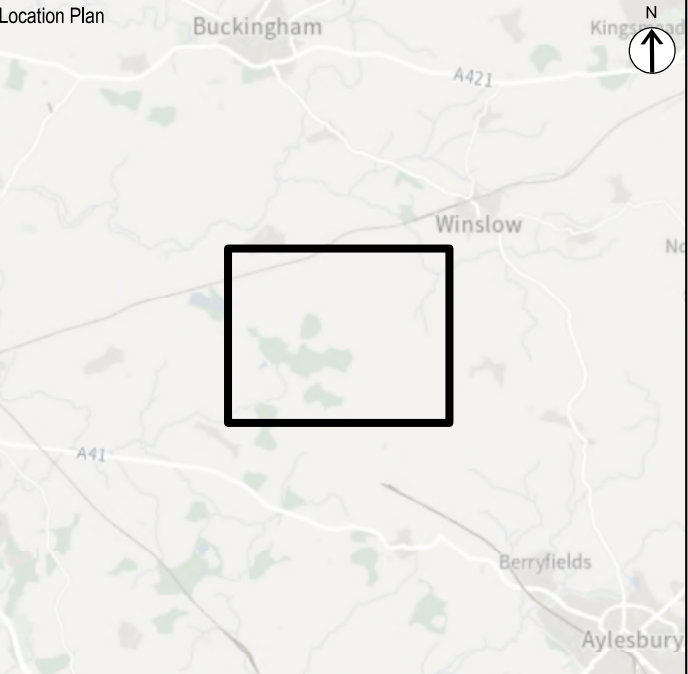
1.3 The words and expressions defined in the Option Agreement have the same meanings in this Deed.

1.4 Unless expressly provided otherwise in this Deed, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.

1.5 A reference to legislation or a legislative provision includes all subordinate legislation made from time to time under that legislation or legislative provision.



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Notes
1. DO NOT SCALE FROM THIS DRAWING. USE ONLY PRINTED DIMENSIONS
2. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION

Key to Symbols	
	The Property
	Landlord's Property
	Landlord's Substation Site
	National Grid Substation Site

DocuSigned by:
Matthew Hazell
6E30B7B448A14F3...

Signed by:
Nicholas Edmund Verney
3708B8B27A0A6E8...

P02	Property Boundaries Amended	18/07/25	MB	AM	JD
P01	First Issue	25/05/23	AH	CG	BW
Rev	Description	Date	By	Check	Approved

Purpose of Issue
FOR INFORMATION

Gateley / HAMER
One Eleven Edmund Street
Birmingham B3 2HJ
Tel: 0121 234 0000
Web: gateleyhamer.com

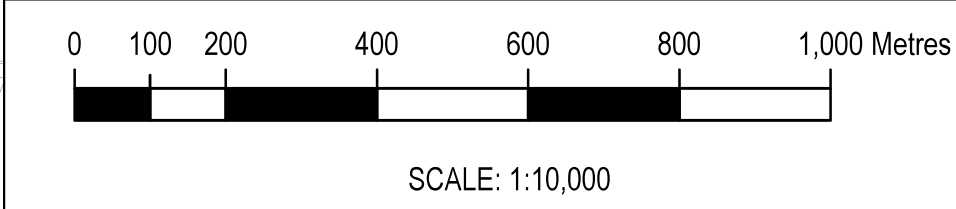
Client
**EDF ENERGY
RENEWABLES LIMITED**

Project Title
**Rosefield
Solar Farm**

Drawing Title
**CLAYDON OPTION
AGREEMENT PLAN 1
SHEET 1 OF 1**

Drawn	Checked	Approved	Date
MB	AM	JD	18/07/25

GH Project Number	Scale at A1
201576.00002	1:10,000
Drawing Number	Revision
GH-20157600002-COAP-1	P02



1.6 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.7 Unless the context otherwise requires, words in the singular include the plural and in the plural include the singular.

1.8 Clause, Schedule and paragraph headings shall not affect the interpretation of this Deed.

2. VARIATIONS TO THE OPTION

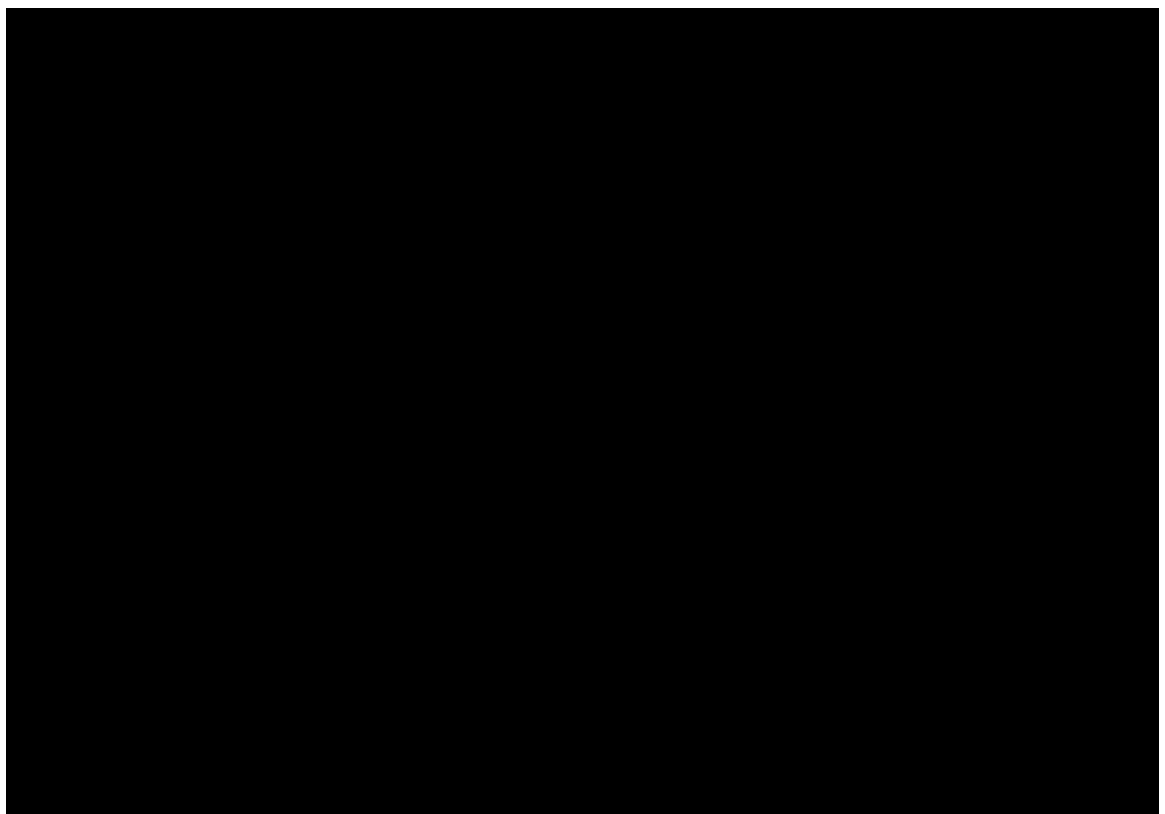
2.1 From and including the date of this Deed the Option shall be varied as follows:

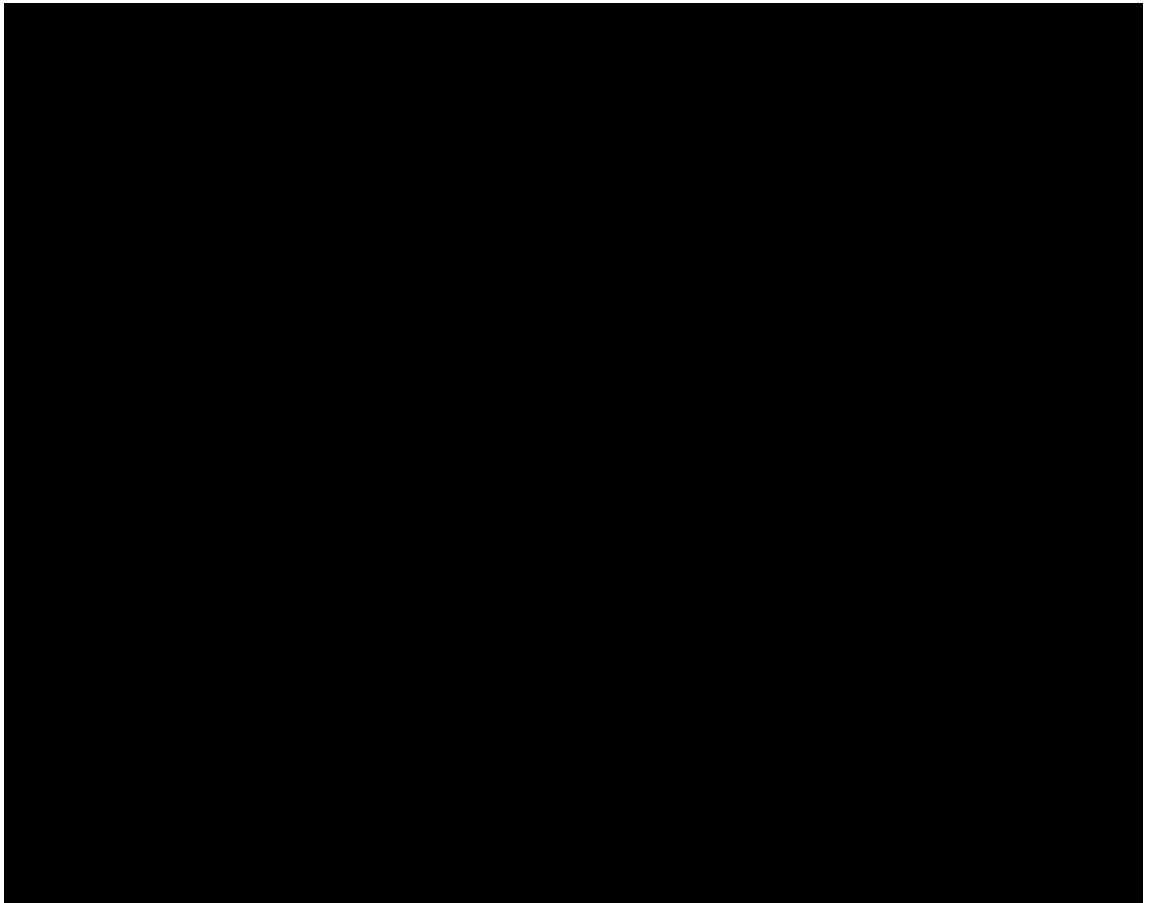
(a) The New Plan shall be the Plan referred to in the Option.



(d) The definition of “Long Stop Date” shall be replaced with:

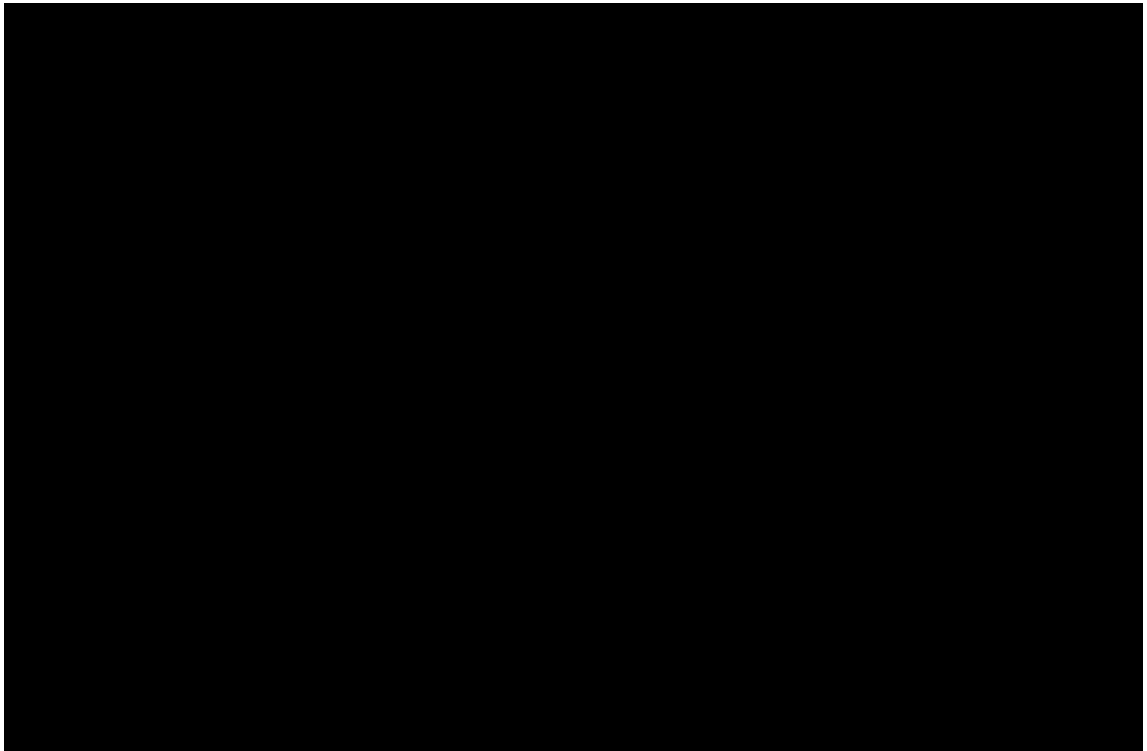
“means 31 October 2029”



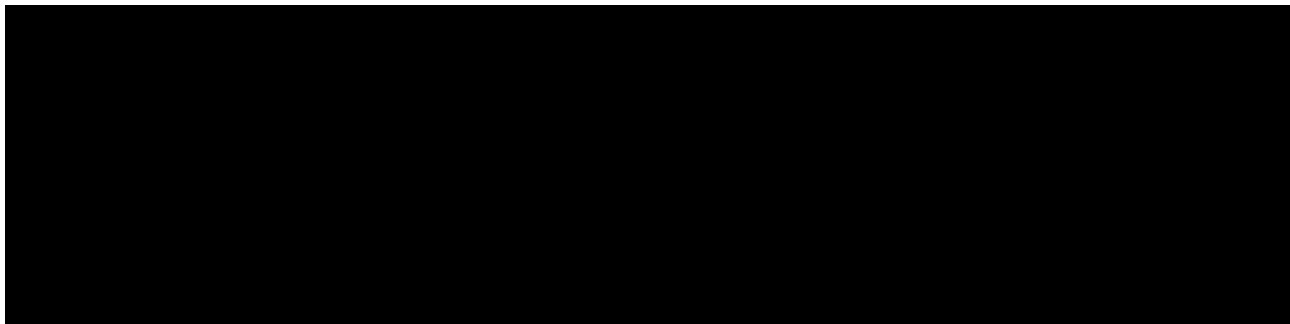


(j) Clause 10.1.3(e)(i) shall be replaced with:

“a minimum of 750 acres of the Property is utilised for the Solar Project; and”



- 2.2 The Option shall remain fully effective as varied by this Deed and the terms of the Option are incorporated herein as if they were set out in full.



4. GOVERNING LAW

This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

5. JURISDICTION

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Deed or its subject matter or formation.

6. THIRD PARTY RIGHTS

This Deed does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

IN WITNESS of which this document has been duly executed as a deed and is delivered on the date written at the beginning of this document.

EXECUTED AS A DEED (but not delivered until)
the date hereof) by)
CLAYDON ESTATE LLP)
acting by a member in the presence of:-)
)

Signed by: [Redacted]
Member

Signed by: [Redacted]
Signature of witness: [Redacted]
Name (in block capitals) [Redacted]

Address [Redacted]
[Redacted]
.....
.....
.....

X I confirm I was physically present with the signatory when they signed this document

EXECUTED AS A DEED (but not delivered until)
the date hereof) by)
ROSEFIELD ENERGYFARM LIMITED)
acting by a director in the presence of:-)
)

DocuSigned by: [Redacted]
Director

Signed by: [Redacted]
Signature of witness: [Redacted]
Name (in block capitals) [Redacted]

Address [Redacted]
[Redacted]
.....
.....
.....

X I confirm I was physically present with the signatory when they signed this document