

AMENDMENT TO THIRD RENEWAL TO AGREEMENT FOR FINANCIAL SERVICES

This Amendment #1 to the Third Renewal to Agreement for Financial Services is made and entered into this _____ day of June, 2026 by and between MARTIN COUNTY, a political subdivision of Florida ("COUNTY"), and SOLAR AND ENERGY LOAN FUND OF ST. LUCIE COUNTY, INC., a Florida corporation (SELF).

WITNESSETH

WHEREAS, on March 26, 2019, the COUNTY and SELF entered into its first Financial Services Agreement Between Martin County and the Solar Energy Loan Fund of St. Lucie County Relating to Financing of Sustainability and Other Home Improvements For Low to Moderate Income Households. The Agreement which contained an Exhibit A, Scope of Services, was for a three-year term, with two, one-year renewals.

WHEREAS, on October 13, 2020, the COUNTY and SELF entered into the First Amendment to Financial Services Agreement. The Amendment replaced the prior Exhibit A with an amended Exhibit A and also modified Article 4, Reporting.

WHEREAS, on March 26, 2022 the COUNTY and SELF entered into Renewal #1 which did not change the terms and conditions.

WHEREAS, on March 26, 2023, the COUNTY and SELF entered into Renewal #2 which did not change the terms and conditions.

WHEREAS, on June 4, 2024, the COUNTY and SELF entered into a second Agreement Financial Services Agreement which was described as "Renewal #3". This second Agreement, also known as Renewal #3, is for a term of five years with two one-year renewal options and amends Article 3; all other terms and conditions remained.

WHEREAS, the COUNTY and SELF seek to amend Exhibit A to the second Agreement, also known as Renewal #3, which is currently in effect.

NOW THEREFORE, in consideration of the premises and the mutual benefits which all accrue to the parties hereto in carrying out the terms of this Agreement, it is mutually covenanted and agreed as follows:

1. The COUNTY and SELF agree that all the full terms and conditions as stated in the first Financial Services Agreement dated March 2019, and as amended to Article 4 on October 13, 2020, and as amended to Article 3 on June 4, 2024, are in full force and effect.
2. The COUNTY and SELF agree that Exhibit A, Scope of Services effective October 13, 2020, is hereby deleted in its entirety and replaced with the attached "Exhibit A – Scope of Services Amended 2026".

IN WITNESS WHEREOF, the parties hereto have executed this renewal of this Agreement as of the date first set forth above.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

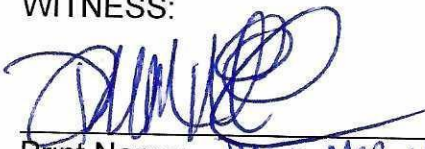
SARAH HEARD,
CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY

ELYSSE A. ELDER
COUNTY ATTORNEY

WITNESS:

SOLAR AND ENERGY LOAN FUND OF
ST. LUCIE COUNTY, INC.

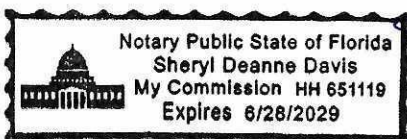

Print Name: Dawn McCoy Kalsheek


DOUG COWARD,
DIRECTOR OF NATIONAL EXPANSION


Print Name: Tawar Morgan

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 11 day of May, 2026, by Doug Coward, ☒ who is personally known to me or ☐ who has produced _____ as identification and he did not take an oath.




Print Name: Sheryl Deanne Davis
Notary Public, State of Florida
My Commission Expires

EXHIBIT A
SCOPE OF SERVICES – AMENDED 2026

SELF shall provide the following services in accordance with this AGREEMENT.

1. General Financing program:

- a. SELF shall raise low-cost capital from outside sources, including but not limited to, banks, faith-based organizations, foundations, private investors, and worldwide crowd funding such as KIVA. org. SELF shall deploy low-cost capital for residential homeowners that will generate sustainable building practices, clean energy alternatives, home and climate resilience, aging in place, and local green jobs.
- b. SELF shall provide below-market rate financing for unsecured personal loans with interest rates no greater than 9.5% for terms of up to 5 years and no greater than 11% for terms over 5 years.
- c. SELF financing may be used for home-improvement projects related, but not limited to the following: Energy conservation and efficiency (e.g. weatherization, high-efficiency AC, LED lights)
 - i. Renewable energy (e.g. solar water heaters, solar AC, PV, and solar attic fans)
 - ii. Wind-hazard mitigation (e.g. roofs, windows, doors, and hurricane shutters);
 - iii. Water conservation (e.g. low-flow irrigation systems and rain barrels);
 - iv. Disability products (e.g. wheelchair ramps and walk-in showers);
 - v. Water quality loans, including but not limited to septic to sewer conversions and lateral line repairs and rehabilitations; and
 - vi. Any other projects authorized under Community Development Financial Institution (CDFI) guidelines and SELF's governing documents.
- d. SELF shall expand its lending activities in Martin County with ensuring at least \$500,000 in financing capital is available annually for homeowners within the County.
- e. SELF shall also provide financing options for community solar projects.

2. Grinder Sewer System Installation Financing program:

- a. SELF shall raise low-cost capital from outside sources, including but not limited to, banks, faith-based organizations, foundations, private investors, and worldwide crowd funding such as KIVA. org.
- b. If the COUNTY provides an internal contribution to the qualified applicant of \$1,000 towards the program, SELF will provide financing under the terms of this agreement, inclusive of the two one-year renewals, for a total amount of \$2.5 million. Each loan issued under this program to a qualified applicant will have a principal amount of \$7,000, plus documentary stamps, and a fixed interest rate, financed over 120 months. Upon adoption of this

Amendment, the fixed monthly payment, which includes principal, stamps, and interest, will be \$92.00 per month.

- c. Beginning June 1, 2027, and every subsequent year thereafter, SELF may increase or decrease the loan interest rates on new qualified applicants to no greater than 11% percent. Any adjustment to the interest rate may result in a corresponding change to the monthly payment for new qualified applicants.
 - d. Thirty (30) days prior to June 1, SELF shall notify the County, via the Director of Utilities, in writing, of any changes in the interest rate and the new monthly fee to be charged to any new qualified applicant.
 - e. SELF may provide additional funding to applicants outside of this program, including to cover any remaining costs of connection for the same transaction.
 - f. The COUNTY will provide each applicant an Invoice showing the project cost and the termination date of qualified status for the applicant as well as the applicant's utility payment history. SELF will obtain this documentation from the applicant directly or will provide the COUNTY with written authorization from the applicant requesting the COUNTY provide the documentation directly to SELF.
 - g. SELF will provide the COUNTY with a Notice to Proceed notifying the COUNTY that it may proceed with construction of the project for an applicant as the financing for that applicant is committed or has gone to closing.
3. Client Project Management:
SELF shall provide project management services for participating homeowners to guide them from the early stages of financing to the completion of the project(s). SELF will prescreen all participating contractors to verify proper licenses and insurance, review individual quotes to ensure fair pricing and protect against price gouging, and confirm the quality of contractor's work with local building inspections and the homeowner before making final direct payment to the contractor. Project management shall also include steering potential clients to other, better-suited and/or lower cost options if they are available.
4. SELF Network & Job Creation:
- a. SELF shall establish a network of local contractors approved to complete SELF financed projects and maintain an adequate network of contractors for the work to be performed and provide quality control of the contractors in its network.
 - b. SELF shall work with local builders' association, local businesses, and other interested parties to increase contractor participation in the program, including female and minority-owned contractors, through the following activities:
 - i. Establish a network of locally approved contractors to complete SELF financed projects. SELF shall prescreen all contractors to confirm proper licenses, insurance, and a good track record,

including possible complaints against the contractor and shall perform periodic quality control on each contractor in the network. SELF will remove contractors from the network for failure to maintain the required documentation and good standards. SELF shall not charge a contractor for participation in the network or for receiving financing through the network. SELF may make optional bridge loans available for qualified contractors on a per project basis for a nominal fee.

- ii. Strive to have all projects completed by local contractors within the Martin County area, to the greatest extent possible.
- iii. Hold quarterly meetings and outreach events with local contractors to foster participation in the program and advance full understanding of program guideline, parameters, and benefits.

5. Audit Services:

- a. SELF shall perform audits of the COUNTY's approved PACE Providers' closed projects upon request by the COUNTY, not to exceed ten (10) each year for the Term of this AGREEMENT. Information required to complete the requested audit will be provided by the COUNTY to SELF as it was provided by the PACE Provider to the COUNTY. Additional information may be requested as needed.
- b. The scope of each audit shall include, at a minimum, the following:
 - i. Whether the contractor(s) performing the work were properly licensed and insured;
 - ii. Whether the project improvements were reasonable, including but not limited to price and suitability for the property and project;
 - iii. Whether the local government building inspections were completed and approved;
 - iv. Whether the project was consistent with Section 163.08, Florida Statutes, and Article 14 of Chapter 71, General Ordinances, Martin County Code, including but not limited to borrower disclosures; and
 - v. Whether the client was informed of all the PACE terms and was satisfied with the PACE Provider, the contractor, the improvements, and the program.
- c. SELF shall submit audit reports to the COUNTY within thirty (30) days of an audit request by the COUNTY. Audit reports should include, but not be limited to, findings on project compliance and details on any findings of non-compliance.

6. Reporting and Coordination:

SELF shall provide the COUNTY with impact reports, as described in this Section 5, and meet with COUNTY staff and elected officials, as requested, to discuss those reports.

- a. SELF shall submit reports on a quarterly basis, in accordance with the schedule set forth in Section 8 of this Exhibit. The Annual Report submitted at the conclusion of each year must provide information for the SELF's

activities during the fourth quarter and during the year, and it will be considered an Annual Report for purposes of this AGREEMENT.

- b. Each report must contain the following information:
 - i. A summary of the deliverables completed, including any item listed in Section 8 of this Exhibit;
 - ii. Each Performance Measure, as described in Section 6 of this Exhibit;
 - iii. Success stories, including testimonials; and
 - iv. A summary of challenges overcome and issues resolved, along with a summary of any challenges or issues that are ongoing or anticipated to arise in the next twelve months.
- c. Each report shall be provided in a format agreed upon by SELF and the COUNTY.

7. Reporting of Performance Measures:

Each report shall describe SELF's success in meeting the Performance Measures listed in Section 9 of this Exhibit as follows:

- a. Each Performance Measure must be accounted for over the following time periods:
 - i. Quarterly;
 - ii. Year-to-Date; and
 - iii. Trailing Twelve Months.
- b. Each Performance Measure must be separated into the following groups when applicable:
 - i. Target Market;
 - ii. Martin County as a whole;
 - iii. Inside one of the municipalities within Martin County (City of Stuart, Town of Ocean Breeze, Town of Sewall's Point, Town of Jupiter Island, and Village of Indiantown); and
 - iv. Portions of Martin County outside one of the municipalities.

8. Community Outreach:

- a. SELF shall conduct at least four (4) community events or targeted outreach programs in the COUNTY each year to promote and educate the general public, targeted populations, and area contractors about assorted programs and services.
- b. SELF shall work in partnership with area banks, credit counseling organizations, Health and Human Services and Community Development Divisions of the County, and other interested parties to help populations in financial distress rebuild their credit by doing at least the following:
 - i. Facilitate a minimum of two (2) credit rebuilding seminars per year to help SELF's clients and residents improve their credit, qualify for the program, and obtain lower interest rates; and
 - ii. Assist credit-impaired, or individuals with no credit history to secure financing for sustainable home improvement projects and thereby help them build and improve their credit scores in the process.

9. Deliverables & Schedule:

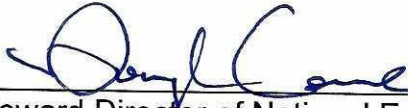
Item	Deliverable (and format, if applicable)	Schedule
A	Complete Strategic Action Plan (MS Word, PDF, PowerPoint formats)	30 days after effective date
B	Launch of lending program Develop marketing materials 1 Community event 1 Contractor meeting and outreach event	90 days after effective date
C	List of contractors added to SELF's network, including location, trade/specialty 1 Credit Rebuilding seminar 1 Contractor meeting and outreach event 1 Community event or targeted outreach program	180 days after effective date
D	List of contractors added to SELF's network, including location, trade/specialty 1 Contractor meeting and outreach event 1 Community event or targeted outreach program	270 days after effective date
E	Annual Report (summary of activities for Year 1) Plan Revision, if needed, Year 2 1 Credit Rebuilding seminar 1 Contractor meeting and outreach event 1 Community event or targeted outreach program	360 days after effective date
F	Quarterly Reports and Annual Report First Quarter: April – June Second Quarter: July – September Third Quarter: October – December Fourth Quarter (includes Annual Report): January – March	August 31 November 30 February 28 May 31
G	Audited Financials	Upfront and Annually within 90 days after end of SELF's fiscal year
H	Audit Services for PACE Programs	Reports due within 30 days after request for audit

10. Summary of Performance Measures

SELF shall, as part of each quarterly report, provide the following Performance Measures to demonstrate the effectiveness of the services provided pursuant to this AGREEMENT.

Item	Performance Measure	Year 1 Target	Year 2 Target	Year 3 Target
A	Number of community/contractor events	4/4	4/4	4/4
B	Number of participants in a community event	25	25	25
C	Number of credit-rebuilding seminars held	2	2	2
D	Amount of financing available	\$500,000	\$500,000	\$500,000

The Solar and Energy Loan Fund of St. Lucie County, Inc agrees with the edits to exhibit A.



Doug Coward Director of National Expansion for
The Solar and Energy Loan Fund of St. Lucie County, Inc.

05/11/2026



Sheryl Deanne Davis
Commission HH 651119 6/26/2029

05/11/2026

