MEMORANDUM OF LEASE AGREEMENT

NAME AND ADDRESS OF LESSOR:	COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY ONE BLUE HILL PLAZA PEARL RIVER, NEW YORK 10965
NAME AND ADDRESS OF LESSEE:	MIRANT BOWLINE, LLC 140 SAMSONDALE AVENUE WEST HAVERSTRAW, NEW YORK 10993 HUDSON VALLEY GAS CORPORATION 140 SAMSONDALE AVENUE WEST HAVERSTRAW, NEW YORK 10993
DATE OF EXECUTION OF LEASE:	June, 2006
DESCRIPTION OF LEASED PREMISES:	See Exhibit "A" annexed hereto
TERM OF LEASE: The lease shall be for 2006, and shall terminate no later than May	a term of seven years, and commences on June 30, 31, 2014.
IN WITNESS WHEREOF, the Memorandum of Lease this day of Jun	parties hereto have respectively executed this e, 2006.
	COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY
	By:Eric Dranoff, Chairperson

MIRANT BOWLINE, LLC, a Delaware limited liability company		
By:	Mirant New York, Inc., its sole member	
	By:	
	Jeffrey R. Perry, President	
HUDSON VALLEY GAS CORPORATION		
By:		
	Jeffrey R. Perry President	

STATE OF NEW YORK)	
COUNTY OF ROCKLAND)	
public in and for said state, personally approved to me on the basis of satisfactory e to the within instrument and acknowledged	the year 2006 before me, the undersigned, a notary peared ERIC DRANOFF, personally known to me or vidence to be the individual whose name is subscribed d to me that he executed the same in his capacity, and ne individual, or the person upon behalf of which the
	Notary Public
STATE OF NEW YORK)) ss: COUNTY OF ROCKLAND)	
notary public in and for said state, personally known evidence to be the individual whose acknowledged to me that he executed the	in the year 2006 before me, the undersigned, a onally appeared JEFFREY R. PERRY, President of n to me or proved to me on the basis of satisfactory name is subscribed to the within instrument and same in his capacity, and that by his signature on the pon behalf of which the individual acted, executed the
	Notary Public
STATE OF NEW YORK)) ss: COUNTY OF ROCKLAND)	
notary public in and for said state, personal Hudson Valley Gas Corporation, personal satisfactory evidence to be the individual vacknowledged to me that he executed the	in the year 2006 before me, the undersigned, a conally appeared JEFFREY R. PERRY, President of ally known to me or proved to me on the basis of whose name is subscribed to the within instrument and same in his capacity, and that by his signature on the pon behalf of which the individual acted, executed the
	Notary Public