

**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 a term of seven years, and commences on June 30, 2006, and shall terminate no later than May 31, 2014.

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum of Lease this \_\_\_\_ day of June, 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

