

## JANE E. LAWTON CONSERVATION LOAN PROGRAM

### PROMISSORY NOTE

**Loan Amount** \_\_\_\_\_, **2020**  
**Baltimore City, Maryland**

**FOR VALUE RECEIVED**, [Borrower] (“Borrower”), promises to pay to the order of the **MARYLAND ENERGY ADMINISTRATION**, an agency of the State of Maryland (“Administration”), the principal sum of [Loan Amount] (“Loan”), or so much as has been disbursed to the Borrower under the terms of a certain Loan Agreement of even date between the Borrower and the Administration (“Loan Agreement”), together with interest at the rate specified below, and all other sums that may be payable to the Administration by the Borrower pursuant to this Promissory Note (“Note”). All capitalized terms used in this Note, if not defined in this Note, have the meanings given in the Loan Agreement. This Note is secured by the liens granted by the Security Agreement, is entitled to the benefits of the Financing Documents, and is subject to all of the agreements, terms, and conditions therein contained.

The following terms shall apply to this Note.

1. Interest.

(a) Interest Rate. Prior to an Event of Default, as defined in Section 8 below, the unpaid principal balance outstanding pursuant to this Note shall bear interest at the rate of **One percent (1.0%)** per annum.

(b) Default Rate. Upon the occurrence of an Event of Default, the unpaid principal balance outstanding pursuant to this Note shall bear interest at the rate of **five percent (5%)** per annum.

2. Calculation of Interest. All interest payable under the terms of this Note shall be calculated on the basis of a 360-day year and the actual number of days elapsed.

3. Repayment.

(a) Beginning on the first day of the first August (August 1) that occurs at least thirteen (13) months after initial disbursement of Loan proceeds under the Loan Agreement (“Initial Payment Date”), and continuing on the first day of August of each succeeding \_\_\_\_\_ [( )] years up to and including the day that is \_\_\_\_\_ [( )] years after the Initial Payment Date (“Maturity Date”), the Borrower shall repay the principal amount of the Loan, together with any accrued interest thereon, utilizing electronic funds transfer procedures as specified by the Administration. Payments shall be in \_\_\_\_\_ equal, consecutive

installments, each consisting of a payment of principal and a payment of accrued interest in the amounts set forth in an amortization schedule to be provided to the Borrower by the Administration, attached as Exhibit E to the Loan Agreement; and

(b) The Borrower shall pay any remaining principal balance, accrued and unpaid interest and any other amounts outstanding under the Financing Documents on the Maturity Date, on which date this Note shall mature, and on which date the entire unpaid principal balance and accrued and unpaid interest thereon shall be due and payable in full.

4. Late Payment Charge. If any payment due pursuant to this Note is not received by the Administration within thirty (30) calendar days after its due date, the Administration may require the Borrower to pay a late payment charge equal to **five percent (5%)** of the amount then due.

5. Application of Payments.

(a) Scheduled Payments. All scheduled payments made pursuant to this Note shall be applied first to accrued interest, then to principal, and then to late payments, charges or other sums owed to the Administration, or in any other manner that the Administration, in its sole discretion, may determine.

(b) Prepayments. The Administration may apply any prepayment, whether voluntary or involuntary, first to late charges and fees, then to accrued interest and default interest, and then to principal in the inverse order of scheduled maturities, or in any other manner that the Administration, in its sole discretion, may determine.

6. Prepayment. The Borrower may prepay all or part of this Note at any time without premium or penalty.

7. Place of Payment. All payments due under this Note, and all prepayments, shall be made via electronic funds transfer procedures as directed in writing by the Administration.

8. Events of Default. The occurrence of any one or more of the following events shall constitute an Event of Default under this Note:

(a) The failure by the Borrower to pay the principal amount of the Loan and any applicable interest thereon according to the terms of this Note and failure to cure such event within 30 days of written notice to Borrower;

(b) The occurrence of a default under the Loan Agreement, the Security Agreement, or any other Financing Document, which default remains uncured beyond any applicable grace or cure period.

9. Acceleration. Upon the occurrence of an Event of Default pursuant to Section 4.01 of the Loan Agreement, the entire unpaid principal balance of this Note plus accrued interest and all other sums due under this Note shall be immediately due and payable. Upon the occurrence of any of the other Events of Default, the Administration, in its sole discretion and without further notice or demand, may declare the entire unpaid principal balance of this Note plus accrued interest and all other sums due under this Note to be immediately due and payable and may exercise any rights and remedies available under any of the Financing Documents. The Administration shall have the right, in its sole discretion, to determine which rights or remedies the Administration may at any time pursue, relinquish, subordinate, modify or take any other action with respect thereto and such determination will not in any way modify or affect any of them or any of the Administration's rights. The enumeration of the foregoing rights and remedies is not intended to be exhaustive and the exercise of any right or remedy shall not preclude the exercise of any other right or remedies, all of which shall be cumulative and not alternative.

10. CONFESSION OF JUDGMENT. UPON THE OCCURRENCE OF AN EVENT OF DEFAULT AS PROVIDED IN THIS NOTE, THE BORROWER AUTHORIZES ANY ATTORNEY ADMITTED TO PRACTICE BEFORE ANY COURT OF RECORD IN THE UNITED STATES ON BEHALF OF THE ADMINISTRATION TO CONFESS JUDGMENT AGAINST THE BORROWER FOR THE FULL AMOUNT DUE ON THIS NOTE (INCLUDING THE OUTSTANDING PRINCIPAL AMOUNT, ACCRUED INTEREST AND ANY AND ALL OTHER COSTS, FEES, EXPENSES AND LATE CHARGES) PLUS COURT COSTS AND THE ADMINISTRATION'S ATTORNEYS/COLLECTION FEES. THE BORROWER AGREES THAT VENUE SHALL BE PROPER IN ANY COUNTY (INCLUDING BALTIMORE CITY) OF THE STATE OF MARYLAND. THE BORROWER WAIVES THE BENEFIT OF ANY AND EVERY STATUTE, ORDINANCE, OR RULE OF COURT WHICH MAY BE LAWFULLY WAIVED CONFERRING UPON THE BORROWER ANY RIGHT OR PRIVILEGE OF EXEMPTION, APPEAL, STAY OF EXECUTION, INQUISITION, OR DISCOVERY IN AID OF ENFORCEMENT, OR OTHER RELIEF FROM THE ENFORCEMENT OR IMMEDIATE ENFORCEMENT OF A JUDGMENT OR RELATED PROCEEDINGS ON A JUDGMENT.

11. Consent to Jurisdiction. The Borrower irrevocably submits to the jurisdiction of any state or federal court sitting in the State of Maryland over any proceeding arising out of, or relating to, this Note. The Borrower irrevocably waives, to the fullest extent permitted by law, any objection that the Borrower may now or hereafter have to the setting of venue of any proceeding brought in any such court and any claim that any proceeding brought in any such court was brought in an inconvenient forum.

12. Service of Process. The Borrower hereby consents to process being served in any proceeding instituted in connection with this Note by any manner permitted by Maryland law.

13. Notices. Any notice or other communication to the Borrower or the Administration shall be deemed properly given when delivered in accordance with Section 5.02 of the Loan Agreement.

14. Expenses of Collection. If, after a default, this Note is referred to the Central Collection Unit of the Maryland Department of Budget and Management pursuant to the State Finance and Procurement Article of the Maryland Code, the Borrower shall pay all applicable costs and fees and shall reimburse the Administration for all administrative expenses and any other costs and fees incurred.

15. Subsequent Holder. The Administration may pledge, transfer, or assign this Note and its rights under the Financing Documents. Any pledge, transfer, or assignment of rights shall also apply to any renewals, extensions or modifications. A transferee, pledgee, or assignee shall have the same rights as the Administration hereunder with respect to this Note.

16. Waiver of Protest. The Borrower, and all others who may become liable as makers, endorsers, guarantors or accommodation parties for all or any part of this Note, waive valuation and appraisal, presentment, demand, protest, notice of dishonor and protest.

17. Choice of Law; Modifications; Cumulative Rights; Extensions of Maturity.

**(a) The Borrower acknowledges that the Administration is an agency of the State of Maryland, that final credit decisions with respect to the making of the Loan are made in Maryland and that those credit decisions assume that the substantive laws of Maryland apply. Therefore, the Borrower agrees that this Note shall be governed by the laws of the State of Maryland.**

**(b) No modification or amendment of this Note shall be effective unless in writing signed by the Administration and the Borrower, and any modification or amendment shall apply only with respect to the specific instance involved.**

**(c) No waiver of any provision of this Note shall be effective unless in writing signed by the Administration. Any waiver shall apply only with respect to the specific instance involved. The Administration may, without notice to or further consent of the Borrower and without in any manner releasing, lessening or affecting the Obligations of the Borrower: (a) release, surrender, waive, add, substitute, settle, exchange, compromise, modify, extend or grant indulgences with respect to: (i) this Note, (ii) the Loan and (iii) the Financing Documents; (b) complete any blank in this Note; and (c) grant any extension or other postponements of the time of payment hereof.**

**(d) By accepting partial payment of any amount due and payable under this Note, the Administration does not waive the right either to require prompt payment when due of all other amounts due and payable under this Note or to exercise any rights and remedies available to it in order to collect all other amounts due and payable under**

**this Note. Acceptance by the Administration of any payment after its due date does not constitute a waiver of the Administration's right to receive timely payment of all other amounts or to declare an Event of Default for the failure to make any other payment when due.**

**(e) Each right, power, and remedy of the Administration under this Note or under law shall be cumulative and concurrent, and the exercise of any one of them shall not preclude the simultaneous or later exercise by the Administration of any other.**

**(f) No failure or delay by the Administration to insist upon the strict performance of any provision of this Note or to exercise any right, power, or remedy consequent upon a breach thereof shall constitute a waiver thereof, or preclude the Administration from exercising any such right, power, or remedy.**

18. Illegality. If any provision of this Note is found to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision of this Note, but this Note shall be construed as if the invalid, illegal, or unenforceable provision had never been part of this Note, but only to the extent it is invalid, illegal, or unenforceable.

19. General Obligation. The indebtedness evidenced by this Note is an unconditional general obligation of the Borrower, to the repayment of which its full faith and credit are pledged, and the indebtedness can be collected in any lawful manner including offset against the funds otherwise payable by the State of Maryland to the Borrower, including income tax distributions. The Borrower warrants that all of the proceeds of the Loan evidenced by this Note shall be used for a business or commercial enterprise as contemplated under the Loan Agreement.

**IN WITNESS WHEREOF**, the undersigned, with full power and authority to do so and intending to be legally bound hereby, executes and delivers this Note under seal on behalf of and as the Borrower on the date first written above.

**WITNESS:** **[Borrower]**

\_\_\_\_\_  
Name: \_\_\_\_\_ By: \_\_\_\_\_ (Seal)

Name: [Signatory Authority]  
Title: [Title]

**STATE OF MARYLAND, \_\_\_\_\_ OF \_\_\_\_\_, TO WIT:**

**I HEREBY CERTIFY** that on this \_\_\_ day of \_\_\_\_\_, 2020, before me, a Notary Public in the State of Maryland, personally appeared [Signatory Authority], who acknowledged her/himself to be the [Title] of [Borrower], known or satisfactorily proven to me

to be the person whose name is subscribed to this document, and acknowledged that he executed it on behalf of [Borrower], as its duly authorized signatory.

**AS WITNESS** my hand and Notarial Seal.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_