

Exhibit J

Keystone Water Systems LLC
2405 Georgetown Rd.
Sandy Lake, PA 16145
(724) 376-7013



This document serves as an **Operating Agreement** between Keystone Water Systems LLC (Christopher R. Greenberg) and CLP Water Park LLC.

The terms of this agreement are as follows:

1. Christopher Greenberg of Keystone Water Systems LLC shall assume the role of "Certified Operator" for the Water treatment plant and distribution system at Conneaut Lake Park on a "month to month" basis, contingent upon payment and cooperation.
2. The total amount due for Operations of the Water system at Conneaut Lake Park is \$24,000 Annually. This fee includes Daily operation / maintenance, reporting, record-keeping, Compliance sampling, Treatment chemicals, sampling reagents, and lab fees.
3. Items not included in Operating fees include the following:
 - a. Distribution leak repair and materials.
 - b. Repairing or replacing broken equipment (well pumps, chemical feed pumps, controls, electrical components, etc..).
4. All services provided by KWS that are not included in the operating fee shall be provided at reasonable pricing.
5. **Quarterly payments of \$6,000.00 shall be made to Keystone Water Systems within 30 days from receiving an invoice.**
6. Daily visits will consist of required daily monitoring, routine maintenance, and general upkeep and housekeeping of the facilities.
7. Should KWS or CLP Water Park LLC end this agreement, any services that have been paid for but not yet provided will be refunded. Likewise, any services provided but not yet paid for will be paid for immediately.

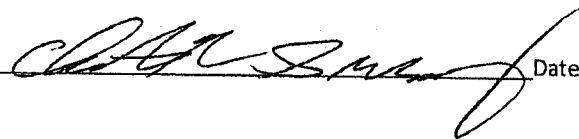
Disclaimer:

KWS cannot/will not be held responsible for non-compliance due to lack of cooperation or funding.

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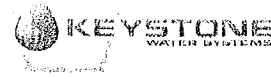
I, Christopher R. Greenberg of Keystone Water Systems LLC agree to the terms of this agreement.

Signature:  Date: 3-30-22

I, _____ of _____ agree to the terms of this agreement.

Signature: _____ Date: _____

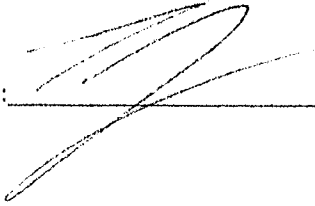
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I, _____ of Keystone Water Systems LLC agree to the terms of this agreement.

Signature: _____ Date: _____

I, Tom Susopka of CLP Water Park LLC agree to the terms of this agreement.

Signature:  _____ Date: 3-10-21