



**Proposed Terms for  
Option and Ground Lease Agreement between  
Nexamp Solar, LLC and Gregory and Kathy Fargher**

**November 19<sup>th</sup>, 2021**

Based on a preliminary analysis of existing site conditions, Nexamp is proposing to develop and construct a solar array of up to 30 acres on property owned by Gregory S. and Kathy J. Fargher, located on North 500<sup>th</sup> Ave, Wethersfield Township, Henry County, Illinois. The below table outlines Nexamp’s business terms for an Option and Ground Lease Agreement on the proposed project site.

<b>Project Phase</b>	<b>Duration</b>	<b>Payment</b>	<b>Notes</b>
<b>Option Phase</b>	Up to 5 Years	<b>\$1,000</b> (Initial lump-sum payment) Or <b>\$1,500</b> if Option signed within 4 weeks	<ul style="list-style-type: none"><li>○ During the Option Phase, Nexamp will perform due diligence to evaluate utility interconnection and project fatal flaws.</li><li>○ Upon execution of the Option Agreement, Nexamp will initiate the interconnection process with Ameren.</li></ul>
<b>Development &amp; Construction Phase</b>	12 Months	<b>\$250/</b> month	<ul style="list-style-type: none"><li>○ Nexamp will perform development tests and pursue project permitting and interconnection during the Development and Construction Phase.</li><li>○ The project size and specific location on the property will be determined as part of the Development and Construction Phase.</li><li>○ Nexamp retains the right to extend the Development and Construction Phase for [2] 6-month periods, contingent upon Nexamp providing evidence that it continues to actively pursue the project.</li></ul>
<b>Operation Phase</b>	20 Years	<b>\$900</b> per acre per year	<ul style="list-style-type: none"><li>○ The Operation Phase commences upon commercial operation of the solar array.</li><li>○ Assuming final project lease area of 30 acres, annual rent in Year 1 would be \$27,000.</li><li>○ Operation Phase rent will escalate by 1.5% annually.</li></ul>



- Nexamp will require an easement for site and interconnection access for the duration of the Operation Phase.
- Nexamp retains the right to exercise [1] 10-year extension and [2] 5-year extensions after the base term.
- Nexamp will be responsible for all personal property taxes that are assessed against the solar facility and for real estate taxes due on land occupied by the footprint of the solar facility. Nexamp tax obligations begin upon project commercial operation date.
- Nexamp will be responsible for any roll-back taxes due upon removal of the project footprint from an agricultural or forest tax program.

ACKNOWLEDGED BY:

**Gregory S. Fargher**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Kathy J. Fargher**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Nexamp Solar, LLC**

By: \_\_\_\_\_

Title: \_\_\_\_\_