

SUNVEST BESS LEASE · DAD DECISION PACKET

Sign as amended.

Counsel reviews the amendment letter. SunVest accepts the 5 amendments. Fano signs. If SunVest refuses any of the 5, walk. QCELLS and CP Development are parallel paths on different parcels.

EXPECTED \$ AS DRAFTED

\$1.36M

EXPECTED \$ AMENDED

\$1.42M

WORST CASE ELIMINATED

-\$331K → \$49K

Monte Carlo · 10K paths · 5% disc. 5 non-negotiable amendments accepted Amendments are insurance, not value

THE FIVE NON-NEGOTIABLE AMENDMENTS

- | | |
|---|---------------------|
| 1 Tax-reimbursement language fixed | Worth ~\$46K |
| 2 Decommissioning bond posted before construction | Worth ~\$45K |
| 3 Assignment threshold raised to \$50M / 100 MW | Worth ~\$28K |
| 4 One-way environmental indemnification | Worth ~\$19K |
| 5 Insurance to \$5M / \$10M agg + \$5M env policy | Worth ~\$18K |

Total amendment-package mean uplift · ~\$156K · primarily insurance against the worst-case left tail.

WHAT'S IN THIS PACKET

- 01_READ_FIRST · 5-min decision sheet — start here
- 02_SUNVEST_BRIEF · Monte Carlo numbers + amendment-value table
- 03_FULL_AUDIT · Clause-by-clause audit (8 critical + 6 smaller items)
- 04_AMENDMENT_LETTER · Draft email to Bill French — attorney reviews, then send
- 05_THREE_DEALS_COMPARED · Side-by-side of CP Development / QCELLS / SunVest
- 06_FINANCIAL_MODEL · Year-by-year projections across three escalator scenarios
- 07_RISK_SCENARIOS · Seven what-can-go-wrong walkthroughs
- 08_GLOSSARY · Plain-English glossary — flip to as needed
- 09_DECISION_TREE · Sign / amend / walk on one page
- 10_WHATS_GOOD · Ten provisions already strong in the draft
- 11_ANTICIPATED_COUNTERS · What SunVest will push back on + our position
- 12_COMPS_BENCHMARK · McHenry County BESS lease comparable rates