

SUNVEST BESS LEASE · DECISION SHEET

Sign as amended.

Counsel reviews the amendment letter. You send it to Bill French. SunVest accepts the 5 amendments. You sign. Wagner unresponsive today (2026-05-13) — if silent by Friday, use alternate energy-lease attorney. Don't let bottleneck. If SunVest refuses any of the 5 — walk. QCELLS and CP Development are parallel deals on different parcels.

EXPECTED \$ AS DRAFTED

\$1.36M

10,000-path Monte Carlo · 5% disc.

EXPECTED \$ IF AMENDED

\$1.42M

5 amendments accepted

WORST CASE ELIMINATED

-\$331K → \$49K

Amendments = insurance, not value

THE 5 NON-NEGOTIABLE AMENDMENTS

1 Tax reimbursement language fixed

SunVest reimburses tax *increases* tied to BESS, not gross. Worth ~\$46K.

2 Decommissioning bond before construction

Surety bond or letter of credit only — no corporate guarantees. Reviewed every 3 yrs. ~\$45K.

3 Assignment threshold raised to \$50M / 100 MW

SunVest can't sell the lease to a shell company without your sign-off below that bar. ~\$28K.

4 One-way environmental indemnification

Flows from SunVest to you. Survives termination. They pay defense costs upfront. ~\$19K.

5 Insurance to \$5M / \$10M agg + \$5M env policy

You named additional insured. Current limits too low for battery fire scenario. ~\$18K.

THIS WEEK

- Send marital status to Nick at QCELLS — closes that deal.
- Find responsive energy-lease counsel — Wagner OR alternate.
- Independent appraisal of BESS rates in McHenry County.
- Confirm tax-reclassification impact with County Assessor.

DO NOT DO

- Don't sign the SunVest draft as written.
- Don't sign without qualified counsel review.
- Don't wait on Wagner past Friday — switch attorneys.
- Don't accept corporate-guarantee bonds — surety only.

THE THREE DEALS — PARCEL-INDEPENDENT

COMPANY	TECH	ANNUAL	EXPECTED NPV	STATUS
QCELLS	Solar	~\$100K	~\$1.1M	1 doc from execution
SunVest	BESS 10 MW	\$150K	\$1.36M → \$1.42M	Amendment letter pen
CP Development	BESS	TBD	TBD	Earlier audit complete

Combined SunVest + QCELLS expected NPV: \$2.4M–\$2.5M before tax. \$1.5M–\$1.8M after tax. Parcels remain yours. Leases run with the land. After term ends, equipment removed, soil restored.