

Solar Lease Terms-Utility Scale Solar Power-Solar Energy Operations

1) Utility Scale Solar Power

- Large solar installation, not solar panels on houses
- Solar panel array
- Direct Current to inverter
- Inverter converts to Alternating Current
- Alternating Current to transformers
- Transformers to power grid (electric transmission lines/substation)

2) Solar Energy Operations

- Commercial Solar Energy Operations Project
- Generating Facilities-solar panels/inverters/fixtures/foundations/other
- T&D Facilities (Transmission and Distribution)-electric line/electric storage/other
- Appurtenances-road/culvert/improvements/utilities/signage/other
- Solar Facilities-includes all of the above

3) Feasibility Period-\$35/acre per year

- Solar Energy Lease Agreement Section 3.2-\$35/acre per year
- Up to five years/Notice of Construction Date, Release, or Expires
- Lease Effective Date is date lease is signed by Alliant Energy/Wisconsin Power and Light
- Feasibility Analyses-testing/permits/other
- Continue to farm
- Crop damage

4) Operations Period-\$700/acre per year

- Solar Energy Lease Agreement Section 3.3-\$700/acre per year
- Up to 30 years
- Can extend an additional twenty years
- To extend, Tenant gives at least 180 days' notice before end of the initial operations period
- High voltage electricity at site
- Site will be fenced to prevent entry

5) Rental Adjustment-1.75%/year

- Solar Energy Lease Agreement Section 3.4.1-1.75% per year
- Annual increase

6) Signing Bonus-\$10,000

- Solar Energy Lease Agreement Section 3.2-Feasibility Period Signing Bonus-\$10,000
- Solar Energy Lease Agreement Section
- Minimum 20 acres

7) Other Payments

- Reimburse Owner reasonable and actual legal or financial advisor fees for review of Lease up to \$1,000
- Solar Energy Lease Agreement Section 3.5.1-up to \$1,000 for review, see restrictions
- Easements for T&D facilities/appurtenances/other-see Exhibit C

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9.21.20



