Agreement for lease

Application reference	TAC-2026-0009
Project	West Dulce Solar Scheme
Developer / client	Mraz LLC SPV Ltd
Parent developer	Hilll, Towne and MacGyver
Document (as filed)	Lease Agreement 1 (v2)
Inferred type	lease agreement
Category	land rights
Document date	2026-04-07T09:02:58.000Z

THIS AGREEMENT is made on 2026-04-07T09:02:58.000Z between (1) Ridgeway Landholdings LLP (Landlord) and (2) Mraz LLC SPV Ltd (Tenant) in respect of the project site known as North Burnice Site: 92091 Champlin Fall, Jonesboro.

1. Grant

Subject to satisfaction of conditions precedent, the Landlord agrees to grant and the Tenant agrees to take a lease of the Premises in the form annexed at schedule 2.

2. Conditions precedent

1. Planning permission and associated consents becoming implementable in accordance with statutory requirements.
2. Connection arrangements progressing in line with the programme assumptions in the application pack.
3. Evidence of funding and insurance for construction phase obligations.

3. Term, rent, and review

The lease term shall commence on the completion date and continue for thirty-five (35) years unless terminated earlier. Base rent, indexation mechanics, and review dates are set out in schedule 3.

4. Tenant covenants

The Tenant covenants to operate and maintain the plant in accordance with law, maintain insurance, and comply with environmental and reinstatement obligations in schedule 5.

5. Alienation and charging

Assignment or underletting is permitted only to qualifying transferees with landlord consent not to be unreasonably withheld. Security assignments to lenders are permitted under a direct agreement framework.

6. Reinstatement and yield-up

At expiry or earlier termination, the Tenant shall reinstate and remediate in accordance with the decommissioning plan and any agreed residual infrastructure carve-outs.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 4) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

The lease term appears to cover construction, but break clauses and landlord termination for grid delay are cross-referenced to schedules not attached.

Workstream	Cross-ref	Operator review notes
Land & access	LA-4	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-4	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-4	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-4	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 5) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Schedule plans omit the cable routing strip shown on the operator red-line pack, so the demise may not include the full export route.

Workstream	Cross-ref	Operator review notes
Land & access	LA-5	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-5	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-5	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-5	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 6) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-6	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-6	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-6	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-6	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 7) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-7	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-7	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-7	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-7	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 8) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-8	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-8	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-8	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-8	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 9) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-9	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-9	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-9	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-9	Critical path through reinforcement, primary plant, and commissioning tests.

The lease demises the project land to Mraz LLC SPV Ltd for the purpose of constructing and operating solar_pv · solar_plus_bess.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 10) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-10	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-10	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-10	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-10	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 11) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-11	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-11	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-11	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-11	Critical path through reinforcement, primary plant, and commissioning tests.

Lease Agreement 1 (v2) — supporting appendix

This appendix (sheet 12) supplements TAC-2026-0009 for West Dulce Solar Scheme. It cross-references the declared export capability (29 MW (export)), the technology mix (solar_pv · solar_plus_bess), and the connection scope at Patsyville Primary · 33 kV class interface. Figures in the operator-facing pack may supersede this extract where stamped “controlled copy”.

Workstream	Cross-ref	Operator review notes
Land & access	LA-12	Verify red-line, access rights, and any wayleave assumptions against latest survey.
Planning & consent	PC-12	Confirm commencement conditions and discharge of pre-commencement items.
Electrical design	EL-12	Align SLD, protection, and fault level study with latest DNO / TO model version.
Programme	PR-12	Critical path through reinforcement, primary plant, and commissioning tests.