

# Agreement for lease

Application reference	TAC-2026-0002
Project	Bernierburgh Wind Scheme
Developer / client	Abshire - Schiller SPV Ltd
Parent developer	Lockman Group
Document (as filed)	Lease Agreement 1
Inferred type	lease agreement
Category	land rights
Document date	2026-04-12T19:44:40.000Z

THIS AGREEMENT is made on 2026-04-12T19:44:40.000Z between (1) Ridgeway Landholdings LLP (Landlord) and (2) Abshire - Schiller SPV Ltd (Tenant) in respect of the project site known as Fort Gustfort Site: 86766 Brakus Dale, Quigleymouth.

## 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.

The lease demises the project land to Abshire - Schiller SPV Ltd for the purpose of constructing and operating bess\_export.

### **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 — supporting appendix

This appendix (sheet 4) supplements TAC-2026-0002 for Bernierburgh Wind Scheme. It cross-references the declared export capability (236 MW (export)), the technology mix (bess\_export), and the connection scope at Murazikland GSP · 400 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-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 — supporting appendix

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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 — supporting appendix

This appendix (sheet 6) supplements TAC-2026-0002 for Bernierburgh Wind Scheme. It cross-references the declared export capability (236 MW (export)), the technology mix (bess\_export), and the connection scope at Murazikland GSP · 400 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 — supporting appendix

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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 — supporting appendix

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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-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 — supporting appendix

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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-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.

## Lease Agreement 1 — supporting appendix

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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 — supporting appendix

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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 — supporting appendix

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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.