Overview of Sublease Agreement costs

- **Real Property Taxes**
  Lessee shall pay their share of the property taxes for the parcel. Lessee’s Share is equal to sixteen and 24/100 percent (16.24%) of the tax parcel of which the solar garden Premises are a part. Beginning on the date construction of the System is completed and continuing throughout the Lease Term, Lessee shall be responsible for Lessee’s Share of: all general and special real estate taxes; special assessments and other ad valorem taxes levies and assessments (net of any refund) paid upon or in respect to the tax parcel of which the Premises are a part, or any rents therefrom; any metropolitan district water and sewer charges or other governmental charges which customarily are part of the real estate tax bill issued by the authorities charged with such responsibility, and all taxes or other charges imposed in lieu of any such taxes (collectively, “Real Property Taxes”). Lessee shall pay Lessee’s Share of any Real Property Taxes upon thirty (30) days written invoice from Lessor, which notice will include a copy of the bill or bills from the governmental authority for which reimbursement from Lessee is sought.

- **Overhead Expenses and Administration**
  Lessee shall pay an annual fee to Lessor for overhead and administrative expenses. This fee will be $50,000 beginning in 2022 and inflating 2% annually thereafter for the term of the lease. Lessee shall pay this annual fee to Lessor by January 31st of each year beginning in January of 2022 for calendar year 2022.