

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (this “**Agreement**”) is made and entered into as of [____], 2022, (the “**Agreement Date**”) by and between **Francis Energy, LLC**, an Oklahoma limited liability company (“**Lessee**”), and [____], a/an [____] (“**Lessor**”).

RECITALS

WHEREAS, Lessee is in the business of installation and operation of electric vehicle charging stations (“**Charging Stations**”) to deliver electricity to electric vehicles; and

WHEREAS, Lessor desires for Lessee to place up to [___8___] Charging Station(s) on its property located at [___1300 White St, Key West, FL 33040___] (the “**Premises**”); and

WHEREAS, Lessee desires to place up to [___8___] Charging Station(s) on the Premises; and

WHEREAS, Lessor and Lessee enter into this Agreement to provide for (a) the lease by Lessee from Lessor of that certain portion of the Premises depicted on Exhibit A (the “**Leased Premises**”) and (b) certain other agreements between Lessor and Lessee;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. **Lease of Leased Premises.** Lessor hereby leases to Lessee the Leased Premises, which includes approximately [___600___] square feet of space in direct proximity to existing parking spaces in order for Lessee to construct and operate Charging Station(s) to the extent necessary to provide electric vehicle charging services. During the Term, Lessee shall have full possession and control of the Leased Premises.

2. **Rent; Payment.** As payment for the lease of the Leased Premises, Lessee shall pay Lessor \$[___100.00___] per year (the “**Rent**”) during the Term. The Rent shall be payable annually, with the first payment to be made by Lessee within thirty (30) days of commencement of construction of the Charging Station(s) (the “**Commencement Date**”), and each annual payment thereafter due on or before the anniversary of the Commencement Date.

3. **Possession.** The first date when Lessee may enter the Leased Premises and begin construction (as set forth in Section 4), and thereafter the operation, of the Charging Stations is [___August 1___], 2022.

4. **Construction on the Leased Premises.** Upon delivery of possession of the Leased Premises to Lessee, Lessee shall, at its sole cost and expense, construct improvements and install trade fixtures as described in Exhibit B.

5. **Utilities.** Lessee agrees to arrange and pay the charges for all necessary Lessee related utility services provided or used in or at the Leased Premises during the Term for Level 3 DCFC Charging Stations. Lessee shall pay directly to the utility company the cost of installation of any and all such Lessee related utility services and shall arrange to have the utility service metered separately. Lessor shall authorize and cause Lessee's chosen utility service providers to supply utilities to the Leased Premises for Lessee's operation of the Charging Stations, all at Lessee's sole cost and expense.

6. **Term.** The initial term of the Agreement shall begin on the Commencement Date and expire [15] years from the Commencement Date (the "**Initial Term**"). Lessee shall have the right to extend the Agreement and such extension shall be for an additional period of [5] years (the "**Renewal Term**" and together with the Initial Term, the "**Term**"). Following the Renewal Term, any further renewals will be subject to mutual agreement between Lessor and Lessee. To extend the Initial Term, Lessee shall deliver written notice of such extension to Lessor no later than thirty (30) days prior to the expiration of the Initial Term. In the event of a sale or transfer of the Premises or Leased Premises by Lessor while the Agreement is in effect, this Agreement, including Lessor's obligations and duties hereunder, shall be conveyed with the Premises or Leased Premises.

7. **Use.** Lessee shall use and occupy the Leased Premises during the Term for operation of the Charging Stations and incidental purposes, including, without limitation, operating an energy storage system or network and telecommunications equipment. All use of the Leased Premises by Lessee shall comply with applicable codes, laws, and ordinances.

8. **Operation of Charging Stations.** Lessor shall be paid [five] percent (5%) of the "net profit" from the sale of electricity from each Charging Station to electric vehicle drivers, payable on or before July 31 and January 31 of each calendar year for the duration of the Term. Lessor shall have the right to request access to Lessee's summary of internal calculations of net profit under this section. "Net profits" is defined as sales of electricity minus associated cost of goods sold, selling, general and administrative expenses, operating expenses, and other expenses with respect to the sale of electricity.

9. **Maintenance.** Lessee shall be responsible for maintaining the Charging Stations, including maintaining functional availability of ninety-five percent, and Lessor shall not have any liability for damage to the Charging Stations unless such damage is caused by Lessor's gross negligence or willful misconduct. Notwithstanding the foregoing, Lessor's normal responsibility to maintain and secure the common areas of the Premises shall also apply to the Leased Premises, such as debris and garbage collection and removal and snow removal. Lessor agrees to coordinate any parking lot maintenance with Lessee to ensure that the Charging Stations remain available as much as is reasonably feasible.

10. **Lessor Covenants.** Lessor represents that it is the owner of the Premises and that this Agreement does not violate any agreement, lease or other agreement of Lessor. Lessor shall

not take any action that would impair or interrupt the use of the Leased Premises. Lessor agrees to notify Lessee within a commercially reasonable time if (a) it has knowledge of third-parties impairing or misusing the Leased Premises or Charging Stations, or (b) it obtains knowledge of a needed repair to the Leased Premises or Charging Stations. If motorists who do not utilize the Charging Stations repeatedly park in the parking spaces in the Leased Premises, thereby impairing use of the Charging Stations, then the parties shall together determine and implement an appropriate and effective strategy for preventing such impairment, including, without limitation, alternative signage and painted asphalt. Lessor shall use commercially reasonable efforts to actively monitor the Leased Premises to ensure that use of the Charging Stations is not impaired.

11. **Alterations.** Except for the construction and maintenance of the Charging Stations, Lessee shall not make any alterations, changes in or additions to the Leased Premises without the prior written consent of the Lessor, which such consent shall not be unreasonable withheld.

12. **Signage.** Lessee shall be entitled to install signage at the Leased Premises to identify the Charging Stations. Upon request by Lessee, Lessor shall allow at least two (2) signs to be placed on the Premises (outside of the Leased Premises) noting the location of the Leased Premises and the Charging Stations and/or providing directions thereto. The location of any such signs on the Premises shall be agreed upon by Lessor and Lessee in good faith.

13. **Assignment.** Notwithstanding Section 6 of this Agreement, Lessor shall not assign this Agreement without the prior written consent of Lessee, which such consent shall not be unreasonably withheld. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and permitted assigns. Lessee may (a) assign, license, or otherwise transfer, in whole or in part, in its sole discretion, this Agreement and all of its rights hereunder to an affiliate of Lessee, to a successor of all or substantially all of the assets of Lessee through merger, reorganization, consolidation or acquisition, or to any third party purchaser of the Charging Station(s), and (b) Lessee may assign, license, or otherwise transfer, in whole or in part, this Agreement and all of its rights hereunder, in whole or in part, whether for collateral assignment purposes or otherwise, to any lender or other financial institution, and Lessor hereby provides its agreement for further assurances, upon Lessee's request to reasonably cooperate with any such lender or financial institution in assuming its rights or performing its obligations pursuant to the collateral assignment, *provided, however*, that Lessor shall not, in any such above-described event, incur any additional liabilities, costs, or obligations beyond those which are presently contemplated hereunder.

14. **Default.** After material breach by either party to this Agreement, the other non-breaching party can terminate this Agreement on 10 days' written notice if such breaching party has not cured such default within 30 days after first notice of such breach by the non-defaulting party. Neither party shall be liable for, and each party hereto expressly releases the other party from, indirect, consequential, special, or punitive damages, including, without limitation, lost sales or profits damages.

15. **Indemnification.** Except to the extent of any gross negligence or willful misconduct of Lessor, Lessee hereby agrees to indemnify, hold harmless and defend Lessor, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, including, court costs and attorney's fees, on account of or arising out of or alleged to

have arisen out of any claim of any third party directly related to Lessee's use of the Leased Premises. Except to the extent of any gross negligence or willful misconduct of Lessee, Lessor hereby agrees to indemnify, hold harmless and defend Lessee, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, including, court costs and attorney's fees, on account of or arising out of or alleged to have arisen out of any claim of any third party directly related to Lessor's actions related to the Leased Premises.

16. **Insurance.** Each of Lessor and Lessee shall carry commercial general liability insurance with limits of not less than One Million Dollars (\$1,000,000) for bodily injury or death and property damage and an umbrella insurance policy of not less than Five Million Dollars (\$5,000,000). A certificate evidencing such insurance shall be delivered by one party to the other party hereto as may be requested by the other party hereto.

17. **Confidentiality.** Neither Lessor or Lessee will disclose the terms of this Agreement to others that are not parties to this Agreement (except for such party's accountants, attorneys or other consultants) or use the other party's name or trademark without the other party's prior written consent.

18. **Environmental Matters.** To the best of Lessor's knowledge, Lessor believes that the Leased Premises shall be delivered free of environmental contamination. Lessee shall have no liability for any environmental contamination unless caused by Lessee, its agents, employees or contractors. During the Term, Lessor is responsible for remediating any pre-existing contamination or any contamination not caused by Lessee, its agents, contractors or employees.

19. **Brokers.** Lessor and Lessee represent to each other that each has dealt with no broker in connection with this Agreement, and each hereby agrees to indemnify and hold the other harmless for any such broker commissions or fees.

20. **Notices.** All notices or advices required or permitted to be given by or pursuant to this Agreement, shall be given in writing in the English language. All such notices and advices shall be: (a) delivered personally, (b) delivered by email to the appropriate email address set forth below provided receipt is acknowledged by the addressee by email originated by the addressee or other written means, (c) delivered by email to the appropriate mail address set forth below with a follow-up copy by overnight courier service the next business day at the location of the addressee, (d) delivered by facsimile, (e) delivered by U.S. Registered or Certified Mail, Return Receipt Requested mail, or (f) delivered for overnight delivery by a nationally recognized overnight courier service. Such notices and advices shall be deemed to have been given (x) the first business day following the date of delivery if delivered personally, by facsimile, or by email, (y) on the third business day following the date of mailing if mailed by U.S. Registered or Certified Mail, Return Receipt Requested, or (z) on the date of receipt if delivered for overnight delivery by a nationally recognized overnight courier service. All such notices and advices and, unless otherwise specifically provided herein for the exchange of particular information, all other communications related to this Agreement shall be given as follows:

If to Lessor:

Attn: _____
Email: _____

If to Lessee: Francis Energy, LLC
15 E 5th St Suite 821
Tulsa, OK 74103

21. **Entire Agreement.** This Agreement is the entire agreement of the parties hereto respecting the subject matter hereof. There are no other agreements, representations or warranties, whether oral or written, respecting the subject matter hereof.

22. **Mutuality.** This Agreement, and all the provisions of this Agreement, shall be deemed drafted by all of the parties hereto. This Agreement shall not be interpreted strictly for or against any party hereto, but solely in accordance with the fair meaning of the provisions hereof to effectuate the purposes and intent of this Agreement.

23. **Additional Representations of each Party.** Each party hereto has entered into this Agreement based solely upon the agreements, representations and warranties expressly set forth herein and upon her, his or its own knowledge and investigation. No party hereto has relied upon any representation or warranty of any other party hereto except any such representations or warranties as are expressly set forth herein. Each of the persons signing below on behalf of a party hereto represents and warrants that he or she has full requisite power and authority to execute and deliver this Agreement on behalf of the party for whom he or she is signing and to bind such party to the terms and conditions of this Agreement.

24. **Governing Law; Waiver of Jury Trial.** This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Oklahoma without giving effect to any choice or conflict of law provision or rule of law (whether of the State of Oklahoma or any other jurisdiction) that would cause the application of laws of any jurisdiction other than the State of Oklahoma. All disputes arising out of or relating to the operation of this Agreement shall be brought solely in the United States Federal District Court for the Northern District of Oklahoma, with respect to any matter over which such Court may exercise subject matter jurisdiction, and to the extent that a United States Federal District Court Judge or Magistrate for the Northern District of Oklahoma shall decide that it lacks subject matter jurisdiction over any such dispute brought in such forum (or otherwise decides that such dispute may not be resolved in such forum for any other reason), the federal or state courts located in Tulsa, Oklahoma. The parties hereby irrevocably waive any objection and any right of immunity with respect to the jurisdiction of the forums specified in this Section 24 or on any grounds, including without limitation, venue or the convenience of such forums, or from the execution of judgment resulting therefrom. Each Party hereby irrevocably accepts and submits to the jurisdiction of the courts specified in this Section 24 with respect to any suit, action or proceeding arising out of or relating to the operation of this Agreement. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A

TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT.

25. **No Partnership.** Nothing in this Agreement shall be construed to create a partnership or joint venture, nor to authorize any party hereto to act as agent for or representative of any other party hereto. Each party hereto shall be deemed an independent contractor and no party hereto shall act as, or hold itself out as acting as, agent for any other party hereto.

26. **Reformation.** In the event any provision of this Agreement, or the application of such provision to any person or set of circumstances, shall be determined to be invalid, unlawful, or unenforceable to any extent for any reason, the remainder of this Agreement, and the application of such provision to persons or circumstances other than those as to which it is determined to be invalid, unlawful, or unenforceable, shall not be affected and shall continue to be enforceable to the fullest extent permitted by law.

27. **Waiver.** A party to this Agreement may decide or fail to require full or timely performance of any obligation arising under this Agreement. The decision or failure of a Party hereto to require full or timely performance of any obligation arising under this Agreement (whether on a single occasion or on multiple occasions) shall not be deemed a waiver of any such obligation. No such decisions or failures shall give rise to any claim of estoppel, laches, course of dealing, amendment of this Agreement by course of dealing, or other defense of any nature to any obligation arising hereunder.

28. **Amendment.** This Agreement may be amended or modified only in writing which been signed by the parties hereto and which specifically references this Agreement.

29. **Attorneys' Fees.** In any action brought by a party hereto to enforce the obligations of any other Party hereto, the prevailing Party shall be entitled to collect from the opposing Party to such action such Party's reasonable litigation costs and attorney's fees and expenses (including court costs, reasonable fees of accountants and experts, and other expenses incidental to the litigation).

30. **Development Contingency.** This Agreement shall become null and void and the parties hereto shall be released from their obligations hereunder with no further liabilities should Lessee fail to begin construction of the Charging Stations within five (5) years of the Agreement Date.

31. **Right of First Refusal.** For the duration of the Term, Lessee shall have the right of first refusal on any third-party offer received by Lessor to install additional Charging Stations on the Premises.

32. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. This Agreement shall become effective only when all of the parties hereto shall have executed the original or counterpart hereof. This Agreement may be executed and delivered by a facsimile or digitized transmission of a counterpart signature page hereof.

[signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Agreement Date.

LESSEE:

Francis Energy, LLC

By: _____

Name: _____

Title: _____

LESSOR:

By: _____

Name: _____

Title: _____

Exhibit A

Leased Premises

Exhibit B

Construction Specifics