

Thank you for your interest in participating as a host for PSE's Up & Go Electric Public Charging Station program.

PSE will invest approximately \$500,000 in the construction of approved public charging station projects. If it's necessary to upgrade the transformer to serve the public charging station, PSE will also invest an additional estimated \$100,000.

Here is an outline of the business terms PSE requires for property agreements.

Lease Agreement for Public Electric Vehicle Charging Station

- Proposed site installation: PSE will install an agreed upon number of DC Fast Chargers (DCFC) and/or L2 chargers which will require a corresponding amount of dedicated parking spaces and may require additional parking space for equipment. PSE may also install conduit, electrical service and appurtenances near additional adjacent parking spaces for possible additional future DC Fast Chargers. When utilization warrants, PSE may choose to install an agreed upon additional number of DCFCs in those spaces. At full build-out, PSE and the Host will come to an agreement on the Public Charging station's number of DCFC, L2 chargers, and occupied parking spaces.
- Term: Ten years, with PSE's option to renew for one additional five-year period.
- Compensation: PSE understands there is a value to the parking spaces and will negotiate market rate compensation for their use with Host.
- Access: 24-hour access is required for PSE and preferred for public charging use by EV drivers.
- Signage: Per City and Washington State requirements.
- Maintenance of Charging Equipment: PSE's responsibility.
- Equipment Removal and Restoration: PSE's responsibility upon expiration of lease.

Easement

- PSE's standard form easement is required to allow for the installation of and access to the electrical service required to serve the vehicle charging station.
- Compensation: Fair Market Value as determined by size of easement area, underlying property value, and easement impact.

Information to PSE

To ensure efficient and effective collaboration between PSE and Site Host throughout the project, we will request the following information upon application approval:

- A current title insurance policy or preliminary title report with copies of all encumbrances, i.e., covenants and restrictions, easements, surveys, liens (specifically financing liens).
- An on-site point of contact as we move forward to a site walk.