

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

ROADWAY USE AND MAINTENANCE AGREEMENT

THIS ROADWAY USE AND MAINTENANCE AGREEMENT (the "Agreement") is entered into by and between Fort Bend County, Texas (the "County"), a body politic acting herein by and through its Commissioners Court, and Braes Bayou Generating, LLC, a Delaware limited liability company (the "Project Company"). The County and the Project Company may be individually referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Project Company is currently developing its property located within the jurisdiction of the County which will require use of certain public roads maintained by the County, (hereinafter defined as "County Roads" as described in Exhibit A attached hereto and incorporated herein for all purposes) for delivery, access and egress to and from that certain property as a peaking power generation project to be constructed by the Project Company, (the "Project Company's Facility"); and

WHEREAS, the Project Company is applying for and/or has obtained a Development Permit and a Right of Way Permit (collectively, the "Permits") to develop the Project Company's Facility that may cause incremental damage to County Roads by use of vehicles, cranes, or other means of delivery, access and egress during the construction phases of developing the Project Company's Facility; and

WHEREAS, the Parties desire to enter into this Agreement to memorialize the terms in which the Project Company will address incremental damage to the County Roads and comply with the terms of the Permits to be issued by the County.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the County and the Project Company agree as follows:

1. Project Company's Responsibilities. The Project Company agrees to:

A. Pay a bond in the amount of \$750,000 to cover any costs of repairing the County Roads, if necessary; and

B. Use commercially reasonable efforts to minimize the disruption to public roadways and "Repair" the County Roads in a manner as described below to the extent of damages caused by the Project Company during the Construction Phase (as defined below):

- (I) For Graveled County Roads -
 - (a) Light grading using motor grader;

- (b) Repair of potholes that are caused by the Project Company and were not existing prior to on-site construction activities, as determined by initial site-walk with authorized representatives of both Parties and documented in Exhibit B attached hereto and incorporated herein for all purposes;
 - (c) Washboard conditions caused by Project Company;
 - (d) Importing and installing of aggregate (crushed concrete) as necessary to make such repairs
 - (e) Usage of brush skid steer attachment for track-out'
 - (f) Usage of water truck for dust suppression, as needed; and
 - (g) Maintenance as needed to match pre-existing conditions.
- (II) For Chip Seal County Roads -
- (a) Repair of potholes that are caused by the Project Company and were not existing prior to on-site construction activities, as determined by the initial site-walk with both Parties and documented in Exhibit B;
 - (b) Importing aggregate (crushed concrete) as necessary;
 - (c) Applying Cold Mix asphalt and hand tamping as required;
 - (d) Usage of brush skid steer attachment for track-out;
 - (e) Maintenance as needed to match pre-existing conditions.

Project Company may implement pre-finish repairs to permit continuing traffic through the Construction Phase, with final or topping repairs to be implemented near completion of Construction Phase.

C. Commence and thereafter diligently continue performance of all Repairs within the following timelines:

- (I) Within twenty-four (24) hours of the Project Company's receipt of notification of the need to Repair provided by the County for notifications received Monday through the close of business Thursday;
- (II) Within seventy-two (72) hours of the Project Company's receipt of notification of the need to Repair provided by the County for notifications received between the close of business on a Thursday and the opening of business on the following Monday, and those notifications received during a County holiday; and
- (III) As soon as commercially reasonable to perform emergency repairs, as reasonably determined by County.



D. Request approval of Commissioners Court for approval for non-emergency roadway closures to the County Roads. Emergency closures, as determined within the sole discretion of the County's Road Commissioner or his designee, may be approved by such Road Commissioner or his designee; and

E. Notify the office of the County's Road Commissioner by electronic mail at least four (4) hours prior to the repair of potholes performed on behalf of the Project Company; and

F. Reimburse the County for the cost of repairs performed by the County if the Project Company does not commence the necessary repair work within the deadlines prescribed above payable at the follow rates:

(I) \$35 per man hour; and

(II) \$85 per equipment hour.

G. Submit a picture of the defect and the remediated area with the name of the County Road & Bridge inspector and the date of the inspection by email to Scott.Wieghat@fortbendcountytexas.gov and brent.mccauley@fortbendcountytexas.gov to close out the Repair. Project Company email address: MStorm@proenergyservices.com

2. County's Responsibilities. In exchange for the Project Company's commitments made in accordance with Section 1 above and satisfaction of all other requirements for receipt of the Permits, the County agrees:

A. To issue such Permits for the development of the Project Company's Facility;

B. To grant permission to use the County Roads for delivery, access and egress to and from the Project Company's Facility by vehicle, crane, or other means of delivery, access and egress during the construction phases of the Project Company's Facility, being February 1, 2021 through December 1, 2022 ("Construction Phase"), which phase may be extended by Project Company by providing notice to the County;

C. To grant permission to maintain the County Roads;

D. To promptly repair damages to the County Roads caused by natural weather conditions, including flooding and hurricanes and to maintain the County Roads following the Construction Phase;

E. Provide written acknowledgment of receipt of email provided by Project Company to close-out Repairs within five (5) calendar days of such receipt; and

F. Release Project Company or Project Company's contractors from any bonds for successfully completed Repairs within forty-five (45) calendar days of completion of the last item submitted for approved close-out during the Construction Phase.



3. Notice. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to County, to:

Fort Bend County Engineering
Attention: County Engineer
301 Jackson Street
Richmond, Texas 77469

With a copy to:

Fort Bend County
Attention: County Judge
401 Jackson Street
Richmond, Texas 77469

If to Project Company, to:

Braes Bayou Generating, LLC
Attn: Mike Alvarado
8303 McHard Road
Houston, Texas 77053

With a copy to:

Braes Bayou Generating, LLC
c/o Cliff Oliver
8303 McHard Road
Houston, TX 77053
coliver@wattbridge.info

[THE REMINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]



IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the date executed by County.

FORT BEND COUNTY:

KP George

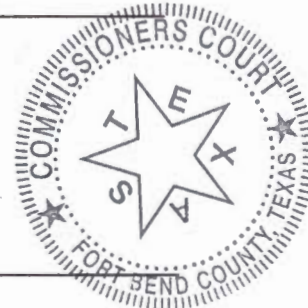
KP George, County Judge

January 10, 2023
Date

Attest:

Laura Richard

Laura Richard, County Clerk



Approved:

J. Stacy Slawinski

J. Stacy Slawinski, P.E., County Engineer

PROJECT COMPANY:

Braes Bayou Generating, LLC,
a Delaware limited liability company

By: *C. M. Oliver*

Name: *C. M. Oliver*

Title: *VP - Business Development*

C

EXHIBIT A
Road Maintenance and Upkeep Corridors

- Lockwood Gubbles Road from YU Jones Road to the Deadend
- Lockwood Bypass Road from Lockwood Gubbles Road to south of railroad tracks at Lou Edwards Road, approximately 29.482334, -95.615476]
- YU Jones Road from FM 2759 to Lou Edwards Road @ Lockwood Bypass (to include Railroad Crossing)
- YU Jones Road from Lou Edwards Road (to include Railroad Crossing) to Lockwood Gubbles Road
- Lockwood Bypass Road (south of railroad tracks) from Lockwood Road to Lou Edwards Road



EXHIBIT B

**Reference video footage of roadways delivered to Fort
Bend County on April 19, 2022**

A handwritten signature in blue ink, consisting of a stylized 'Q' followed by a horizontal line.



f WA ?anshPla1t

thompson pal<9

Thomps=Volun
Fm,Department
United States
Pos:al SeMce T

f
I
II

..
..

CERTIFICATE OF INTERESTED PARTIES**FORM 1295**

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2022-883290

Date Filed:
05/06/2022

Date Acknowledged:
01/11/2023

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Braes Bayou Generating, LLC
Sedalia, MO United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

21-Eng-101087
County Road Agreement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	WattBridge Energy, LLC	Sedalia, MO United States	X	
	Canon, Jeff	Sedalia, MO United States	X	
	Alvarado, Mike	Houston, TX United States	X	
	Shuman, N. Leland	Atlanta, GA United States	X	
	Blair, Scott	Sedalia, MO United States	X	

5 Check only if there is NO Interested Party.
☐
6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)