

**EXHIBIT C**

**FINANCIAL TERMS AND CONDITIONS**

**Term of Lease:**

█ years with █ year renewal options.

**Base Service Fee per month:**

	<b>Contingency Period<sup>1</sup></b>	<b>Construction Period<sup>2</sup></b>	<b>Post Completion<sup>3</sup></b>
Port Base Service Fee	█	█	█

<sup>1</sup>Contingency period is the time from execution of a final lease until receipt of all permits required to commence Refinery construction.

<sup>2</sup>Construction period is the time from receipt of final permit until completion of Facility construction.

<sup>3</sup>Post Completion is the time period after completion of Facilities construction.

**Rail Access Fee:**

█ per loaded crude oil railcar.  
█ per loaded LPG railcar.

**Dockage Charges:**

Dockage rates and charges will be calculated and assessed in accordance with the Ports then currently published Terminal Tariff for Dockage at non-grain berths based upon the overall length of vessels and the duration of moorage or docking.

**Wharfage Fees:**

<b>Commodity</b>	<b>Move</b>	<b>Fee/barrel</b>
LPG-chilled	Out-bound	█
Crude oil	Out-bound	█

**Annual Guarantee Minimum:**

During the Contingency and Construction periods the guaranteed minimum payments to the Port shall be █

**Other Charges:**

The Parties shall agree appropriate Common Area Maintenance (CAM), security and other charges as part of the final lease negotiations once the final siting of the Terminal has been agreed by the Parties.

# Washington Energy Storage & Transfer Flow diagram



