



**CITY OF WHITE HOUSE
INDUSTRIAL DEVELOPMENT BOARD
REGULAR MEETING
PACKET
MAY 26, 2026
06:00 PM**



**CITY OF WHITE HOUSE
INDUSTRIAL DEVELOPMENT BOARD
REGULAR MEETING AGENDA
MAY 26, 2026
06:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Adoption of the Agenda**
- 4. Approval of Minutes for the April 28, 2026, Industrial Development Board Meeting**
- 5. Public Comment**
- 6. New Business**
 - a. A. To approve or reject a revised utility easement for Advanex Americas, Inc. located at 514 Hester Drive.**
- 7. Other Business**
- 8. Adjournment**

General Attachments

[- IDB Packet 5.26.26.pdf](#)

CITY OF WHITE HOUSE
Industrial Development Board
Agenda
May 26, 2026
6:00 p.m.

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
4. Approval of Minutes for the April 28, 2026, Industrial Development Board Meeting
5. Public Comment
6. New Business
 - A. To approve or reject a revised utility easement for Advanex Americas, Inc. located at 514 Hester Drive.
7. Other Business
8. Adjournment

Industrial Development Board
Agenda

CITY OF WHITE HOUSE
Industrial Development Board
Minutes
April 28, 2026
6:00 p.m.

1. Call to Order

Meeting was called to order at 6:01 pm by Mr. Faust.

2. Roll Call

Mr. Briley – Present; Mr. Duley - Present; Mr. Faust - Present; Mr. Goedde – Present; Mr. Reid - Absent; Mr. Thompson – Present; Mr. Wilkinson – Present; **Quorum - Present**

3. Adoption of the Agenda

Motion was made by Mr. Goedde, second by Mr. Wilkinson to approve. A voice vote was called for with all members voting aye. **Agenda was adopted.**

4. Approval of Minutes for the January 12, 2026, Industrial Development Board Meeting

Motion was made by Mr. Goedde, second by Mr. Wilkinson to approve. A voice vote was called for with all members voting aye. **January 12th, 2026 minutes were approved.**

5. Public Comment

No one signed up to speak.

6. Overview of Tax Increment Financing (TIF) and the Cider Grove Mixed-Use Development.

Motion was made by Mr. Goedde, second by Mr. Thompson to discuss.

Mr. Saumil Patel spoke representing the Cider Grove Development and why he believes a TIF would be beneficial for the Cider Grove Development and for the City of White House.

7. Discuss the Economic Impact Plan for the Cider Grove Mixed-Use Development (TIF Plan) located at the corner of US31W and Raymond Hirsch Parkway.

Motion was made by Mr. Goedde, second by Mr. Thompson to discuss.

8. Public Hearing of the Economic Impact Plan for the Cider Grove Mixed-Use Development (TIF Plan) located at the corner of US31W and Raymond Hirsch Parkway.

No one signed up to speak.

9. To approve or reject the Economic Impact Plan for the Cider Grove Mixed-Use Development (TIF Plan) located at the corner of US31W and Raymond Hirsch Parkway.

Motion was made by Mr. Goedde, second by Mr. Briley to approve. A voice vote was called for with the voting as follows: Mr. Briley – aye; Mr. Duley - aye Mr. Faust - aye; Mr. Goedde – aye; Mr. Thompson – no; Mr. Wilkinson – aye. **Motion was approved.**

Industrial Development Board
Minutes

10. Other Business

11. Adjournment

Meeting was adjourned at 6:40 pm

John D. Wilkinson, Secretary

DRAFT

Industrial Development Board
Minutes

PERMANENT AND TEMPORARY CONSTRUCTION EASEMENT

Prepared by: David Abernathy, Attorney, 700 Market Street St Louis, Missouri 63101

Robertson County, Tennessee
_____, 2026

For and in consideration of the sum of ONE AND NO/100 Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged.

The Industrial Development Board of the City of White House, Tennessee (Grantor)
514 Hester Drive
White House, TN 37188

owners of a tract of land described as follows: in the Eleventh Civil District of Robertson County, and as described in Book 2145 Page 185 Registers Office of Robertson County, Tennessee,

does hereby grant unto

SPIRE TENNESSEE INC. (Grantee)
700 Market Street
St. Louis, Missouri 63101

its successors, assigns, lessees and tenants forever, the right and easement to construct, operate and maintain a gas distribution system consisting of mains, piping, valves, service connections, appurtenances and above ground structures along with the right to construct, maintain, alter, inspect, repair, replace, protect, relocate, change the size of, operate and remove a cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, in, under and across the following part of the aforesaid land, namely:

A 35 foot wide strip of land ("Permanent Easement") in the above parcel as shown on Exhibit A, and a 56 +/- foot wide additional strip of land ("Temporary Construction Easement") in the above parcel as shown on Exhibit A.

The Temporary Construction Easement shall be for use in the initial construction and installation of the improvements and other construction purposes reasonably related to the construction of the natural gas lines. The Temporary Construction Easement shall commence on the effective date of this agreement and shall automatically terminate and expire upon the date construction of the improvements are completed. Upon the expiration of the term of the Temporary Construction Easement, all the rights and benefits of **Grantee** in, to and under this agreement with respect to the temporary construction easement shall automatically terminate and be of no further force and effect.

Grantee, its successors and assigns, will have the right to use and control a line or lines of natural gas pipe for the circulation and distribution of natural gas for public or private use through the above-described property for all proper purposes connected with the installation, use, maintenance, and replacement of the line(s) of natural gas pipe, and with the attachment thereto of the service lines of its customers. Furthermore, **Grantee**, its successors and assigns, will have the right to use and control a cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein through the above described property for all proper purposes connected with the installation, use, maintenance, and replacement of the cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein. **Grantee** has the right and privilege of removing at any time, any or all the cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein without surrendering its easement rights stated herein.

Grantee has the right and privilege of removing at any time, any or all the line of natural gas improvements without surrendering its easement rights stated herein. If the natural gas pipe to which the service line connection(s) of the undersigned is abandoned, the service line (s) and the connection(s) may be relocated to another natural gas pipe as directed by **Grantee**.

Grantors shall have the right to use and enjoy the above-described lands, except as to the rights herein conveyed. **Grantor** agrees not to obstruct or interfere with the normal use or maintenance of such pipeline or lines and any connections to the same along with cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein. The undersigned also agrees not to erect or cause to be erected any building or structure on said easement and not place fill in excess of five (5) feet on pipeline(s) or cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, or remove overburden (cover) such that pipeline or cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, does not have at least three (3) feet of remaining cover. **Grantee** shall also have the right to clear and keep clear brush, trees, shrubbery, roots and other obstructions which, in **Grantee's** judgment, may interfere with the safe, proper and expeditious laying, construction, maintenance, alteration, inspection, repair, replacement, protection, relocation, operation and removal of said pipe line(s), lines and facilities, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein or any part thereof, within or upon the above described land.

Grantor further reserves the right to make other improvements it desires on, over, in or near the Easement Area and should **Grantor's** improvements plan so require, **Grantee** will remove its gas distribution system components, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances for the production of cathodic protection currents therein, from the referenced Easement Area; provided however, that **Grantor** agrees to provide to **Grantee** written notice no less than 120 days before commencing work in connection with any such improvements. In connection with any such improvement, **Grantor** agrees to provide detailed information regarding such improvements to **Grantee** and to cooperate with **Grantee** to identify an alternate Easement Area owned or controlled by **Grantor** and agreeable to both parties with respect to which **Grantee** would be accorded rights substantially similar to those contemplated herein. In any such instance, the cost of removing and relocating the gas

distribution system components, cathodic protection rectifier or rectifiers, anodes and cables thereto, and appurtenances to produce cathodic protection currents therein shall be paid by the **Grantor** if the removal and relocation is made necessary by the actions of **Grantor**.

Grantor warrants and will defend the title to said easement during its existence with the **Grantee** for its use and benefit against all parties whatsoever.

Grantee accepts this easement with the understanding and on the condition that whenever it shall make any excavations in the above-described property the **Grantee** will properly backfill all excavations and shall restore the ground as nearly as practicable to its former condition.

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INTERNAL



**Total Compensation Agreement for Permanent Easement(s),
Temporary Easement(s), and/or Damages ("Agreement")**

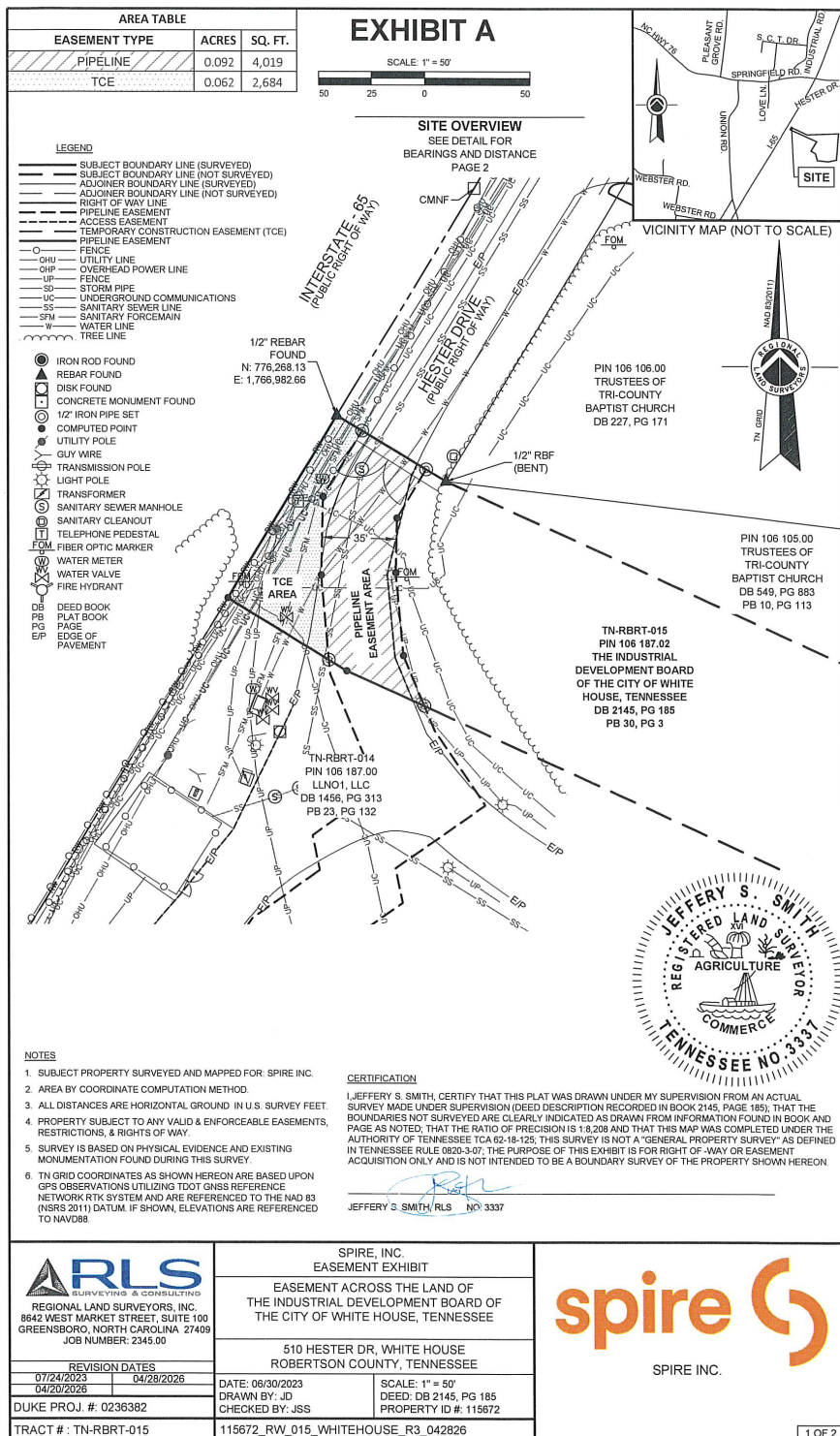
Spire Tennessee
 Project Name: White House Loop Project Number: 0236382
 Project Tract #: TN-RBRT-015 Consideration: \$388
 Landowner: The Industrial Development Board of the City of White House, Tennessee % Ownership:
 Pay to the Order of: _____
 Deliver Check To: Croft and Associates LLC Phone: 615-678-5674
 4711 Trousdale Drive, Suite 121
 Nashville, TN 37220

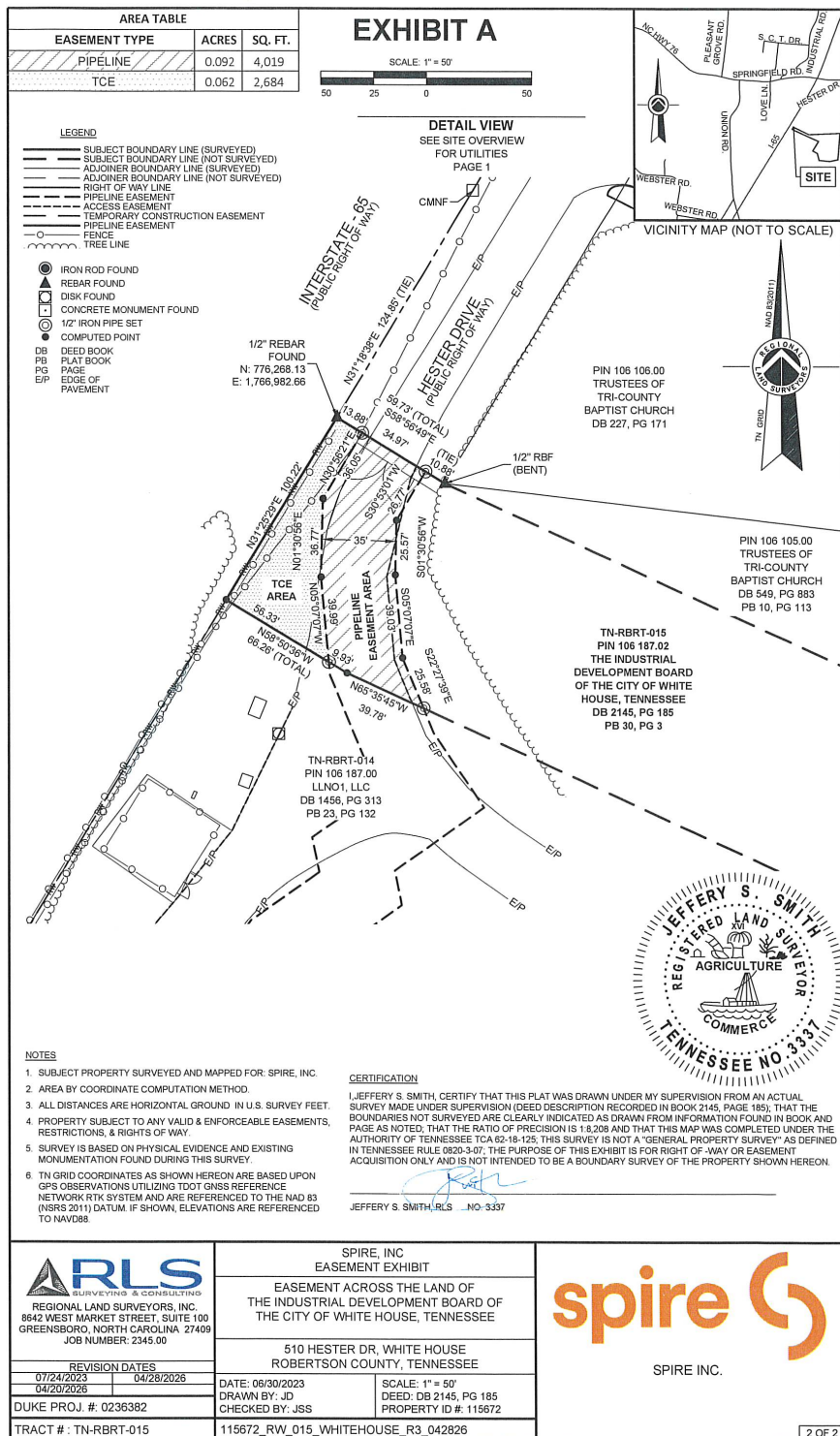
In consideration of the right(s) of way and/or easement(s) dated _____, 20__ (collectively, "Easement") granted by Landowner to Spire, Spire agrees to pay Landowner the following amounts:

PER ACRE FAIR MARKET VALUE ("FMV")		\$48,445	
PERMANENT (G662)			
	Acres	%FMV	
Pipeline Easement Area	0.005	100%	\$242
Perm. Access Easement Area			
USSE Area			\$0
Testing and Operations Easement Area			\$0
PERMANENT TOTAL			\$242
TEMPORARY (G663)			
	Acres	%FMV	
TCE Area	0.003	100%	\$145
Temp. Access Easement Area			\$0
Right of Entry			\$0
Option Agreement			\$0
TEMPORARY TOTAL			\$145
CROP DAMAGES (G656)			
	Type	Acres	Yield per Acre
			Price per Yield Unit
Crops			\$0
Timber			\$0
CROP DAMAGE TOTAL			\$0
OTHER DAMAGES (G656)			
Detailed Description of Damages			
OTHER DAMAGES TOTAL			\$0
GRAND TOTAL			\$388

Landowner agrees that this Agreement is and shall remain confidential, and Landowner agrees not to disclose the Agreement or its terms to any person or entity other than as required by law or as necessary in conjunction with a tax return or other filings with a governmental body. Landowner agrees the amounts paid pursuant to this Agreement shall constitute full and final payment for the Easement and any damages described above. Any damages not listed above will be addressed pursuant to the terms of the Easement. Landowner understands that trees, shrubs, crops and other landscaping Spire removes from the Easement Areas will not be restored or replaced upon completion of its activities on Landowner's property. This Agreement shall be governed by Tennessee law.

Landowner: The Industrial Development Board of the City of White House, Tennessee Date: _____
 _____ (SIGN) _____
 By _____
 Its _____
 Land Agent: _____
 _____ (SIGN) _____
 Duncan Williams





John West, Register
 Robertson County Tennessee

Rec #:	349121	Instrument #:	423086
Rec'd:	35.00	Recorded	
State:	0.00	11/27/2023 at 8:39 AM	
Clerk:	0.00	in Record Book	
Other:	2.00	2288	
Total:	37.00	Pages 963-969	

EASEMENT

Prepared by: /s/ Jeffrey E. James, Attorney, 525 S Tryon St., Mailcode: DEP-21B, Charlotte, NC 28202
Return Recorded Document To: Piedmont Natural Gas Company, Inc., 525 S Tryon St., Mailcode: DEP-21B, Charlotte, NC 28202

STATE OF TENNESSEE
COUNTY OF ROBERTSON

For Internal Informational Purposes Only
LINE NO. Whitehouse Supply Line Loop
PROJECT TRACT NO. TN-RBRT-015
PROJECT NO. 0238382
PARCEL ID #: 106 187.02 000

THIS "EASEMENT" is made and granted as of this 21 day of November, 2023 from The Industrial Development Board of the City of White House, Tennessee and Advanex Americas, Inc., a California corporation ("Grantor", whether one or more), to **PIEDMONT NATURAL GAS COMPANY, INC.**, a North Carolina corporation ("Piedmont").

WHEREAS, Grantor is the owner of, or has an interest in, that property situated in the County of Robertson, Tennessee, as more particularly described in the instrument recorded in Book 2145, Page 185, Robertson County Registry (the "Property").

NOW, THEREFORE, Grantor for and in consideration of the sum of Seven Thousand and Seventy-three dollars (\$ 7,073.00), the receipt and legal sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Piedmont, its successors and assigns the following easement(s) and right(s) of way under, upon, over, through, and across the Property, as shown on the survey attached hereto as Exhibit A and incorporated herein by reference (the "Survey").

Pipeline Easement. A perpetual easement under, upon, over, through, and across that portion of the Property, generally 35 feet wide, designated "Pipeline Easement" on the Survey (the "Pipeline Easement Area") for purposes of constructing, installing, maintaining, operating, repairing, altering, replacing, removing, relocating, inspecting, upgrading, and protecting one or more pipelines (which pipelines shall be underground) and appurtenant facilities (including, without limitation: at or below grade valves and anode beds; and above ground markers, cathodic protection equipment, bollards) for the transportation of natural gas.

Temporary Construction Easement ("TCE"). A temporary right to use the area designated "TCE" on the Survey (the "TCE Area") for the purposes of performing construction activities and laying, storing, erecting, parking, and/or protecting any equipment, vehicles, materials, fill, gravel, components, parts, and tools associated with the construction of Piedmont's natural gas pipelines and appurtenant facilities for which this TCE is given, which may or may not be located on the Property. Piedmont shall have the right, but not the obligation, to install temporary fencing around the TCE Area and to exclude all persons, including Grantor, from any fenced portions of the TCE Area.

Following all facilities for which this TCE is given being placed in service, the TCE shall automatically terminate upon (1) Piedmont's restoration of the TCE Area pursuant to the restoration requirements described in the Damages section below and (2) when any permits have been issued for construction and/or erosion and sediment control measures are present, the release of Piedmont from its obligations under all permits and the removal of all temporary erosion and sediment control measures from the Property. The TCE does not grant Piedmont the right to place any permanent facilities in the TCE Area.

Temporary Access Easement. A temporary access easement upon, over, and across that portion of the Property designated "Temporary Access" on the Survey (the "Temporary Access Area") for the purposes of ingress, egress, and regress. Piedmont shall have the right, but not the obligation, to construct, reconstruct, maintain, repair, improve, and/or use roads or driveways within the Temporary Access Area (including, without limitation, grading, graveling, and installing culverts). Either party may install gates within the Temporary Access Area with the prior written approval of the other party, which shall not be unreasonably withheld, provided that both parties have reasonable means of using any locked gates. Grantor assumes all risk in connection with use, maintenance, and/or improvement of any roads, driveways, or gates within the Temporary Access Area by Grantor, its employees, agents, contractors, and invitees.

Following all facilities for which this temporary access easement is given being placed in service, the temporary access easement shall automatically terminate upon (1) Piedmont's restoration of the Temporary Access Area pursuant to the restoration requirements described in the Damages section below and (2) when any permits have been issued for construction and/or erosion and sediment control measures are present, the release of Piedmont from its obligations under all permits and the removal of all temporary erosion and sediment control measures from the Property.

For purposes of this EASEMENT, the term "Easements" shall refer collectively to all easements described above and as depicted on the Survey and the term "Easement Areas" shall refer collectively to all the easement areas described above and as depicted on the Survey.

Rev. March 2023

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Piedmont's Use. Piedmont shall have all rights necessary or convenient for the full use and enjoyment of the Easement(s) herein granted, including, without limitation: (1) reasonable access across the Property to and from the Easement Areas, and (2) the right, but not the obligation, to clear and keep the Easement Areas cleared of vegetation, undergrowth, trees (including overhanging limbs and foliage), buildings, structures, installations, and any other obstructions (collectively, "Obstructions") which unreasonably interfere with the rights granted herein. Some or all of the natural gas pipelines and appurtenant facilities (collectively, as described and permitted in the Easements granted herein, the "Facilities") may be installed now and/or in the future. All Facilities shall be and remain the property of Piedmont and may be removed by it at any time and from time to time.

Grantor's Reservation of Rights. Grantor reserves the right to use the Property and Easement Areas for all purposes that do not unreasonably interfere with the rights granted herein and that are not inconsistent with any applicable federal, state, or local law, rule, or regulation. Grantor may change the use of the Easement Areas or install certain Obstructions within the Easement Areas if Grantor has obtained prior written approval from Piedmont, which approval shall not be unreasonably withheld, conditioned or delayed. Anything to the contrary herein notwithstanding, Grantor shall not: (1) unreasonably interfere with Piedmont's access to or maintenance or use of the Facilities or Easement Areas; (2) endanger the safety of Grantor, Piedmont, the general public, private or personal property, access roads or driveways, or the Facilities; or (3) install or maintain, or permit to be installed or maintained, any Obstructions within the Easement Areas except as approved in writing by Piedmont.

Damages. Piedmont shall be responsible for actual physical damage to (1) the land within the Property and Easement Areas and (2) improvements and annual crops located on the Property that are not in violation of the terms hereof, to the extent caused by Piedmont in exercising the rights granted herein, provided that a claim is made by Grantor within one hundred and twenty (120) days after such damages are sustained. Piedmont shall restore and level the surface of the Easement Areas to a condition which is reasonably close to the condition existing immediately prior to Piedmont's use of the Easement Area, excepting those permanent alterations which may be permitted in connection with each Easement above. If any, and earthen water bars to prevent erosion. Piedmont shall not be liable for any damage caused to Obstructions installed or maintained in violation of the terms hereof and may remove them at Grantor's expense without Grantor's prior approval or permission.

No Waiver or Additional Representations. The failure by Piedmont to exercise and/or enforce any of the rights, privileges, and Easements herein described shall not be construed as a waiver or abandonment of any such rights, privileges and Easements, and Piedmont thereafter may exercise and/or enforce, at any time and from time to time, any or all of them. It is understood and acknowledged by Grantor that only terms expressly stated herein will be binding on Piedmont.

Ownership of the Property. Grantor represents, warrants and covenants that it (i) is the lawful owner of the Property and has the right to convey the rights set forth herein and that, to the best of their knowledge, the Property is free from all encumbrances, except for encumbrances of record and (ii) has obtained any necessary approvals from any applicable tenant interests.

To have and to hold said rights, privileges, and Easements unto Piedmont, its affiliates, successors, and assigns. Piedmont and its successors and assigns shall have the right to assign, license, lease, or otherwise transfer, in whole or in part, this EASEMENT, or any rights granted herein, to any person or entity, including but not limited to, any affiliate, parent, or subsidiary of Piedmont, for the uses and purposes expressly stated herein. This EASEMENT shall run with the land and inure to the benefit of and be binding upon Grantor, Piedmont and their respective heirs, successors and assigns.

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Rev. March 2023

IN WITNESS WHEREOF, this EASEMENT has been executed by Grantor, as of the date first above written.

GRANTOR:

The Industrial Development Board of the City of White House, Tennessee

By: Tim Murphy

Name: Tim Murphy

Title: Chairman

STATE OF Tennessee
COUNTY OF Robertson
Valerie Webb, a Notary Public of Robertson County, State of Tennessee, do hereby certify that Tim Murphy, [~~Manager~~/~~Member~~/~~Managing Member~~] Chairman of The Industrial Development Board of the City of White House, Tennessee, personally appeared before me this day and acknowledged that by authority duly given and as the act of the limited liability company the foregoing Easement was signed in its name by him or her in such capacity.
Witness my hand and official seal this the 15th day of November, 2023

[NOTARY SEAL]

Val M Webb Sign
Valerie M Webb Print
My commission expires: 4/22/26

Rev. March 2023

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IN WITNESS WHEREOF, this EASEMENT has been executed by Grantor, as of the date first above written.

GRANTOR:

Advanex Americas, Inc., a California corporation

By: *Ethan Ford*

Name: E. Shawn Langley

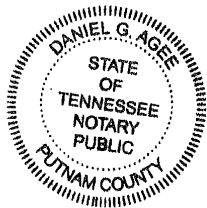
Title: VP Prod / GM

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, DANIEL G AGEE, a Notary Public of Putnam County, State of TENNESSEE, do hereby certify that E. Shawn Langley [Manager / Member / Managing Member] of Advanex Americas, Inc., a California corporation, personally appeared before me this day and acknowledged that by authority duly given and as the act of the limited liability company the foregoing Easement was signed in its name by him or her in such capacity.

Witness my hand and official seal this the 21 day of NOVEMBER 2023

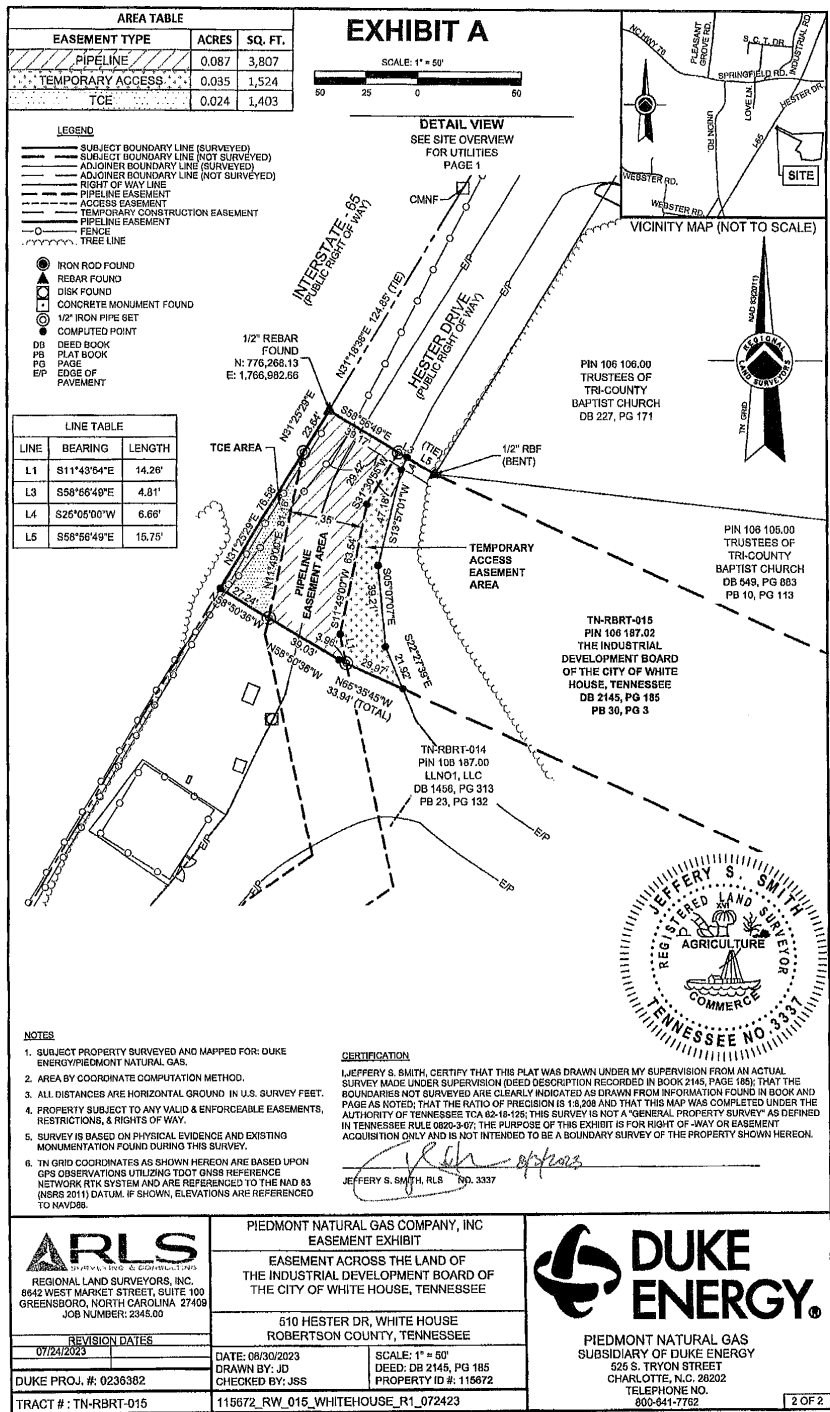
[NOTARY SEAL]



[Signature] Sign
DANIEL G. AGEE Print
My commission expires: 2/28/2026

Rev. March 2023

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OATH OF CONSIDERATION

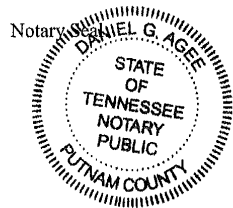
STATE OF TENNESSEE
COUNTY OF ROBERTSON

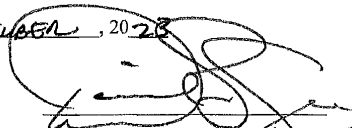
Affiant states that the actual consideration or true value, whichever is greater, for this tract is Seven Thousand and seventy three dollars and 00/100 (\$7,073.00).


Affiant's Signature

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Subscribed and sworn to me this 21 day of NOVEMBER, 2023




Print Name: DANIEL G. AGEE
My Commission Expires: 2/28/2026

TN-RBRT-0015 – Industrial Board of City of White House/Advanex Americas, Inc.

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IN WITNESS WHEREOF, said **ADVANEX AMERICA'S INC, A CALIFORNIA CORPORATION** has caused these presents to be signed by the day and year first above written.

Name: E Shaun Langley
Print Name: E Shaun Langley
Title: VP Prod/GM

STATE OF TN)
COUNTY OF Sumner) ss.

On the 30 day of April, 2020 before me

(insert Notary's name) Lucas M Vinje, a notary public in and for said state,

appeared E. Shaun Langley, who being by me duly sworn, did say that he/she is

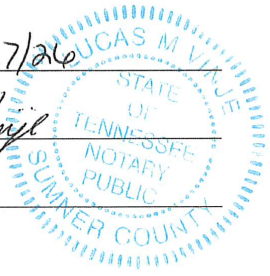
VP Production/GM of ADVANEX AMERICA'S INC, A CALIFORNIA CORPORATION and that

said instrument was signed on behalf of said entity name by authority of its _____

and the said E Shaun Langley acknowledged said instrument to be the free act

and deed of said ADVANEX AMERICA'S INC, A CALIFORNIA CORPORATION.

My Commission expires: 9/27/20

Lucas M Vinje
Notary Public


INTERNAL



**Total Compensation Agreement for Permanent Easement(s),
Temporary Easement(s), and/ or Damages ("Agreement")**

Spire Tennessee
 Project Name: White House Loop Project Number: 0236382
 Project Tract #: TN-FERT-015 Consideration: \$388

The Industrial Development Board of the City of
 Landowner: White House, Tennessee %Ownership: 100%
 Pay to the Order of: Advanex Americas, Inc.
 Deliver Check To: Croft and Associates LLC Phone: 615-678-5674
 4711 Trousdale Drive, Suite 121
 Nashville, TN 37220

In consideration of the right(s) of way and/ or easement(s) dated _____, 20____ (collectively, "Easement") granted by Landowner to Spire, Spire agrees to pay Landowner the following amounts:

PER ACRE FAIR MARKET VALUE ("FMV")		\$97,809			
PERMANENT (G662)					
	Acres	%FMV			
Pipeline Easement Area	0.005	80%	\$391		
Perm. Access Easement Area					
USSE Area			\$0		
Testing and Operations Easement Area			\$0		
PERMANENT TOTAL			\$391		
TEMPORARY (G663)					
	Acres	%FMV			
TCE Area	0.003	10%	\$29		
Temp. Access Easement Area			\$0		
Right of Entry			\$0		
Option Agreement			\$0		
TEMPORARY TOTAL			\$29		
CROP DAMAGES (G656)					
	Type	Acres	Yield per Acre	Price per Yield Unit	
Crops					\$0
Timber					\$0
CROP DAMAGE TOTAL					\$0
OTHER DAMAGES (G656)					
Detailed Description of Damages					
OTHER DAMAGES TOTAL					\$0
GRAND TOTAL					\$421

Landowner agrees that this Agreement is and shall remain confidential, and Landowner agrees not to disclose the Agreement or its terms to any person or entity other than as required by law or as necessary in conjunction with a tax return or other filings with a governmental body. Landowner agrees the amounts paid pursuant to this Agreement shall constitute full and final payment for the Easement and any damages described above. Any damages not listed above will be addressed pursuant to the terms of the Easement. Landowner understands that trees, shrubs, crops and other landscaping Spire removes from the Easement Areas will not be restored or replaced upon completion of its activities on Landowner's property. This Agreement shall be governed by Tennessee law.

Landowner: The Industrial Development Board
 of the City of White House, Tennessee

Date: _____

 (SGN)

By
 Its

Landowner: Advanex America's Inc, a California corporation

E. Sham Lough
 VP/PM (SGN) 5/4/2026

By
 Its

Land Agent:
 Duncan Williams (SGN)