



RESIDENTIAL SOLAR SYSTEM LEASE AGREEMENT

(Home Improvement Contract)

Transaction Date:	5/29/2025	System Size (kW):	6.48
Date of Customer Signature:	5/29/2025	First Year Estimated Performance (kWh):	7190
Monthly Payment:	\$ 0.00	Guarantee Rate (per kWh):	\$ 0.00
Birthday (dd/mm/yyyy)	01/12/1988		

Customer Name(s):	Rebecca Sturtevant	Phone:	(802) 598-6445
		E-Mail:	rasturtevant@gmail.com
Customer Mailing Address:	930 Shepherd St NW, Washington, DC 20011, USA	Property Address:	930 Shepherd St NW, Washington, DC 20011, USA

Our Promises:

- We will design, install, operate, maintain and insure a solar energy system on the roof of your home. Section 1(a).
- We warranty that our work will be free from defects and roof penetrations will be watertight for five (5) years. Section 3(e)(i).
- Throughout the initial term, we will service and maintain the solar energy system and will remove it for a fee if you need to repair your home. Section 1(g).
- The solar panels come with a minimum 25-year performance warranty from the manufacturer. Section 3(e)(ii).

If you move, you may:

- Transfer this agreement to the home buyer;
- Pay a fee, and we will remove the system; or
- After the 6th anniversary, purchase the system.

Your Commitment:

- Pay the Monthly Payment each month by AutoPayment. Section 3(b).
- Provide access to your property and roof. Section 4(c).
- Continue service with your Utility. Section 4(a)(x).
- Comply with your obligations in this agreement. Section 4.
- Respond promptly to us when we need information or cooperation from you. Section 4(e).
- Keep us informed of any property transfers involving your home. Section 4(g).
- Keep your roof in good condition throughout the initial term of this agreement. Section 4(b).

At the end of 20 years, you may:

- Renew the agreement;
- Purchase the system;
- Enter into a new agreement with us; or
- Ask us to remove the system at no cost.

You may cancel this agreement without penalty by sending a Notice of Cancellation (see Exhibit C) within fourteen (14) business days from the Transaction Date. You may also terminate this Agreement after this fourteen-day period but before we begin work at or near your Property associated with installation of the System or EE Services if you pay a Termination Fee as described in Section 5(b)(ii). Solar Solution DC, LLC (COMPANY EIN: 81-3417904) is a licensed contractor in District of Columbia. Our contractor license numbers are included as part of Exhibit D to this agreement. For information about our licenses, please visit www.SolarSolutionDC.com. The Notice of Cancellation may be sent to Solar Solution DC, LLC 4700 14th St NW, Washington DC 20011, Attention: Management.

We may assign this Agreement at any time after you sign it.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21396
EXHIBIT NO. 36

This RESIDENTIAL SOLAR SYSTEM LEASE AGREEMENT (collectively with all exhibits and other documents incorporated herein by reference, this “**Agreement**”) is entered into as of 5/29/2025 (the “**Transaction Date**”), by and between Solar Solution DC, LLC, a Washington DC based Limited Liability Company (“SSDC”, “**we**”, “**us**”, “**our**” or “**Installer**”) and the undersigned CUSTOMER(s) (“**Customer**”, “**you**”, “**your**”). Installer and you are referred to herein as the “**Parties**”, and each, a “**Party**”. The section headings in this Agreement are intended to operate like a table of contents to guide you, the Customer, and not as contract terms.

1. DESCRIPTION OF THE PROJECT AND OF THE MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED.

(a) System Components and Location. We will survey and assess your home and the lot on which it is located at 930 Shepherd St NW, Washington, DC 20011, USA (your “**Property**”) to design a solar energy System (comprised of solar panels, inverter(s), racking, and other components) as described in the Lease Disclosures (attached as Exhibit A, the “**Lease Disclosures**”); and depicted on Exhibit B (the “**Proposed System Design**”) is most appropriate for your home (the “**System**”). We will also determine where and how to install the System on your roof to ensure our designed level of performance (the “**Installation Location**”). We may change the Proposed System Design and/or the Installation Location at our discretion and without prior notice to you, unless doing so would mean that (i) we could not satisfy the Year One Savings Guarantee (as described below in Section 3(f)(ii)); or (ii) the First Year Estimated Performance (set forth on Exhibit A) would change by more than ten percent (10%). If one or both of these kinds of changes happens, then we will present you with a new lease Agreement, for your review and approval.

We will design, install, maintain, repair, monitor, and insure the System.

Customer(s)
Initials:

KS

BY INITIALING, YOU ACKNOWLEDGE THAT YOU HAVE RECEIVED THE PROPOSED SYSTEM DESIGN AND AGREE THAT INSTALLER MAY MODIFY THE PROPOSED SYSTEM DESIGN AND/OR THE INSTALLATION LOCATION AS DESCRIBED IN THIS SECTION 1(a).

(b) Permits. After the Transaction Date, we will obtain all necessary permits for the installation of the System. We are not responsible for any delays caused by the permitting authority.

(c) Installation. After all required permits and approvals are obtained, we will install the System using our qualified and licensed employees or subcontractors in material compliance with all local requirements. If we use a subcontractor for any material portion of installation of the System, then we will provide their name and license information upon your request. We will also work with the Utility to install any meters needed for the System. Installation of the System shall be performed in a good and workmanlike manner, with materials free of defects in design, construction, and workmanship pursuant to all applicable laws and permits required by the municipality in which the Property is located. Subject to the delays of permitting authorities, delays of your Utility, inclement weather, or other conditions outside our control, we anticipate that the installation of the System will be completed on or before one hundred twenty days following the full execution of this Agreement.

(d) Inspection. After installation is complete, we will work with the applicable local government authority and Utility, if applicable, to inspect the System. We are not responsible for any scheduling delays caused by the permitting authority or changes to the installed System required by the permitting authority.

(e) Utility Interconnection. After we receive approvals from the permitting authority and Utility, if needed, we will submit all necessary paperwork to the Utility and request permission to operate and interconnect the System (“**PTO**”).

You are not allowed to turn on the System until the Utility has provided PTO and we activate the System.

(f) Activation. After your Utility provides PTO, we will activate and turn on the System (the “**Activation Date**”) and cause it to generate electricity measured in kilowatt hours (“**Electricity**”).

Customer(s) KS
Initials: By initialing, you authorize Solar Solution DC, LLC (together with its authorized subcontractors and agents) to act as your agent and attorney-in-fact with respect to any and all permitting applications, interconnection applications, incentive and rebate applications, and other documentation necessary for us to perform our work under this Agreement.

(g) Operations and Maintenance. During the Initial Term (as defined in Section 2(a)), as long as no Customer Default (as defined in Section 5(a)(i)) has occurred, we will honor the limited warranty set forth in Section 3(e)(i) and will operate and maintain the System at our sole cost and expense, in good operating condition, and in material compliance with all applicable laws and permits and the Utility’s requirements.

2. TERM AND RENEWAL.

(a) End-of-Initial Term Options. This Agreement starts on the Transaction Date and will continue for twenty (20) years after the Activation Date (the “**Initial Term**”). Prior to the end of the Initial Term, and provided there is no ongoing Customer Default, we will send to you notice and the applicable forms for four (4) options which you may chose at the end of the Initial Term (the “**End of Initial Term Options**”):

Initial Term:
20 Years

(i) Renewal. You may renew the Agreement for five (5) years at a price based on our determination of the fair market value of the System at that time in reference to a leading industry publication that at such time compiles market value data for residential solar energy equipment (the “**Fair Market Value**”).

(ii) Purchase. You may purchase the System at a price to be determined by reference to a readily available independent source that we will identify and disclose to you at least 180 days prior to the end of the Initial Term (the “**End of Initial Term Purchase Option Price**”).

- End of Initial Term Options:
- 1. Renew the Agreement;
 - 2. Purchase the System;
 - 3. Remove the System; or
 - 4. Enter into a New Agreement.

(iii) Termination. You may terminate this Agreement, then we will remove the System within ninety (90) days after the end of the Initial Term and leave your property in the condition described in Section 5(b)(iv).

(iv) New Agreement. In addition to the three (3) options set forth above, you may also be eligible to enter into a new Agreement with us for a new and updated solar energy System at the end of the Initial Term.

(b) Automatic Renewal. If you do not elect any of the options set forth above in Section 2(a) as of the due date of your final payment under this Agreement, this Agreement will automatically renew on a year-to-year basis with Monthly Payments based on (i) the anticipated performance of the System in year twenty (20) (based on the warranted performance of the System described in Section 3(e)(ii), and (ii) a ten percent (10%) discount from the then-current Utility Rate (as defined in Section 3(f)(ii)). You may cancel this automatic renewal provision prior to any subsequent renewal by contacting us in writing. YOU MAY HAVE ADDITIONAL RIGHTS RELATING TO RENEWAL. Please consult Exhibit D for more information.

3. PAYMENT AND LEASE.

(a) Lease. Starting on the Activation Date, we hereby lease to you, and you lease from us, the System. You shall pay a monthly lease payment equivalent to the “Monthly Payment” described in the Lease Disclosures attached as Exhibit A (the “**Monthly Payment**”), *plus* applicable taxes. THIS AGREEMENT IS FOR THE LEASE OF A SOLAR ENERGY SYSTEM BY US TO YOU, AND NOT FOR THE SALE OF ELECTRICITY, THE SYSTEM, THE SYSTEM INTERESTS, OR A SOLAR ENERGY DEVICE. An estimate of the System’s first year of electricity production is part of the Proposed System Design (attached as Exhibit B); *but* we reserve the right to modify the size, production, or location of the System at the time of installation as required by applicable law or in our reasonable discretion as described above in Section 1(a).

You will begin paying the Monthly Payment after the System is activated, and after you have received power generated by it.

(b) Payments. Following the Activation Date, for each month of the Initial Term, we will send you an invoice reflecting the Monthly Payment, which includes applicable taxes and assumes you will pay by AutoPayment (defined below) throughout the Initial Term. All payments are due on the due date reflected on the invoice. You agree to make payments to us by either automatic payment deduction from your designated checking account, savings account, or automatic charge to your credit card (“**AutoPayment**”). It is your responsibility to ensure that there are adequate funds in your account or that you have an adequate credit limit to make payment as agreed. If you make payment by a means other than AutoPayment, then you will be required to pay a service fee in the amount of five dollars (\$5) per month that will be added to the Monthly Payment. If you are more than fifteen (15) days past due, you will be required to pay a late fee of ten dollars (\$10) per month, or (if applicable) a lesser amount as described in Exhibit D. If you continue to fail to make any payment thirty (30) days after we give you written notice, then you will be in Customer Default and we may exercise all remedies available to us.

Customer(s) KS BY INITIALING, YOU AGREE THAT WE MAY AUTOMATICALLY CHARGE YOUR CREDIT CARD OR DEBIT YOUR CHECKING ACCOUNT FOR ANY AND ALL AMOUNTS YOU OWE TO US UNDER THIS LEASE. WE WILL SEND YOU AN EMAIL WITH A LINK WHERE YOU MAY PROVIDE YOUR ACCOUNT INFORMATION.

Initials:

(c) Disconnection. There may be circumstances where we are required to turn off or disconnect the System due to requirements of the Utility or government authority or conditions on your Property that may affect the safe operation of the System. Except in the case of a condition caused by our negligence, you are required to continue to pay the Monthly Payments during any period of disconnection.

(d) Ownership of the System and the System Interests.

(i) *Lease Only.* This Agreement is for the lease of the System, not the sale of the System or the System Interests. We own and hold all property rights in (A) the System; and (B) any credits, rebates, incentives, allowances, tax benefits, or certificates that are attributed, allocated, or related to the System, the Electricity, or environmental attributes associated with it (collectively, the “**System Interests**”). Other than your leasehold rights in the System and right to receive Electricity produced by it, you have no rights to the System or the System Interests, and you hereby disclaim and/or assign to us all right, title and interest in the System and the System Interests. If we request, you agree to execute all documents to evidence that Installer is the exclusive owner of the System and the System Interests. You agree to keep the System and System Interests free from all liens, security interests, and encumbrances of any type. By entering into this Agreement, you will host a System that generates clean electricity, but a third-party, and not you, will own the right to claim the clean electricity attributes of the electricity.

**We own the
System as our
personal property**

(ii) *System is Our Personal Property.* Each Party hereby acknowledges and agrees that it is their explicit intent that the System is and shall at all times remain and retain the characterization and legal status of “personal property” (as defined under Article 9 of the Uniform Commercial Code) owned exclusively by Installer. The System is not a “fixture”, “component”, “component part”, or any part of the “real property” associated with the Property (as those terms may be defined by applicable law). Throughout the Initial Term, you agree, covenant, and warrant to us that: (A) you will inform all secured parties, mortgagees, lienholders, and any other individual having rights to your Property concerning this Lease as well as our ownership of the System and the legal status and classification of the System as personal property; and (B) we will continue to peacefully hold and quietly enjoy all of the rights granted by this Agreement throughout the Initial Term without hindrance or interruption by you or any person.

**We will not place a lien
on your home, but we
may file a notice of our
ownership in the real
property records for
your Property.**

(iii) *Notice of Ownership.* We will not place a lien on your Property; *however*, you authorize us to make filings and recordings with relevant governmental authorities as may be necessary to provide notice of our ownership of the System and our interest in the System Interests (“**Notice of Ownership of System**”). Without limiting the foregoing, you agree that we may record, at our cost, a Notice of Ownership of System in the real property records where your Property is located in the form of a UCC-1 fixture financing statement. Upon termination of this Agreement, we will record an instrument to terminate the Notice of Ownership of System.

(e) Warranties.

(i) *Our Limited Warranty.* Unless provided otherwise in Exhibit D, we warranty our work associated with installation of the System, as follows: (A) the System will be free from material defects that we cause in workmanship for five (5) years after installation is completed; and (B) any rooftop penetrations we make in connection with installation will be watertight for five (5) years after installation is completed. To make a claim, please contact us at Sales@SolarSolutionDC.com or 202-249-1112. While we may not be able to respond immediately to every warranty claim, we will use our reasonable efforts to respond as promptly as possible. You acknowledge and agree that your failure to promptly notify us concerning an alleged defect or potential warranty claim may materially reduce and limit our ability to address the defect and your claim.

You must notify us promptly about any potential warranty claims.

(ii) *Manufacturer's Limited Performance Warranties.* We do not provide any warranty to you with respect to any component of the System. Any manufacturer's warranty is for our benefit as owner of the System and is independent of the limited warranties described above in Section 3(e)(i). The System's solar panels carry a minimum manufacturer's warranty that: (A) during the first ten (10) years of use, the panels' electrical output will not degrade by more than ten percent (10%) from the originally rated output; and (B) during the first twenty-five (25) years of use, the panels' electrical output will not degrade by more than twenty percent (20%) from the originally rated output. During the Initial Term, we will enforce these warranties as owner of the System.

(iii) *Warranty Exclusions.* The limited warranties set forth above in Section 3(e)(i) do not cover problems resulting from: (A) your acts or omissions, including, without limitation, your failure to abide by the terms of this Agreement; (B) exposure to harmful materials and chemicals; (C) any Force Majeure Event (as defined in Section 5(h)); (D) vandalism, theft, or tampering with the System by anyone; (E) damage normally covered by homeowners insurance such as damage caused by falling trees or limbs; (F) damage caused by: (1) animals or other pests under or near the System, (2) weather; (3) normal wear and tear; (G) power outages, except to the extent caused by us; and (H) any other cause beyond our reasonable control. The limited warranties set forth above in Section 3(e)(i) shall be null and void if the System is repaired, altered, modified, or relocated by any action of a party other than the us or if the System or Property is improperly maintained. The limited warranties set forth above in Section 3(e)(i) shall be not apply if you fail to submit a claim as required under this Agreement. Our warranty and maintenance obligations may be transferred to a third party.

THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. EXCEPT AS SET FORTH IN SECTION 3(e)(i), AND TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, WE MAKE NO OTHER WARRANTY TO YOU OR ANY OTHER PERSON, WHETHER EXPRESS, IMPLIED, OR STATUTORY; AS TO THE MERCHANTABILITY OR FITNESS FOR ANY PURPOSE OF THE EQUIPMENT, INSTALLATION, DESIGN, OPERATION, OR MAINTENANCE OF THE SYSTEM; THE PRODUCTION OR DELIVERY OF ELECTRICITY; OR ANY OTHER ASSOCIATED SERVICE OR MATTER HEREUNDER, ALL OF WHICH WE HEREBY EXPRESSLY DISCLAIM. TO THE EXTENT THAT ANY IMPLIED WARRANTY MAY NOT BE DISCLAIMED UNDER APPLICABLE LAW, SUCH IMPLIED WARRANTY SHALL BE OF A DURATION NO GREATER THAN THAT OF THE LIMITED WARRANTY SET FORTH IN THIS SECTION 3(e). **SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU – SEE EXHIBIT D.** TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW, OUR

LIABILITY FOR ANY BREACH OF ANY WARRANTY IS LIMITED TO REPAIRING THE SYSTEM OR YOUR PROPERTY TO THE EXTENT REQUIRED UNDER THIS AGREEMENT. YOU ACKNOWLEDGE THAT WE ARE RELYING ON THIS AS A CONDITION AND MATERIAL INDUCEMENT TO ENTER INTO THIS AGREEMENT.

(f) Guarantees. If you comply with your obligations, then we guarantee the following:

(i) *Performance Guarantee.* In each year of the Initial Term, that the System’s Actual Electricity Output will at least equal the Guaranteed Electricity Output. The following definitions apply to this section and the table below:

- A. *“Actual Electricity Output”* means the total Electricity output of the System as measured by the performance meter (the *“Meter”*) in the prior year. If actual production data is unavailable during the year for any reason, we will estimate for purposes of the Guarantee Credit.
- B. *“Guaranteed Electricity Output”* means the amount of electricity that we guarantee will be produced by the System in each year of the Initial Term.
- C. *“Guarantee Credit”* means the Shortfall, *multiplied by* the Guarantee Rate.
- D. *“Guarantee Rate”* means the rate by which we will compensate you for any Shortfall to calculate the Guarantee Credit.
- E. *“Shortfall”* means an amount greater than zero expressed in kilowatt-hours by taking the difference of the Guaranteed Electricity Output, *less* the Actual Energy Output.
- F. *“Surplus”* means an amount greater than zero expressed in kilowatt-hours by taking the difference of the Actual Energy Output, *less* the Guaranteed Electricity Output.

Beginning with the first (1st) anniversary of the Activation Date, and upon each anniversary of the Initial Term thereafter, we will measure the Actual Electricity Output of the System for the previous year. If the System’s Actual Electricity Output *is less than* the Guaranteed Electricity Output for such year, we will provide to you a bill credit on your next invoice(s) for an amount equal to the Guarantee Credit. If in any year of the Initial Term the System’s Actual Electricity Output *is greater than* the Guaranteed Electricity Output for such year, then we will carry forward the Surplus, which may be applied in future years to offset any Shortfalls.

<u>Year</u>	<u>Guaranteed Electricity Output</u>	<u>Guarantee Rate</u>	<u>Year</u>	<u>Guaranteed Electricity Output</u>	<u>Guarantee Rate</u>
1	7,190 kWh	\$0.00 per kWh	11	6,766 kWh	\$0.00 per kWh
2	7,046 kWh	\$0.00 per kWh	12	6,735 kWh	\$0.00 per kWh
3	7,014 kWh	\$0.00 per kWh	13	6,705 kWh	\$0.00 per kWh
4	6,983 kWh	\$0.00 per kWh	14	6,675 kWh	\$0.00 per kWh
5	6,952 kWh	\$0.00 per kWh	15	6,645 kWh	\$0.00 per kWh
6	6,920 kWh	\$0.00 per kWh	16	6,615 kWh	\$0.00 per kWh
7	6,889 kWh	\$0.00 per kWh	17	6,585 kWh	\$0.00 per kWh
8	6,858 kWh	\$0.00 per kWh	18	6,556 kWh	\$0.00 per kWh
9	6,827 kWh	\$0.00 per kWh	19	6,526 kWh	\$0.00 per kWh
10	6,797 kWh	\$0.00 per kWh	20	6,497 kWh	\$0.00 per kWh

(ii) *Year One Savings Guarantee*. During the first twelve (12) months after the Activation Date, we guarantee that your Combined Electricity Costs will be less than your Electricity Costs Without Solar. The following definitions apply to this section:

We guarantee that you will save money on your energy cost during the first year of Agreement.

- A. ***“Adjusted Utility Costs”*** means your Pre-Solar Electricity Usage, *less* the amount of electricity produced by the System during the twelve (12) months after the Transaction Date, *less* the EE Savings; *multiplied by* the Utility Rate.
- B. ***“Combined Electricity Costs”*** means the sum of all Monthly Payments we receive from you pursuant to this Lease during the twelve (12) months after the Transaction Date, *plus* the Adjusted Utility Costs.
- C. ***“Electricity Costs Without Solar”*** means the sum of your electricity usage from both solar and the Utility during the twelve (12) months after the Transaction Date, *multiplied by* the Utility Rate.
- D. ***“Pre-Solar Electricity Usage”*** means the total electricity, expressed in kilowatt-hours, we estimate that you used from your Utility for the twelve (12) month period prior to the Transaction Date.
- E. ***“Utility Rate”*** means the total dollar amount billed to you by your Utility during the twelve (12) months after the Transaction Date, *divided by* the total amount of electricity you used from your Utility.

If your Combined Electricity Costs are greater than your Electricity Costs Without Solar, then we will credit your account for the difference. IF YOU FAIL TO COMPLY WITH ANY TERM OF THIS AGREEMENT, THEN THIS SAVINGS GUARANTEE SHALL NOT APPLY. Because your electricity usage, electricity rates, and other factors may change after the Activation Date, your actual electricity costs during the first year may vary from the estimated amounts used for purposes of calculating this Year One Savings Guarantee.

OTHER THAN AS EXPLICITLY SET FORTH IN THIS SECTION 3(f) OF THIS LEASE, WE DO NOT WARRANT OR GUARANTEE (1) THE AMOUNT OF ELECTRICITY PRODUCED BY THE SYSTEM FOR ANY PERIOD, (2) ANY COST SAVINGS, (3) THE EXISTENCE OF OR PRICING ASSOCIATED WITH ANY NET METERING PROGRAM, OR UTILITY OR GOVERNMENT INCENTIVE PROGRAM, OR (4) THE AVAILABILITY OR YOUR ELIGIBILITY FOR ANY TAX OR OTHER STATE AND FEDERAL INCENTIVES, WHICH ARE ALSO SUBJECT TO CHANGE. ACTUAL UTILITY RATES AND NET METERING BENEFITS MAY GO UP OR DOWN AND ACTUAL SAVINGS MAY VARY. FOR FURTHER INFORMATION REGARDING RATES, CONTACT YOUR UTILITY.

4. CUSTOMER OBLIGATIONS.

(a) Customer Representations and Warranties. You represent, warrant, and agree that each of the following is true and correct, and will remain true and correct throughout the Initial Term:

- (i) All information you have provided to us is true, correct, and complete;
- (ii) You own the Property, including the roof, in fee simple (in other words, you have full and exclusive ownership rights to the Property); or if your Property has been placed into a trust, you are the trustee;

- (iii) You are at least eighteen (18) years of age;
- (iv) You have had the opportunity to review and discuss this Agreement with anyone you choose;
- (v) If there is more than one person signing this Agreement, each of you is responsible for the obligations in this Agreement jointly and severally (in other words, each person who signs is responsible as an individual, and also together with any other person who signs);
- (vi) You are either a citizen or legal permanent resident of the United States, or are not otherwise exempt from paying United States federal income taxes;
- (vii) No rights to convert the solar resources of the Property or to otherwise use the Property for solar electricity conversion purposes have been granted to or are held by any party other than Installer;
- (viii) You have customary property and liability insurance covering the Property;
- (ix) You will use the Electricity primarily for personal, family, or household purposes, and not to directly heat a swimming pool;
- (x) You will ensure that the Property remains grid-connected at all times with the Utility and you will remain a customer of the Utility throughout the Initial Term;
- (xi) You have or will obtain all approvals necessary for us to install the System and enter into this Agreement, including from your homeowners' association, your mortgage lender, and your insurer; and
- (xii) You are **not** allowed to touch, handle, operate, alter, repair, or otherwise modify the System or any component thereof or take any action that could void or impair any warranty relating to the System.

When signed, this Agreement constitutes a valid and binding Agreement enforceable against Customer in accordance with its terms.

(b) Your Property. You are responsible to ensure that your Property (including all electrical Systems and the roof) is maintained in good condition and repair and in compliance with all permits, codes, and ordinances; and sufficient to support the System. We are not responsible for any existing violations of applicable building regulations or ordinances on your Property. You are solely responsible for any damage or loss to the Property, your personal property, fixtures, or other belongings caused by: (i) snow falling from your roof; (ii) animals or other pests under or near the System; (iii) other natural events or acts of god outside our reasonable control; or (iv) your Property not complying with applicable law. You are required to notify us of any easements, restrictions, or homeowners association requirements that may affect our Work. Before installation of the System, you agree to clear such areas of your Property necessary for us to install the System, including (without limitation): the perimeter of your home, the attic, and near your Property's electrical distribution equipment. If any part of your Property is inaccessible, you agree to reimburse us for our reasonable costs (including time) to relocate your belongings. We may offer

At all times, you must keep your roof and home in good condition.

services associated with animals or other pests nesting under or near the System, and/or cleaning services – please contact us for details.

(c) Our Right to Access your Property. You hereby grant us the right to entry and access to use your Property to survey the roof and your home’s electrical Systems, install the System, use, operate and maintain the System, to exercise rights and duties under the Agreement, remove the System pursuant to this Agreement, and to take any other action reasonably necessary under this Agreement or allowed under applicable law. The foregoing rights of access to your Property shall constitute a license coupled with an interest and will be irrevocable until ninety (90) days after this Agreement expires or sooner terminates. To the extent possible, we will use reasonable efforts to notify you prior to accessing your Property; *provided, however,* you acknowledge and agree that notice to you and your consent is not required for us to enter the Property subject to the terms of this Agreement. IT IS NOT LEGAL FOR US TO ENTER YOUR PREMISES UNLAWFULLY OR COMMIT ANY BREACH OF THE PEACE TO REMOVE THE SYSTEM.

<i>Customer(s)</i> <u>RS</u> <i>Initials:</i>	BY INITIALING, YOU AGREE THAT WE MAY ACCESS YOUR PROPERTY TO MAINTAIN, REPAIR, AND/OR REMOVE THE SYSTEM AND TO PERFORM THE EE SERVICES. YOU HEREBY GRANT US THE FULL RIGHT OF ENTRY TO, ON, OVER, AND UNDER YOUR PROPERTY.
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(d) Sunlight. You hereby grant us rights on, over, and above the Property for the free passage of solar radiation to the System. You acknowledge and agree that the System’s unobstructed access to sunlight is essential to us and is a material inducement to our entering into this Agreement. You agree to take all actions necessary to keep the System’s access to sunlight the same as existed on the Transaction Date, including (without limitation): (i) you will not alter or allow your Property to be altered in any way that would obstruct sunlight; (ii) you will trim all trees and foliage at your own cost; and (iii) you will not take or authorize other persons to take any action on the Property that results in the emission of particulate matter, smoke, or other airborne impediments to sunlight.

(e) Other Obligations. You shall promptly notify us if: (i) you notice any person or thing interfering with the operation of the System; (ii) your Property has any ordinance or permit violations or encumbrance that may prevent proper System permitting, installation, or operation; (iii) you take any emergency action with respect to the System; (iv) you become insolvent or anticipate filing for bankruptcy; (v) you become delinquent on your mortgage payments and/or property taxes such that it is reasonably foreseeable that your Property may be foreclosed; or (vi) you receive or otherwise acquire any System Interests, including any incentive payments. Your failure to promptly notify us of such matters shall be a Customer Default (as defined in Section 5(a)(i)). In the event of an emergency affecting the System, you shall contact us immediately. If we are unable to timely respond, you may (at your own expense and risk) contract with a licensed and qualified solar installer to remove the System as necessary to make repairs required by the emergency. You shall be responsible for any damage to the System that results from actions taken by you or your contractor and you understand and agree that any warranty we provide in this Agreement may become void.

Please notify us of any event or circumstance that may affect the System or your ability to pay the Monthly Payments.

You are not responsible for personal property taxes assessed on the System.

(f) Taxes. You will not be responsible for any personal property taxes assessed on the System; *provided, however*, you are responsible for any real property taxes associated with the Property. The Monthly Payments include sales tax (if applicable). It is your responsibility to verify that the System is not included as part of any real property tax assessment specific to your Property. Where applicable, you may be eligible for an exemption from any increase to real property taxes on your Property associated with installation of the System.

(g) Sale of Your Property. You agree to notify us at least thirty (30) days prior to any sale or transfer of your Property. You have three (3) options upon a transfer of your Property:

(i) Assignment and Assumption: The homebuyer may assume your rights under this Agreement by signing a transfer Agreement. You will remain liable under this Agreement until the transferee assumes all of your obligations in writing.

(ii) Transfer Purchase: In connection with a transfer of your Property that occurs any time after six (6) years after the Activation Date, you may purchase the System by paying to us the Purchase Option Price at that time.

(iii) Transfer Removal: You may elect to have the System removed and pay to us a fee equal to the Default Payment within six (6) years after the Activation Date. If you elect to have the System removed at anytime after six (6) years after the Activation Date, this fee is reduced to \$150.00 per solar panel *plus* any applicable taxes. After payment and removal under this provision, the Agreement will terminate.

(h) Temporary Removal of the System. If you need to repair or replace your roof or other parts of your Property, or any person requires any change to the System, we will remove the System if you give us at least ninety (90) days' notice, with exceptions made for emergencies. You will be required to pay a fee equal to \$150.00 per solar panel of the System, *plus* any applicable taxes ("**Removal Cost**"). You may be required to safely store the System after we remove it. You will have thirty (30) days to complete your repairs and allow us to reinstall the System. If we are unable to reinstall the System within such thirty (30) day-period, then you agree that you will be required to resume paying the Monthly Payments. The rights and obligations to temporarily remove, store, and reinstall the System under this Section 4(h) solely relate to a temporary circumstance where you need to repair or replace your roof or other parts of your Property. Except for your cancellation rights pursuant to the Notice of Cancellation, you do not have a unilateral right to terminate this Agreement.

If You Move, you can:

1. transfer the Agreement to the homebuyer;
2. purchase the System (after the 6th anniversary); or
3. pay our costs and we'll remove the System.

If you need to remove the System to work on your home, we will remove and reinstall the System for a fee.

Customer(s)

Initials:

KS

BY INITIALING, YOU AGREE TO (1) GIVE US AT LEAST NINETY (90) DAYS' NOTICE IF YOU NEED US TO REMOVE THE SYSTEM, (2) PAY THE REMOVAL COST, AND (3) CONTINUE TO PAY THE MONTHLY PAYMENT WHILE THE SYSTEM IS NOT OPERATING (EXCEPT FOR THE FIRST THIRTY (30) DAYS AS PROVIDED ABOVE).

5. GENERAL PROVISIONS

(a) Defaults.

(i) *Customer Default.* You will be in default (i.e., breach) under this Agreement upon the occurrence of any of the following (each, a “**Customer Default**”): (A) you fail to perform any obligation under this Agreement and such failure is not cured within thirty (30) days after we give you written notice of such failure; (B) you deny us access to your Property or fail to cooperate with us to successfully install, maintain, or remove the System; (C) your bankruptcy, insolvency, or admission of your inability to pay your debts as they mature; (D) your Property becomes subject to a foreclosure proceeding or you fail to perform any obligation which is secured by your Property; or (E) you repudiate your obligations under this Agreement.

(ii) *Default Remedies.* Upon a Customer Default, we may exercise any of the following remedies: (A) terminate this Agreement and demand you pay the Default Payment; (B) leave the System in place on your Property, but deny you use of the Electricity it produces, which may be redirected and sold at our election; (C) disconnect or take back the System as permitted by applicable law; (D) engage a collection agency to collect payments from you; (E) report your default to credit reporting agencies; (F) suspend our performance under the Agreement; and/or (G) exercise any other remedy available to us in this Agreement or under applicable law. Our remedies set forth in this Section 5(a)(ii) are cumulative and not exclusive.

(iii) *Default Payments.* If this Agreement is terminated or cancelled for any reason (other than if this Agreement is cancelled pursuant to the Notice of Cancellation, you elect to terminate due to an Installer Default or you elect to terminate due a Force Majeure Event) you agree to pay us an amount equal to the sum of the remaining Monthly Payments due to us during the Initial Term along with (to the maximum extent permitted by the applicable law of your state), (A) loss of expected benefits from the System and System Interests, (B) any and all amounts you owe us, (C) our reasonable attorney’s fees, (D) our costs (including overhead) and related losses to remove, store, and redeploy the System and restore the roof penetrations to be free from leaks as of the date of removal, (E) any and all other costs and losses we incur in connection with the Customer Default, and (F) any applicable taxes (collectively, the “**Default Payment**”). After you pay us the Default Payment, we may transfer ownership of the System to you on an “As Is, Where Is” basis; provided that we will retain all rights to the System Interests (unless we have included their value as part of calculating the amount of the Default Payment). YOU AGREE THAT THE DEFAULT PAYMENT FAIRLY REFLECTS THE VALUE OF THE SYSTEM AND IS A FAIR REPRESENTATION OF THE DAMAGES AND LOSSES THAT WE MAY INCUR AS A RESULT OF A CUSTOMER DEFAULT.

Customer(s) Initials: KS	BY INITIALING, YOU AGREE TO PAY THE DEFAULT PAYMENT IN THE EVENT THIS AGREEMENT IS TERMINATED OR CANCELLED FOR ANY REASON PRIOR TO THE END OF THE INITIAL TERM, EXCEPT IN THE FOLLOWING CIRCUMSTANCES: 1. You transfer your Property after 6 years after the Activation Date and decide to either purchase or remove the System;
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2. you submit the Notice of Cancellation prior to commencement of installation of the System; or
3. an Installer Default has occurred and is continuing pursuant to Section 5(a)(iv);
4. a Force Majeure event necessitating termination has occurred.

(iv) **Installer Default.** We will be in default (*i.e.*, breach) under this Agreement if we fail to perform any material obligation under this Agreement and we have not made diligent efforts to cure such default within a reasonable time after you give us written notice of such failure ("**Installer Default**"). If an Installer Default occurs and continues due to Installer's actions or inaction for more than thirty (30) days, you may terminate this Agreement and request in writing removal of the System from your Property. To the fullest extent permitted under applicable law, you have no right to claim damages as a result of the termination of this Agreement, except for the actual costs to remove the System (if we fail to remove the System after reasonable prior written notice), and any damages to your Property that we cause in connection removal of the System.

(b) Cancellation and Termination.

(i) **Your Cancellation Rights.** There is no penalty for cancelling the Agreement by midnight of the fourteenth business day after the Transaction Date as further described in Exhibit C (the "**Customer Right to Cancel**").

(ii) **Your Termination Rights.** You may terminate the Agreement after the Customer Right to Cancel has expired under the following circumstances.

- A. **Termination for Convenience.** You may terminate this Agreement after the Customer Right to Cancel expires and before we begin work at or near your Property associated with installation of the System or EE Services, provided that you pay a termination fee in the amount of \$2200 (the "**Termination Fee**"). The Termination Fee reflects a reasonable estimate of the costs we will have incurred for services we have performed under this Agreement prior to your exercise of the Customer Termination for Convenience.
- B. **Termination for Installer Default.** If an Installer Default has occurred as set forth in Section 5(a)(iv) of the Agreement, you may terminate this Agreement by delivering written notice of termination to us.

Customer(s) _____
Initials:

KS

BY INITIALING, YOU CONSENT AND AGREE TO PAY THE TERMINATION FEE IN THE EVENT YOU CHOOSE TO TERMINATE THIS AGREEMENT MORE THAN FOURTEEN (14) BUSINESS DAYS AFTER THE TRANSACTION DATE, BUT BEFORE INSTALLER COMMENCES ANY WORK AT OR NEAR YOUR PROPERTY, AS SET FORTH IN THIS SECTION 5(f).

(iii) **Our Termination Rights.** We may terminate this Agreement prior to installation of the System or if a Customer Default has occurred as set forth in Section 5(a)(i) of the Agreement by delivering written notice of termination to you.

(iv) Consequences of Termination. Unless we transfer the System to you, we will remove the System (if it has been installed) within ninety (90) days after any termination or cancellation of this Agreement. You understand that if we remove the System, our sole obligation will be to repair and restore the rooftop penetrations to be free from leaks as of the date of removal. We will not restore or repair other portions of your Property in any other way, including (without limitation): we will not replace your roof, shingles, drywall, stucco, siding, paint, or other materials on your Property; and we may leave and not remove conduit, wires, and other System related components in our sole discretion. If we elect to terminate this Agreement, we will have no further liability to you.

(c) Limitation of Liability. NOTWITHSTANDING ANY BREACH OF THIS AGREEMENT, ANY FAILURE OF THE SYSTEM, OR ANY NEGLIGENT ACT THAT CAUSED ANY INJURY OR LOSS (WHETHER PROPERTY DAMAGE, PERSONAL INJURY, OR DEATH) TO ANYONE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, WE AND YOU AGREE THAT, UNLESS SUCH INJURY OR LOSS WAS CAUSED BY A PARTY'S GROSS NEGLIGENCE, FRAUD, WILLFUL INJURY, OR VIOLATIONS OF LAW, SUCH PARTY'S LIABILITY ARISING OUT OF OR RELATING TO SYSTEM REPAIRS OR REPLACEMENT UNDER THIS AGREEMENT, SHALL IN NO EVENT EXCEED THE DEFAULT PAYMENT, AND DAMAGE TO PERSONS AND PROPERTY, SHALL IN NO EVENT EXCEED ONE MILLION DOLLARS (\$1,000,000). YOU AND WE AGREE THAT THIS AMOUNT IS A FAIR REPRESENTATION OF THE DAMAGES THAT YOU OR WE EXPECT TO INCUR IN THE CASE OF ANY INJURY OR LOSS HEREUNDER. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, NEITHER YOU NOR WE MAY BRING A CLAIM AGAINST THE OTHER PARTY OR SUCH PARTY'S AFFILIATES, OWNERS, DIRECTORS, EMPLOYEES, AGENTS, CONTRACTORS, OR SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "**RELATED PARTIES**") FOR ANY SPECIAL, EXEMPLARY, INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES (WHETHER OR NOT THE CLAIM IS BASED ON CONTRACT, TORT, DUTY IMPOSED BY LAW, OR OTHERWISE), IN CONNECTION WITH, ARISING OUT OF, OR IN ANY WAY RELATED TO THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT OR ANY ACT OR OMISSION OR EVENT OCCURRING IN CONNECTION WITH IT. YOU FURTHER AGREE THAT NO CLAIM, LAWSUIT, OR ANY OTHER LEGAL OR ARBITRATION PROCEEDING IN CONNECTION WITH, ARISING OUT OF, OR IN ANY WAY RELATED TO THIS AGREEMENT MAY BE BROUGHT MORE THAN ONE (1) YEAR AFTER THE INCIDENT GIVING RISE TO SUCH CLAIM, OR AS LIMITED BY APPLICABLE LAW.

(d) Indemnification. To the fullest extent permitted by applicable law, each Party agrees to indemnify, advance expenses, and hold harmless the other Party and its Related Parties from any and all claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, judgments, liabilities, penalties, losses, obligations, injuries, demands, and liens of any kind or nature in connection with, arising out of, or in any way related to the indemnifying Party's breach of this Agreement, or its negligence or willful misconduct, or its violation of law. Each Party's indemnification obligations under this Section 5(d) shall not apply if the harm or damage that is the basis for such claim was caused by the negligence or willful misconduct of the indemnified Party, or its contractor, employee or agent.

(e) Class Waiver. You agree to bring claims against us only in your individual capacity and YOU ARE WAIVING THE RIGHT TO INITIATE OR PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING.

(f) Arbitration of Disputes. You and Installer each have the right to file claims in small claims court for Disputes (as defined below in this Section 5(f)) within the scope of that court's jurisdiction. Any Dispute which cannot be resolved within the jurisdiction of a small claims court shall, to the maximum extent permitted by applicable law, be resolved through alternative dispute resolution. You and we agree that we will first attempt to settle a Dispute by participating in good faith in Mediation (as defined below), administered by the American Arbitration Association ("**AAA**") with a mediator selected from the AAA National Roster of Mediators. If within

sixty (60) days after service of a written demand for mediation, the mediation does not result in settlement of the Dispute, then any unresolved Dispute arising from or relating to this Agreement or breach of it shall be resolved by binding arbitration, at the election of either party (as defined below). Such arbitration shall be administered by the AAA in accordance with AAA's Consumer Arbitration Rules. Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction.

What is mediation?	Mediation is an informal negotiation assisted by a neutral third party (the mediator). Pursuant to the Parties' Agreement, mediation is a precondition to any arbitration.
What is arbitration?	An alternative to a court case. In arbitration, a third-party arbitrator (" TPA ") resolves "Disputes" in a hearing. It is less formal than a court case.
Is arbitration different from court and jury trials?	Yes. The hearing is private. There is no jury. It is usually less formal, faster, and cheaper than a lawsuit. Pre-hearing fact finding (called "discovery") is limited. Appeals are limited. The TPA's findings are binding, and courts rarely overturn arbitration awards.
What does this cover?	All Disputes arising out of or in relation to this Agreement. This means all disputes that would usually be decided in court and are between us (or any Related Party) and you, including without limitation all claims related to or arising out of this Agreement, the System or our relationship with you (" Disputes "). Disputes include claims related to amendments, Lease Disclosures, Change Orders, any work performed at your property including but not limited to the installation or removal of the System, collections, privacy and Customer Information, claims related to the validity of this Agreement, AND THE ARBITRABILITY OF ANY DISPUTE(S). In short, Disputes has the broadest reasonable meaning.
Who handles the proceeding?	American Arbitration Association (" AAA "). The arbitration company will be the AAA, 1.800.778.7879, www.adr.org .
What are the arbitration rules?	Those in this clause along with the AAA Rules. Arbitrations are conducted under this Clause and the applicable AAA Active Rules and Procedures in effect at the time the arbitration is commenced. This Agreement is also subject to the AAA Consumer Arbitration Rules pursuant to the Consumer Due Process Protocol, which set forth certain protections to you (including a maximum filing fee). Any other arbitration rules that conflict with this Clause do not apply.
Can disputes be brought in Court?	Sometimes. Either party may bring a lawsuit if the other party does not demand arbitration. We will not demand arbitration of any lawsuit you bring as an individual action in small claims court.
Where will the arbitration hearing be held?	In your hometown area. If the Parties do not agree to the locale where the hearing is to be held, the AAA will determine the location of the hearing. You can find more information in the AAA Policy on Consumer Arbitrations, which is available here - https://www.adr.org/consumer .
Am I giving up any rights?	Yes. For Disputes subject to this clause, you give up your right to: (1) have juries decide Disputes; (2) have courts decide Disputes; (3) serve as a private attorney general or in a representative capacity; (4) join a Dispute you have with a dispute by other consumers; (5) bring or be a class member in a class action or class arbitration; and (6) have a jury trial.
Can I or another	No. AAA is not allowed to handle any Dispute between the Parties on a class or

consumer start class arbitration?	representative basis. All Disputes subject to this clause must be decided in an INDIVIDUAL arbitration. This clause will be void if a court rules that the TPA can decide a Dispute on a class basis and the court’s ruling is not reversed on appeal.
What law applies?	The Federal Arbitration Act (“ FAA ”). This Agreement involves interstate commerce. THUS, the FAA applies. The TPA must apply substantive law consistent with the FAA. The TPA must honor statutes of limitation and privilege rights. Punitive damages are governed by the constitutional standards that apply in judicial proceedings.
Can I make this clause ineffective?	No. This clause stays in force even if you: (1) cancel this Agreement; (2) default, renew, prepay, or pay the Agreement in full; or (3) go into or through bankruptcy.
Does this apply after termination?	Yes. This clause will remain in effect for Disputes that commence even after the Agreement has terminated.

Customer(s)
Initials:

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BY INITIALING, YOU CONSENT AND AGREE TO MANDATORY AND BINDING ARBITRATION SUBJECT TO THE TERMS OF THIS SECTION 5(f).

(g) Governing Law. This Agreement, and any instrument or Agreement required hereunder, shall be governed by, and construed under, the internal laws of the state where the Property is located.

(h) Force Majeure. If either you or we are unable to perform any obligation under this Agreement because of a Force Majeure Event, such affected Party will be excused from performance affected by such Force Majeure Event. “**Force Majeure Event**” shall mean any event, condition, or circumstance beyond the control of the affected Party which, by the exercise of due foresight, such Party could not reasonably have been expected to avoid, and is unable to overcome, including, *but not limited to*, action or inaction by a governmental authority or Utility or failure to obtain or maintain a permit, license, consent, or approval (*provided* that such action has been timely requested and diligently pursued), pandemic, labor dispute, flood, earthquake, volcano, fire, lightning, wind, war, act of god, pandemic, unavailability of electricity from the Utility, equipment, lack of supplies of products or equipment, power surge caused by someone other than the affected Party, or failure of equipment not under the control of the affected Party.

(i) Amendments and Waivers. This Agreement (including all exhibits and notices attached to this Agreement) may only be amended or modified by an instrument in writing signed by both you and us.

(j) Entire Agreement. This Agreement, including without limitation the Lease Disclosures (attached as Exhibit A), the Proposed System Design (attached as Exhibit B), the Notices of Cancellation (attached as Exhibit C), and the State Disclosures (attached as Exhibit D), constitutes the entire Agreement between you and us, and supersedes all prior oral and written communications relating to this Agreement or the transactions contemplated hereby. If you sign an Agreement (or any exhibit attached to the Agreement) after the Transaction Date relating to the same Property and the same System, the later-signed Agreement (or exhibit) shall supersede and replace the prior-signed Agreement (or exhibit as the case may be) in its entirety.

(k) Our Transfer. We may assign, sell, or transfer (in whole or in part) this Agreement without your consent and without notice. If an assignee agrees in writing to assume all of our rights and obligations under this Agreement, we will have no further liability or obligation to you upon the effective date of such assignment.

(l) Binding Effect. This Agreement shall be binding upon and benefit you and us and our and your respective Related Parties, legal representatives, successors, and permitted assigns. Except as expressly provided in this Agreement, you may not assign this Agreement (or any of your obligations or rights under it) without our prior written and signed consent. Any purported assignment by you without our prior written and signed consent shall be null and void. This Agreement shall inure to the benefit of and be binding upon Customer and Installer and, to the extent provided in any permitted assignment or Transfer, any assignee or Transferee, and their respective heirs, transferees, successors and assigns, and all persons claiming under them.

(m) Survival. After termination or expiration of this Agreement, any provisions which by their nature are intended to survive such termination or cancellation shall survive.

(n) Severability. If any provision of this Agreement is held to be invalid, prohibited, voidable, or otherwise unenforceable by a TPA or court of competent jurisdiction, this Agreement shall be considered divisible and such provision shall be deemed inoperative to the extent it is deemed invalid, prohibited, voidable, or unenforceable, and in all other respects this Agreement shall remain in full force and effect; *provided, however*, that if any such provision may be made enforceable by limitation thereof, then such provision shall be deemed to be so limited and shall be enforceable to the maximum extent permitted by applicable law.

(o) Counterparts. This Agreement may be executed in one or more counterparts, and all such counterparts shall be deemed to constitute one instrument. A facsimile or portable document format (“pdf”) shall constitute an original for purposes hereof.

(p) Publicity. You agree and hereby authorize us to use your Property’s photograph, video, and likeness in print media, radio, television, e-mail, social media, web materials, and any audio or video recording. We will not disclose your personally identifying information (except as provided in Section 5(u)).

(q) System Hazards. The System may contain hazardous materials, which could pose dangers related, but not limited, to health hazards, fire hazards, high-voltage hazards, mechanical damage, severe personal injury and even death.

(r) Lenders’ Rights. In order to clarify your and our obligations in the event of a foreclosure of the Property, and to ensure compliance of this Agreement with Fannie Mae’s Selling Guide Topic B2 3-04 (as published on December 16, 2020 and periodically updated after that date) (the “**Fannie Mae Requirements**”), notwithstanding anything to the contrary contained in this Agreement, you and we agree as follows: (i) *Home Value*. The System should not be included in the appraised value of the Property. (ii) *Utility Power*. You are required to maintain access and connection to the Utility at all times throughout the Initial Term. (iii) *Debt-to-Income*. Because this Agreement provides for a fixed Monthly Payment for a specific Guaranteed Output of Electricity (as described in the Lease Disclosures), your payment under this Agreement should be excluded from the debt-to-income (DTI) ratio in accordance with the Fannie Mae Requirements. Notwithstanding the foregoing, we provide this information to you for informational purposes only. We do not provide any representation or guarantee concerning the decisions that may be made by any financing party or property transferee in the future. (iv) *Damage to the Property*. We will repair any damage to the Property or your belongings that we cause, except as limited elsewhere in this Agreement. Upon removal of the System, we will repair and restore all rooftop penetrations to be free from leaks; *provided, however*, we will not restore or repair other portions of your Property in any other way, including (without limitation): we will not replace your roof, shingles, drywall, stucco, siding, or other materials on your Property; and we may leave and not remove conduit, wires, and other System related components in our sole discretion. (v) *Customer’s Property Insurance*. We agree not to be named a loss

payee or a named insured on your property insurance policy covering your Property. (vi) *Foreclosure*. If the Property is transferred to another person or entity by reason of foreclosure, trustee’s sale, deed in lieu of foreclosure, or other proceeding for the enforcement of a security instrument on the Property, the transferee (including its successors and assigns, the “*Foreclosure Transferee*”) may elect one of the following options: (A) request that we remove the System within ninety (90) days, and, to the extent this Agreement runs with the land, terminate this Agreement; (B) assume the obligations in writing under this Agreement and become the beneficiary hereunder, without payment of any transfer charge or similar fee; or (C) enter into a new Agreement with us on terms no less favorable than this Agreement. In addition to electing one of the foregoing options, the Foreclosure Transferee shall be required to provide written notice to us concerning the date of the foreclosure and documentation reasonably satisfactory to us that evidences the Foreclosure Transferee’s ownership of the Property.

(s) Our Insurance. As of the Transaction Date, we and our affiliates carry the following insurance: (i) commercial general liability insurance written by Berkley Specialty Insurance Company (Policy No. CGL0137163-21 in the amount of \$2,000,000 (\$1,000,000) per occurrence; (ii) workers’ compensation insurance for all employees, written by Ohio Security Insurance Co (Policy No. XWS61412682) in the amount required by applicable law; and (iii) property and casualty insurance, written by Erie Insurance Exchange (Policy No. Q45-1150837).

(t) Casualty Event. If the System is damaged or destroyed by fire, storm, flood, earthquake, or other disaster or accident (each, a “*Casualty Event*”) fully covered by our insurance, we will repair or replace the damaged portions of the System as we deem necessary.

(u) Data concerning you, the System, and your Property. We may collect and store: nonpublic personal information about you, your income, your participation in certain income-based Utility, state or federal government administered benefit programs, the System, your credit report, and other related information; and may install, operate, and maintain an electricity consumption monitoring device on your Property that we may use to collect and store information about electricity usage at your Property (collectively, “*Data*”). You agree that we may use, store, and disclose the Data to our assignees, affiliates, actual or prospective lenders, financing parties, investors, insurers, and acquirers. You also agree to provide to us directly, or work with us and your Utility to authorize your Utility to provide to us, Data associated with your electricity usage from the five years prior to the Transaction Date and throughout the Initial Term. We use certain physical and technical safeguards that are designed to improve the integrity and security of Data in our possession and control. We cannot, however, ensure or warrant the security of all Data or guarantee that Data may not be accessed or disclosed by breach of our physical or technical safeguards. So long as no Customer Default has occurred or is continuing under the Agreement, we will make certain Data available to you via the SSDC Account Center, *available on the Solar Solution DC GTR Mobile Application* (on the Google or Apple App Store). You agree that we may share your name, contact information, Property location, and other information we have collected or obtained about you, including the Data (“*Customer Information*”) with our affiliates. You authorize us, our affiliates, and others that may act on our behalf to make calls and send SMS text messages to you for marketing and other business purposes. You may opt-out of receiving marketing communications by calling or emailing our customer service department at Outreach@SolarSolutionDC.com.

Customer(s) Initials: <u>KS</u>	BY INITIALING, YOU AGREE THAT WE MAY SHARE CUSTOMER INFORMATION WITH OUR AFFILIATES, AND THAT OUR AFFILIATES MAY CONTACT YOU.
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(v) Autodialed Telephone Calls and Text Messages. You consent to receive autodialed telephone calls and text messages from us, our affiliates, our contractors, or anyone else on our behalf at any telephone number that you have provided or later provide to us, including the telephone number set forth on the first page of this Agreement. These telephone calls and text messages may relate to any aspect of this Agreement or your relationship with us and may be sent using an automatic telephone dialing System and may contain a prerecorded or artificial voice message. Standard call and text message charges may apply from your wireless provider, and you agree that we will not be liable for any such fees. If you would like to receive promotional calls and text messages from us, please review and initial the Agreement below – you do not have to agree to receive these promotional calls and text messages to do business with us. To the extent you have the right to revoke the above consent under applicable law, you may do so only by contacting us at Outreach@SolarSolutionDC.com

THIS CONSENT IS OPTIONAL. YOU DO NOT NEED TO AGREE IN ORDER TO DO BUSINESS WITH US.

Customer(s)
Initials:

_____ BY INITIALING HERE, YOU AGREE THAT WE (AND OUR AFFILIATES, CONTRACTORS, OR ANYONE ELSE ON OUR BEHALF) MAY INITIATE MARKETING TELEPHONE CALLS AND TEXT MESSAGES TO YOU AT _____. THESE CALLS OR MESSAGES MAY BE SENT WITH AN AUTOMATIC TELEPHONE DIALING SYSTEM AND MAY CONTAIN A PRERECORDED OR ARTIFICIAL VOICE MESSAGE.

(w) Credit Authorization. In connection with the execution of this Agreement and at any time during the Initial Term, you agree that we may (i) obtain your credit rating (including, without limitation, your FICO® score) and consumer report from credit reporting agencies; (ii) obtain a report of your employment, rental, and criminal background histories; (iii) report your payment performance to credit reporting agencies; and (iv) disclose this and other information to our assignees, affiliates, actual or prospective lenders, financing parties, investors, insurers, and acquirers.

THIS CONSENT IS ONLY REQUIRED FOR A LEASE WITH MONTHLY PAYMENTS GREATER THAN \$0.00.

Customer(s)
Initials:

N/A

_____ BY INITIALING HERE, YOU AGREE THAT INSTALLER MAY OBTAIN YOUR CREDIT REPORT (this may affect your credit rating).

(x) Electronic Records. You may be entitled by law to receive certain information “in writing.” You agree that all information, documents, disclosures, notices, and Agreements between you and us in electronic form (collectively, “**Electronic Records**”) will be deemed to be “in writing.” You further agree that we may use and obtain from your electronic signatures (such as by clicking, checking, or signing using a digital pen) in the processing of Electronic Records. We will provide the Electronic Records to you by emailing them to you at the most recent e-mail address that we have on file and/or by making Electronic Records available to you from your account on the Solar Solution DC GTR Mobile Application (on the Google or Apple App Store). You must notify us of any change in your e-mail address. If we send an Electronic Record to you, but you do not receive it because the most recent e-mail address that we have on file for you is incorrect, out of date, blocked by your service provider, filtered by your service provider as “spam” or “junk mail”, or you are otherwise unable to receive the

Electronic Record, we will be deemed to have provided the Electronic Record to you. You must have a device with an Internet connection, a compatible web browser, software to read a PDF (e.g., Adobe Acrobat Reader), and a valid and accessible e-mail account. You may request a paper copy of any Electronic Record, and we will send your paper copy to you via U.S. mail within ninety (90) days. You may opt-out of receiving Electronic Records by calling or emailing our customer service department at Outreach@SolarSolutionDC.com.

Customer(s) _____ Initials: <u>RS</u>	BY INITIALING, YOU AGREE TO RECEIVE DISCLOSURES FROM US ELECTRONICALLY, OTHERWISE AGREE TO THE PROVISIONS OF THIS SECTION 5(x).
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(y) Further Amendments and Assurances. Upon our reasonable request, you agree to amend this Agreement and enter into other documents or instruments; *provided* that such amendment does not materially impair your rights or substantially increase your obligations under this Agreement.

(z) Successors and Assigns. This Agreement touches and concerns the land and shall constitute a covenant running with the land upon which the Property sits and the System will be installed, and shall inure to the benefit of, and be binding upon, any successors in title to SSDC and Customer, and may be amended only by an instrument in writing signed by the Parties. This Agreement and the Lease and rights granted herein shall not be sold, transferred, assigned, or conveyed by Customer except as part of concurrent transfer or conveyance to the same party of Customer’s fee title to the Property. This Agreement shall inure to the benefit of and be binding upon Customer and SSDC, and their respective heirs, transferees, successors and assigns, and all persons claiming under them. References to “Lessor” or “SSDC” in this Agreement shall be deemed to include assignees that hold a direct ownership interest in this Agreement and actually are exercising rights under this Agreement to the extent consistent with such interest.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE AND NOTICE TO CUSTOMERS

- A. LIST OF DOCUMENTS TO BE INCORPORATED INTO THE CONTRACT. These documents are incorporated into this Agreement and apply to the relationship between you and us: (1) Residential Solar System Lease Agreement; (2) Lease Disclosures attached as Exhibit A; (3) Proposed System Design attached as Exhibit B; (4) the Notices of Cancellation attached as Exhibit C; (5) the State Disclosures attached as Exhibit D; and (6) any attachments, disclosures and exhibits, as applicable.
- B. IF YOU DO NOT ELECT ANY OF THE END-OF-INITIAL TERM OPTIONS SET FORTH IN SECTION 2(a), THIS AGREEMENT WILL AUTOMATICALLY RENEW ON A YEAR-TO-YEAR BASIS. READ SECTION 2(b) FOR MORE INFORMATION.
- C. DO NOT SIGN THIS AGREEMENT IF THIS AGREEMENT CONTAINS ANY BLANK SPACES. You are entitled to a completely filled in copy of this Agreement, signed by both you and us, before we commence any work at the Property.
- D. NOTICE TO THE LESSEE (YOU): This is a lease. You are not buying the System. Do not sign this lease before you read it. You are entitled to a completed copy of this lease when you sign it.
- E. THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES – SEE SECTION 5(f).
- F. YOU, THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE FOURTEENTH BUSINESS DAY AFTER THE DATE OF THE TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM (EXHIBIT C) FOR AN EXPLANATION OF THIS RIGHT.

Customer(s) Signatures

Signature: Rebecca Sturtevant

Name: Rebecca Sturtevant

Date: 5/29/2025

Signature: _____

Name: _____

Date: _____

Sales Representative

Signature: Malik Hodge

Name: Malik Hodge

Date: 6/11/2025

EXHIBIT A

LEASE DISCLOSURES

We are required by law to deliver to you the following disclosures:

<u>Account No.:</u>	
<u>Customer Name(s):</u>	Rebecca Sturtevant
<u>Property Address:</u>	930 Shepherd St NW, Washington, DC 20011, USA
<u>System Size (kW):</u>	6.48
<u>First Year Estimated Performance (kWh):</u>	7190
<u>Equipment Leased:</u>	We will install solar panels, together with inverter(s), racking, cabling and other components. Solar panels may be manufactured by one or more of the following: Silfab Solar Inc., Hyperion Solar. *This description of leased equipment is an estimate. We do not anticipate that the equipment listed above will materially change prior to installation. However, we reserve the right to change the Proposed System Design, System Location, and components of the System in accordance with the terms of the Agreement.
<u>Payment Dates:</u>	As set forth in <u>Section 3(b)</u> of the Lease, the Monthly Payment is due upon your receipt of the invoice. All payments are due on the due date reflected on the invoice.
<u>Payment Frequency:</u>	Monthly
<u>Number of Payments:</u>	240 during Initial Term of the Lease.
<u>Total Cost of Lease:</u>	\$ 0.00 (with no late payments).
<u>Monthly Payments:</u>	\$ 0.00
<u>Insurance:</u>	You are not required to have insurance specifically for the System. You are required to have insurance for the Property on which the System is installed.
<u>Early Purchase Option:</u>	You do not have an early purchase option under this Agreement.

<u>Amount Due at Lease Signing or Delivery:</u>	<u>Monthly Payments:</u>	<u>Other Charges</u> (not part of your Monthly Payment):	<u>Estimated Total of Payments</u> (the amount you will have paid by the end of the Lease):
Nothing.	Your Monthly Payment each month throughout the Initial Term is \$ 0.00.*	\$5 fee if you fail to pay by AutoPayment.	\$ 0.00
Your first Monthly Payment is due one month after the Activation Date, which is estimated to be the twentieth (20th) of the month, and your further payments are due within ten (10) days of the invoice date thereafter. The total of your monthly payments is \$ 0.00.* *These amounts include taxes.			
<u>End of Initial Term Purchase Option:</u>	If you elect the End of Initial Term Purchase Option set forth in <u>Section 2(a)(ii)</u> of the Lease, the price will be determined by reference to a readily available independent		

	source which we will identify and disclose to you at least one hundred eighty (180) days prior to the end of the Initial Term.
Other Important Terms:	See the Lease for additional information on early termination and maintenance responsibilities, warranties, default charges, activation fees, insurance, and any security interest, if applicable.

Customer(s) RS BY INITIALING, YOU ACKNOWLEDGE RECEIPT OF THESE LEASE DISCLOSURES,
Initials: AS OF THE TRANSACTION DATE.

EXHIBIT B
SYSTEM DESIGN

(see attached at end)



EXHIBIT C
NOTICE OF CANCELLATION
(Customer Copy)

Transaction Date: 5/29/2025

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN FOURTEEN (14) BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER’S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE, OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO SOLAR SOLUTION DC, LLC AT 4700 14th ST NW, WASHINGTON DC, 20011, ATTENTION: MANAGEMENT NOT LATER THAN MIDNIGHT OF 14 BUSINESS DAYS FROM 5/29/2025.

I HEREBY CANCEL THIS TRANSACTION.

Date: _____

Customer’s Signature: _____

Customer(s) KS BY INITIALING, YOU ACKNOWLEDGE RECEIPT OF THIS NOTICE OF CANCELLATION, AS OF THE TRANSACTION DATE.

Initials:

NOTICE OF CANCELLATION

(SSDC Copy)

Transaction Date: 5/29/2025
Account No.: _____

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN FOURTEEN (14) BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE, OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO SOLAR SOLUTION DC, LLC AT 4700 14th ST NW, WASHINGTON DC 20011, ATTENTION: MANAGEMENT NOT LATER THAN MIDNIGHT OF 14 BUSINESS DAYS FROM 5/29/2025.

I HEREBY CANCEL THIS TRANSACTION.

Date: _____

Customer's Signature: _____

EXHIBIT D
STATE DISCLOSURES
(District of Columbia)

1. Our Licenses. For information about contractor license and registration requirements, contact the Washington D.C. Department of Consumer and Regulatory Affairs at 202.442.4400 or online at <https://dcra.dc.gov>. Solar Solution DC, LLC (COMPANY EIN: 81-3417904) is a licensed contractor in District of Columbia, License No. 410522000557. For general information about our licenses, please visit www.SolarSolutionDC.com.

2. **BUYERS RIGHT TO CANCEL.**

If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight of the fourteenth business day after you signed this agreement. The notice must be mailed to: SOLAR SOLUTION DC, LLC AT 4700 14th ST NW, WASHINGTON DC, 20011, ATTENTION: MANAGEMENT.

3. 30-Day Period Following Payment-Related Default. Notwithstanding anything in the Agreement regarding your default and our remedies in the event of such default, during the thirty-day period after a default based solely on your failure to make payments as required under the Agreement, we may not (a) accelerate the unpaid balance of the Agreement, (b) bring action against you, or (c) proceed against the collateral.

4. Right to Cure. Notwithstanding Section 5(a) of the Agreement, unless we first (a) notify you that we have elected to accelerate the unpaid balance of the Agreement because of default, (b) bring an action against you, or (c) proceed against the collateral, you may cure a default consisting of a failure to pay money by tendering the amount of all unpaid sums due at the time of tender, without acceleration, plus any unpaid delinquency or deferral charges. Cure restores you to your rights under the Agreement as though the default(s) cured had not occurred.

5. Automatic Renewal. As required by law, we will send you a notice of the first automatic renewal and annually thereafter. The notice will be sent to you no fewer than thirty (30) days and no more than sixty (60) days before the cancellation deadline for the first automatic renewal, and no fewer than thirty (30) days and no more than sixty (60) days before each year after the first automatic renewal. The notice will disclose (a) that unless you cancel the Agreement, it will automatically renew; (b) the cost of the goods or services for the term of the renewal; (c) the deadline by which you must cancel the Agreement to prevent automatic renewal; and (d) the methods by which you may obtain details of the automatic renewal provision and cancellation procedures, including by contacting us at a specified telephone number, e-mail address, or by another easily accessible form of communication, such as within a mobile phone application.

Customer(s) <u> KS </u> Initials:	BY INITIALING, YOU ACKNOWLEDGE RECEIPT OF THESE STATE DISCLOSURES, AS OF THE TRANSACTION DATE.
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☐ Community Renewable Energy Facility (interconnection with EDC).

☐ Export Power (CG SPP Schedule) (Unit will operate in parallel and will export power, but does not fit the criteria established in the District of Columbia Customer Net Energy Metering Contract for net metering.)

Note: if Unit will operate in parallel and participate in the PJM market(s), unit will need to obtain an interconnection agreement from PJM.

☐ Back-up Generation (Units that temporarily parallel for more than 100 milliseconds.)

Note: Backup units that do not operate in parallel for more than 100 milliseconds do not need an interconnection agreement.

☐ PJM Demand Response Market Participant (System will not export energy):

Energy, Capacity, Load Reduction and/or Synchronized Reserve Markets: ☐ Yes ☐ No

Regulation Market: ☐ Yes ☐ No (if no, would have to re-apply in future if change to frequency regulation)

Estimated Commissioning Date: _____

Insurance Disclosure

The attached terms and conditions contain provisions related to liability, and indemnification and should be carefully considered by the interconnection customer. The interconnection customer is not required to obtain general liability insurance coverage as a precondition for interconnection approval; however, the interconnection customer is advised to consider obtaining appropriate insurance coverage to cover the interconnection customer's potential liability under this agreement.

Customer Signature

I hereby certify that: 1) I have read and understand the terms and conditions which are attached hereto by reference and are a part of this agreement; 2) I hereby agree to comply with the attached terms and conditions; and 3) to the best of my knowledge, all of the information provided in this application request form is complete and true.

Interconnection Customer Signature: Rebecca Sturtevant

Title: Pepco Account Holder Date: 5/29/2025

Small Generator Facility Interconnection

Certificate of Completion Form¹

Interconnection Customer Contact Information

Name: Rebecca Sturtevant

Mailing Address: 930 Shepherd St NW, Washington, DC 20011, USA

City: _____ State: _____ Zip Code: _____

Telephone (Daytime): (802) 598-6445 (Evening): _____

Facsimile (FAX) Number: _____ Email Address: _____

Equipment Contractor Name:

Name: Solar Solution

Mailing Address: 4700 14th St NW

City: washington State: DC Zip Code: 20011

Telephone (Daytime): 202-249-1112 (Evening): _____

Facsimile (FAX) Number: _____ Email Address: utilities@solarsolutiondc.com

Final Electric Inspection and Applicant Signature

The Small Generator Facility is complete and has been approved by the local electric inspector having jurisdiction. A signed copy of the electric inspector's form indicating final approval is attached. The Interconnection Customer acknowledges that the Small Generator Facility is not ready for operation until receipt of the final acceptance of an approval by the Electric Distribution Company ("EDC") as provided below.

Signed: Rebecca Sturtevant

(Signature of Interconnection Customer)

Date: 5/29/2025

Printed Name: Rebecca Sturtevant

Title: Pepco Account Holder

Check if copy of signed electric inspection form is attached ☐

Columbia. The effective Net Energy Metering rules of the Commission are applicable to this Contract.

ARTICLE XVII: INTEGRATION

The terms and provisions contained in this Contract between the Customer and the Company constitute the entire Contract between the Customer and the Company for Net Energy Metering and shall supersede all previous communications, representations, or agreements, either verbal or written, between the Customer and the Company regarding Net Energy Metering

ARTICLE XVIII: INTERPRETATION

If any inconsistency exists between any provision in Articles I through XVII of this Contract, Pepco may in its sole discretion choose which provision shall control.

ARTICLE XIX: SEVERABILITY

The invalidity of any provision of this Contract shall not affect the validity or enforceability of any other provision set forth herein.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, all as of the day and year first above written.

Potomac Electric Power Company

By: _____

Title: _____

Date: _____

Net Metering Customer

By: Rebecca Sturtevant

Title: Home Owner

Date: 5/29/2025



DC BUILDING CODE PERMIT APPLICATION SUPPLEMENT

Request for Acceptance of Certification of Structural Design

Property owners seeking a building permit in the District of Columbia ("DC") may request that the Department of Consumer and Regulatory Affairs ("DCRA") accept the certification of a District of Columbia licensed structural engineer in lieu of structural review of the plans by DCRA. Acceptance the certification is at the discretion of the Chief Building Official, 1 and does not exempt the permit applicant from non-structural reviews of the plans by DCRA.

In order to qualify under the structural certification provision, the property owner and a professional engineer duly licensed in DC in the field of structural engineering ² must both sign and certify that the plans were prepared by or under the supervision of the undersigned engineer, by executing the certifications below.³

Each sheet of each set of plans submitted with and under a structural certification must include the following statement: "Structural plans certified as provided in Section 106.1.4.1 of the D.C. Construction Codes."

Portions of structural plans not certified as such shall be reviewed for compliance with the D.C. Construction Codes.

BUILDING PERMIT APPLICATION DETAILS:

Permit Number: _____ Application Submission Date: _____

Lot: _____ Square: _____ Zone: _____

Street Address: _____ 930 Shepherd St NW, Washington, DC 20011, USA

PROPERTY OWNER CERTIFICATION:

Property Owner's Full Legal Name (printed): _____ Rebecca Sturtevant

Upon certification of the undersigned, whom to the best of my knowledge is a currently licensed structural engineer in the District of Columbia, I request that the structural certification of the abovementioned plans be accepted as sufficient pursuant to Section 106.1.4.1 of the D.C. Construction Codes. I represent and warrant that I am the property owner of the above-reference property.

Signature: _____ Rebecca Sturtevant Date: 5/29/2025

¹ Section 106.1.4.1 of the D.C. Construction Codes (2013), Title 12A of the District of Columbia Municipal Regulations ("DCMR")

² Pursuant to Chapter 15 of Title 17 of the DCMR.

³ Falsification is subject to criminal penalties. 12A DCMR 105.3.3.2. Omissions or errors may result in a permit being rejected or revoked. 12A DCMR 105.6.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF BUILDINGS
PERMITS OPERATION DIVISION**



**APPLICATION FOR ZONING SELF-CERTIFICATION FOR A SOLAR SYSTEM PERMIT
FOR ONE FAMILY DWELLINGS, FLATS, AND/OR ASSOCIATED ACCESSORY BUILDINGS**

Permit Application #: _____ **Square:** _____ **Lot:** _____ **Zone:** _____

Address: 930 Shepherd St NW, Washington, DC 20011, USA

I, Solar Solution DC LLC, the contractor/engineer for this Permit Application certify that:

1. I am currently licensed in the District of Columbia as a ☒ Contractor OR ☐ Engineer (check one);
2. My license (# 410522000557) is in full force and effect and has never been suspended or revoked;
3. I am in compliance with the "Clean Hands" requirement of D.C. Official Code Section 47-2862 as shown by the attached [Clean Hands Certificate](#);
4. I, my company, and projects I have worked on have received 0 Stop Work Orders over the prior twelve (12) month period;
5. I am not now, and have not previously been, subject to disciplinary action by the District of Columbia Board of Professional Engineering; and
6. The plans submitted with the Building Permit Application indicated above accurately depict the associated solar system and show that the proposed solar system is located on the roof of a one family dwelling or flat, or an accessory building to those uses, and meets the following criteria:
 - the solar panels are not attached to or hanging down from the side of a penthouse, rooftop structure, or parapet, and do not exceed: (1) for rooftop-mounted panels, a two feet (2 ft.) maximum height above the roof, measured from the surface of the roof upon which they sit; or (2) for parapet-mounted panels, a one foot (1 ft.) maximum height above the top of the side wall parapet;
 - the solar panels must be set back one-to-one (1:1) from the front building wall; and
 - are entirely on the roof and within the footprint of an existing building.
 - Satisfaction of the aforementioned criteria is depicted on page PV01 of the plans.

By executing and providing this Solar System Zoning Self-Certification, I, together with Rebecca Sturtevant, the owner of the property subject to this Permit Application, acknowledge that any false statement, misrepresentation of fact, or inaccuracy in the document or plans referenced in the Permit Application shall provide DOB with grounds to:

- revoke any building permit or certificate of occupancy issued by DOB in reliance thereon;
- require the contractor and/or owner to mitigate any resulting problems, up to and including removing the solar system and returning the roof to the condition existing prior to the installation of the solar system; and
- bar the contractor and/or owner from utilizing the Solar System Zoning Self-Certifications for any property in the future, either temporarily or permanently, in addition to any other fines or penalties incurred.

We further acknowledge that acceptance of this Solar Zoning Self-Certification is not, and shall not be construed as, an approval of any violation of the provisions of the District of Columbia Construction Codes and Zoning Regulations or of other laws or regulations of the District of Columbia, full compliance with which is the responsibility of the owner and owner's agent and of the contractor or engineer associated with this Permit Application and this Zoning Self-Certification.

We further acknowledge that DOB may, at its sole discretion, deny this Solar System Self-Certification where DOB determines that the zoning self-certification is an unsuitable compliance approach for any reason.

Contractor: <u>Solar Solution DC LLC</u> Name: <u>Solar Solution DC LLC</u> Date: _____	Property Owner: <u>Rebecca Sturtevant</u> Name: <u>Rebecca Sturtevant</u> Date: <u>5/29/2025</u>
---	--

Accepted by DOB on _____ by _____ (Title: _____)



SCHEDULE A
Generator Owner's Consent

The undersigned on behalf of the Generator Owner, Rebecca Sturtevant,¹
represents to PJM Environmental Information Services, Inc. ("EIS") that:

1. I/we am/are the Generator Owner who holds legal title to the Generating Unit(s) designated below.
2. I/we, the Generator Owner, (check one)
 - ☒ Hereby grant authority and permission to Account Holder, Solar Solution DC LLC,² to create and trade all Certificates associated with the following Generating Unit(s), which Certificates shall also be registered to the GATS account(s) of the Account Holder.
 - ☐ Hereby elect to create and trade all Certificates associated with the following Generating Unit(s) within my own GATS account.
3. I/we, the Generator Owner, further represent that I/we have not granted similar authority or permission to any other subscriber or account holder for use in the GATS or any similar system.
4. I/we, the Generator Owner, understand that this Consent supersedes any and all Consents that have been submitted prior to the Date specified herein. Any and all prior Consents will be considered null and void and the assignment of rights terminated.
5. The assignment of rights that occurs within this Consent does not absolve the Generator Owner from upholding any contractual obligations that exist outside of GATS.
6. By executing this Consent the Generation Owner represents it does not have any contractual obligations that would preclude the execution of this Consent.

Generating Unit Name and Address Optional: [Generating Unit Size/System Size]	PJM MSET ID or EIA Plant Code and Generator Identifier (as applicable)
930 Shepherd St NW, Washington, DC 20011, USA	
Washington, DC	

GENERATOR OWNER³

Rebecca Sturtevant

Name: Rebecca Sturtevant

Title: Homeowner

Date: 5/29/2025

DC Department of Buildings

NOTIFICATION OF INTENT TO USE THIRD-PARTY INSPECTION AGENCY

LANGUAGE: ☒ English ☐ Spanish ☐ Chinese ☐ Vietnamese ☐ Amharic ☐ Other _____

The purpose of this Notification is to advise the District of Columbia Department of Buildings (DOB) of the Permit Applicant’s intention to utilize third-party inspection services in connection with the following construction project. Please use a separate form for each third-party agency being used on the project. Once a project is assigned as being third party inspected, the entire project must be inspected as such (every discipline, every inspection).

SUBMIT THIS FORM ONLY. NO ADDITIONAL ATTACHMENTS ARE REQUIRED.

Section A: Property Owner/Agent Information

Owner/Agent Name Rebecca Sturtevant
Telephone Number (802) 598-6445 Email Address (required) rasturtevant@gmail.com
Project Name _____
Project Address 930 Shepherd St NW, Washington, DC 20011, USA

Section B: Primary Third-Party Inspection Agency Identification

Third Party Agency TES, LLC Primary Agency? Check One ☒ Yes ☐ No
DOB Certification Number 400324804840
Projected/Actual Date of First Inspection _____ DOB may audit inspections after project has begun.

Section C: Permits (list all applicable permits and numbers issued for the above noted project)

Primary Building	
Building	
Mechanical	
Electrical	
Elevator	
Plumbing	
Fire	
Other	

Please note any additional relevant permit information or comments below:

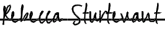
SOLAR PANEL INSTALLATION

Section D: Acknowledgements

By submitting this form, I certify that the above statements on this application are true and complete to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia. Signature/submission by a Third Party Agency indicates a contractual relationship between that agency and the building owner. The making of false statements on this application is punishable by criminal penalties (DC Code SEC. 22-2514). Submission of the online form does not require signatures.

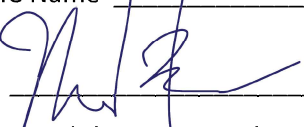
Property Owner

Owner/Agent Name Rebecca Sturtevant Title Homeowner

Signature  Signature Date 5/29/2025

Third Party Inspection Agency

Agent or PIC Name Ted Bekele Title President

Signature  Signature Date _____

I/We understand that anyone who makes a false statement on this form can be criminally prosecuted; and, if convicted, fined up to \$1000, imprisoned up to 180 days, or both, under D.C. Official Code § 22-2405.

FOR OFFICIAL USE ONLY

ACCEPTED FOR DOB BY:

STAFF NAME _____ SIGNATURE _____

TITLE _____ DATE _____

DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse or mismanagement involving any DC government agency, official or program, Contact the Office of the Inspector General (OIG) at (202) 727-0267 or (800) 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties or criminal prosecution in appropriate cases.

NOTICE OF NON-DISCRIMINATION: In accordance with DC Human Rights Act of 1977, as amended, DC Code Section 2.1401.01 et seq., ("the Act") the District of Columbia does not discriminate on the basis of race, color, national origin, sex, age, marital status, sexual orientation, family responsibilities, matriculation, political affiliation, disabilities, source of income, or place of residence or business. Discrimination in violation of this act will not be tolerated. Violators will be subject to disciplinary action.

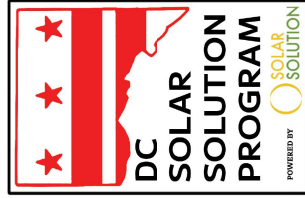
930 Shepherd St NW, Washington, DC 20011, USA

Malik Hodge
4700 14th St NW Washington DC 20011
mhodge@solarsolutiondc.com
+1 202 758 7929



This program is a Power Purchase Agreement (PPA). A solar system will be installed at NO UPFRONT COST. The electricity produced from solar panels will:

- Cost less than Pepco's current rate, locked-in for 20 years.
- Reduce your Pepco usage (you will still be billed from Pepco for any grid power used).



Program Overview

Upfront Cost

Number of Panels Installed	\$0.00
Fixed Solar Rate (per/kwh):	16
Est. Annual Solar Output	\$0.00
	7,190 kWh
Est. First Year Savings:	\$1,114.52
Average Monthly Saving:	\$92.88
Estimate Lifetime Saving:	\$38,069.41

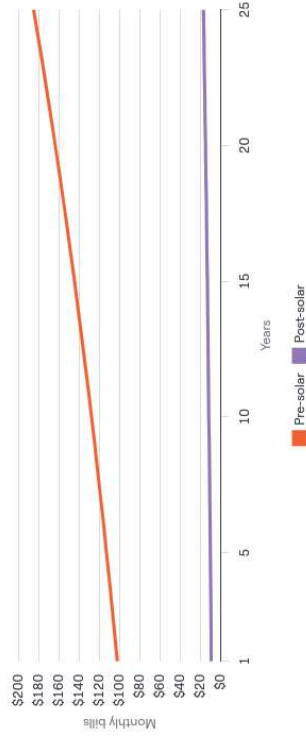
Monthly Cost

\$0.00

Program Details

Agreement Term:	20 Years	BEFORE SOLAR: Value of Solar Output Paid to Pepco	\$1,114.52
Solar Rate Annual Escalation:	0%		
Manufacturer Warranty	25 Years	WITH SOLAR: What You Pay for Solar Output (\$0.00/kWh)	\$0.00
Lien on Property:	Not Required		
Credit check	Not Required	Percentage Saved:	100%

Your Savings Graph



Solar Layout on Roof



*System size may change during permitting review or installation which may change final monthly payment amount. If system size changed, updated proposal will be provided.

Certificate Of Completion

Envelope Id: 416F3CE2-17AE-48BD-84BB-7705204995DB

Status: Completed

Subject: Please DocuSign: Solar Solution \$0.00 Solar Contract

Source Envelope:

Document Pages: 36

Signatures: 9

Envelope Originator:

Certificate Pages: 2

Initials: 13

Solar Solution

AutoNav: Enabled

4700 14th St NW

Envelopeld Stamping: Enabled

Washington, DC 20011

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

sales@solarsolutionllc.com

IP Address: 20.236.201.102

Record Tracking

Status: Original

Holder: Solar Solution

Location: DocuSign

5/29/2025 10:26:34 AM

sales@solarsolutionllc.com

Signer Events

Signature

Timestamp

Malik Hodge

Completed

Sent: 5/29/2025 10:26:38 AM

mhodge@solarsolutiondc.com

Viewed: 5/29/2025 10:26:46 AM

Security Level:

Signed: 5/29/2025 10:26:51 AM

.None

Using IP Address: 172.56.32.107

ID: a2d28643-349d-4ae0-9d1b-4974ea681081

5/29/2025 10:26:33 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Rebecca Sturtevant

Rebecca Sturtevant

Sent: 5/29/2025 10:26:54 AM

rasturtevant@gmail.com

Viewed: 5/29/2025 10:27:36 AM

Security Level: Email, Account Authentication

Signed: 5/29/2025 10:47:55 AM

(None)

Signature Adoption: Pre-selected Style

Using IP Address: 146.75.222.185

Signed using mobile

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Malik Hodge

Malik Hodge

Sent: 5/29/2025 10:48:04 AM

mhodge@solarsolutiondc.com

Resent: 6/11/2025 1:18:53 PM

Security Level: Email, Account Authentication

Resent: 6/11/2025 2:07:30 PM

(None)

Viewed: 6/11/2025 2:07:53 PM

Signature Adoption: Pre-selected Style

Using IP Address:

Signed: 6/11/2025 2:08:02 PM

2607:fb91:87d:9009:a94a:ce18:9405:2fc0

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Project Coordinator

Completed

Sent: 6/11/2025 2:08:06 PM

Admin@solarsolutiondc.com

Resent: 6/11/2025 2:17:55 PM

Security Level: Email, Account Authentication

Viewed: 6/11/2025 2:18:25 PM

(None)

Signed: 6/11/2025 2:21:33 PM

Using IP Address:

2607:fea8:4cc0:64d0:653f:3cdb:cd25:ccdd

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/29/2025 10:26:38 AM
Certified Delivered	Security Checked	6/11/2025 2:18:25 PM
Signing Complete	Security Checked	6/11/2025 2:21:33 PM
Completed	Security Checked	6/11/2025 2:21:33 PM
Payment Events	Status	Timestamps