REDACTED

Eagleville Green

Planned Tenant Benefits

Eagleville Green intends to utilize the RRES tariff bonus to provide a range of tenant benefits resulting from the new construction and rehabilitation activities at Eagleville Green. The value of these benefits, on a combined current and present value, total [redacted] which greatly exceed 25% of the net present value of the project's RRES tariff.

Energy Efficient Split System Heat Pumps and Hot Water Heat Pumps): All 42 units at Eagleville Green will have contain highly efficient heat pumps for heating and cooling, as well as domestic hot water. The provision of heat pump technology for heat, cooling and domestic hot water provides a benefit of creating a healthier, more comfortable living environment for the families that will occupy the property and avoids instances of households having to purchase costly, less efficient window cooling units. The total cost of this benefit is [redacted] (see attached).

Energy Efficient Appliances: All of the tenants occupying units at Eagleville Green will have the benefit of being provided energy efficient washers and dryers, and kitchen microwaves in addition to the standard stoves and refrigerators (also energy efficient). Units in the handicapped units will also be ADA accessible. The provision of the washers/dryers and micro waves creates a significant benefit to those households who might not be able to afford to purchase these units themselves. The total cost of this benefit is [redacted] (see attached).

Broadband Internet Services: Eagleville Green intends to utilize the RRES tariff bonus to purchase broadband internet service and provide this service free of charge to all residents of the project. The provision of free internet service to low and moderate-income families achieves the widely-recognized outcomes of broadband connectivity that touch on every aspect of life from greater access to education, healthcare, employment opportunities, to a basic improvement in one's quality of life though greater social and community interactions.

Eagleville Green has already contracted with Spectrum/Charter Communications for the installation and internet service to all 42 units in the project with an estimated initial annual cost of [redacted] unit/per month), escalated by 5% per year (see attached). The Present Value of this benefit over 20 years as shown below is [redacted]

REDACTED

Eagleville Green - Heat and Hot Water Equipment

Item	Quantity	Price	Total
Heat Pump Split Systems (Outdoor only)	42	$ [redacted]	
Hot Water Heat Pumps	42	$ [redacted]	
		Total Cost:	**$** [redacted]

REDACTED

Item #	Description	Qty	Base Price	Column1	Total Price
	Washer/Dryer	37	[redacted]		[redacted]
	ADA Washer	5	[redacted]		[redacted]
	ADA Dryer	5	[redacted]		[redacted]
	Microwave	42	[redacted]		[redacted]
				Total	[redacted]

REDACTED

Present Value of Building Upgrades:		
Broadband Internet Service		
Year	Annual Cost*	PV @10%
1	[redacted]	[redacted]
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

** 5% Annual Increase Under Terms Service Agreement*

REDACTED

COMMUNICATIONS NETWORK AND SERVICE AGREEMENT

(Bulk)

The pages that precede the signature blocks below are referred to as the "Property-Specific Terms". The Property-Specific Terms together with the Attachments listed below constitute the Communications Network and Service Agreement ("Agreement"), which is entered into by the following customer ("Owner") and service provider ("Operator") on the "Effective Date" set forth under Operator's signature below. Each of Owner and Operator may be referred to in the Agreement as a "party", and, together, as the "parties". Capitalized terms used in these Property-Specific Terms without definition will have the meanings assigned to them in the applicable Attachment.

Owner Name and Billing/Legal Notice Addresses:	**Operator Name and Legal Notice Addresses:**
Eagleville Green LLC	Spectrum Northeast, LLC
Billing Office and Notice Address: [redacted] **All Notices Also Sent to (if applicable):**	**All Notices Sent to Office at:** [redacted] **All Notices Also Sent to Office at:** [redacted] **All Notices Also Sent to:** [redacted]

Property Information:	**Owner's Property Management Company Information (if applicable):**
Property Address: [redacted]	**Corporate Office Address:** [redacted] Attn: [redacted] Teleph
Property Type: Condo/Townhome	
Number of Units: [redacted]	
On-Site Contact Name: [redacted]	**Contact Name:** [redacted]
On-Site Telephone: [redacted]	**Contact Telepho** [redacted]
On-Site Email: [redacted]	**Contact Email:** [redacted]

Owner owns (or is building), or, in the case of an owner's association, is the authorized representative for the multi-unit property referred to above (including the underlying land and all improvements thereon, the "Property"). Owner and Operator desire that Operator install (as necessary) and operate the System to make the Services available to Users in accordance with the terms of the Agreement. Owner and Operator agree as follows:

1. **Term**. The Agreement commences on the Effective Date and may be terminated by either party at any time after the end of the Service Commitment Period by providing a Termination Notice (defined hereafter) (the "Term").

2. **Service Commitment Period**. The "Service Commitment Period" is 84 months and commences on the later of the following two dates: (a) the date that System installation or upgrading is complete (or the Effective Date if Operator currently serves the Property and no System modifications are required); or (b) if Owner is purchasing any Bulk Service under the Agreement, the date that Operator first begins billing Owner the full (undiscounted) Bulk Service Fee to all Units .

3. **Termination Notice**. In addition to any early termination rights contained elsewhere in the Agreement, either party may terminate the Agreement after the end of the Service Commitment Period by providing the other with a termination notice (the "Termination Notice"). The Termination Notice must provide at least 90 days advance notice of termination.

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4. **Service Activation Date and Commencement of Billing**. Operator will begin providing and billing for Services (to Users for individually-billed Services and/or to Owner for Services provided on a bulk-billed basis) on the Service Activation Date. The "Service Activation Date" is:

- the later of (a) 180 days after effective date or (b) ten business days after Operator has received certificate of occupancy of the applicable Unit(s)

5. **Special Terms**. The following special terms supplement and/or supersede, as the case may be and as the context requires, any contrary terms in the Attachments.

5.1 Door Fee (after CO) Payment. $[redacted] per Unit, for a potential total of $6,300.00. Owner shall send COs for new construction to Operator at Charter Communications Operating, LLC; 1400 Riverport Dr Maryland Heights, MO 63043 Attn: SCS Operations.

5.2 Owner Remittance Address. Operator shall send all payments to Owner to the following address: Eagleville Green LLC, 309 Maple Rd, Storrs, CT, 06268, Attn: Eagleville Green LLC

5.3 Bulk Service Fee. The "Bulk Service Fee" is [redacted] per Unit x 42 Units = $[redacted] per month (plus applicable taxes and fees) for the Services provided on a bulk-billed basis as described below. Operator may increase the Bulk Service Fee by 5% each year beginning the later of the (a) January following the start of the Service Commitment Period, unless the Service Commitment Period starts on the Effective Date and the Effective Date occurs in October, November, or December, in which case Operator shall not increase the Bulk Service Fee until January of the following calendar year or (b) January, as further specified in the applicable Bulk Service Attachment(s).

5.4 Bulk Service Ramp-Up Period.

Unit Ramp: Notwithstanding any contrary provision in these Property-Specific Terms or any Attachment, the Bulk Service Fee will become payable with respect to each Unit, regardless of occupancy, on the date that (a) Operator receives a copy of the certificate of occupancy (or local equivalent) for such Unit; and (b) Operator has actually activated the Bulk Service to such Unit. Thereafter, Operator shall bill Owner the full Bulk Service Fee as described in the Bulk Service Fee section above. Owner only may submit certificates of occupancy for Units to Operator once per month (that is, all on the same day in a single submission).

5.5 Bulk Video Service. Owner is purchasing from Operator on a bulk-billed basis (a) the Service currently known as Spectrum TV® Essentials; and (b) the CPE, if any, listed in the Section below, if any (collectively, the "Bulk Video Service"). The Bulk Video Service will be provided to the appropriately installed CPE provided by Operator. Upgrades to the Bulk Video Service, if available, will be provided per Operator's then-current terms and conditions. Concurrently with signing the Agreement, Owner shall provide Operator with a complete list of addresses of all Units to receive the Bulk Video Service. The channel line-up for the Bulk Video Service is available at https://www.spectrum.com/bulk-channel-lineup or the applicable successor URL.

5.6 Bulk Video Service CPE. The Bulk Service Fee includes the following Bulk Video Service CPE (if any is necessary to receive Bulk Video Services):

User Responsible

- Up to two IP set-top boxes per Unit. User is required to self-install this CPE and is responsible for returning the CPE to Operator. Users may request CPE upgrades and/or professional CPE installation directly from Operator, and, if available, will be provided per Operator's then-current terms and conditions.

5.7 Bulk Internet Service. Owner is purchasing from Operator on a bulk-billed basis (a) the Service currently known as Advanced Community WiFi Fiber 500 (500 Mbps x 500 Mbps) ("Advanced Community WiFi" for the purposes of the Bulk Internet Services Attachment); and (b) the CPE listed in the Section below, if any (collectively, the "Bulk Internet Service"). The Bulk Internet Service will be provided to the appropriately installed CPE provided by Operator. Upgrades to the Bulk Internet Service, if available, will be provided per Operator's then-current terms and conditions. Concurrently with signing the Agreement, Owner shall provide Operator with a complete list of addresses of all Units to receive the Bulk Internet Service.

5.8 Bulk Internet Service CPE. The Bulk Service Fee includes the following Bulk Internet Service CPE (if any is necessary to receive Bulk Internet Service):

User Responsible

- one modem and wireless router per Unit. User is required to self-install this CPE and is responsible for returning the CPE to Operator. Users may request CPE upgrades and/or professional CPE installation directly from Operator, and, if available, will be provided per Operator's then-current terms and conditions.

5.9 Capital Investment by Operator. Operator is making the following capital investment at the Property, which is subject to the Capital Investment Return Attachment: [redacted]

6. **Attachments**. The following Attachments are incorporated into and made a part of the Agreement by this reference.

System Installation and Services Attachment

REDACTED

Internal Wiring (Operator Installs or Upgrades Home Run Wiring / Owner Installs or Upgrades In-Unit Wiring) Attachment

Non-Exclusive Marketing Rights Attachment

Door Fee (after CO) Payment Attachment

Bulk Video Attachment

Bulk Internet Attachment ACW

Capital Investment Return Attachment

7. **Signatures; Authority**. The individuals signing below represent to Owner and Operator that they are duly authorized to execute and deliver the Agreement on behalf of the entity for which they have signed. Electronic signatures or exact copies (such as facsimiles) of original signatures will have the same force and effect as original signatures.

OWNER

Eagleville Green LLC

By: Eagleville Green Development LLC, its Managing Member

By: Mansfield Nonprofit Housing Development Corp, its Managing Member

[redacted]

OPERATOR

Spectrum Northeast, LLC

By: Charter Communications, Inc., its Manager

[redacted]

Effective Date: _____

REDACTED

INTERNAL WIRING (OPERATOR INSTALLS OR UPGRADES HOME RUN WIRING / OWNER INSTALLS OR UPGRADES IN-UNIT WIRING) ATTACHMENT

1. Owner Installation of In-Unit Wiring. To the extent not already existing and operational, Owner shall, at its sole cost, furnish and install, or upgrade, (a) that portion of the Internal Wiring commencing at the designated connection point in or about the Unit (which often is an in-unit distribution panel or junction box) (the "Connection Point"), all throughout the Unit, and terminating at the outlets/faceplates ("In-Unit Wiring"); and (b) any Pathways to house the Internal Wiring; in each case in compliance with Laws (including Laws that apply to Operator's use of the Internal Wiring to deliver Services, such as signal leakage requirements) and the Plans, in consultation with Operator, and in compliance with any specifications provided by Operator to Owner in writing.

2. Operator Installation of Home Run Wiring. To the extent not already existing and operational, as determined by Operator in its sole discretion, Operator shall, at its sole cost, in compliance with Laws and the Plans, furnish and install, or upgrade, that portion of the Internal Wiring running from the Demarcation Point to the Connection Point (the "Home Run Wiring") where it will connect with the In-Unit Wiring.

3. Operator Inspection. If the In-Unit Wiring already is installed and operational, then Owner shall provide Operator with a reasonable opportunity to inspect and test the In-Unit Wiring prior to performing any of its obligations under the Agreement. If Owner is installing or upgrading the In-Unit Wiring, then Owner shall notify Operator when such installation or upgrading is complete and provide Operator with a reasonable opportunity to inspect and test the In-Unit Wiring. If Operator identifies any deficiencies in the In-Unit Wiring, then Operator shall notify Owner and Owner promptly shall correct such deficiencies to Operator's reasonable satisfaction and provide Operator the opportunity to again inspect and test the In-Unit Wiring, after which the process stated in this Section shall be repeated until Owner has corrected all deficiencies in the In-Unit Wiring. Operator shall not be obligated to provide any Services unless and until Operator (a) has inspected, tested and approved the In-Unit Wiring as meeting the installation or upgrade requirements of this Attachment; and (b) has been granted access to and use of the In-Unit Wiring to provide Services.

4. Ownership and Use of In-Unit Wiring. The In-Unit Wiring is a fixture of the Property and shall at all times remain the personal property of Owner. Owner hereby grants to Operator the exclusive right to access, use, maintain, repair, replace and upgrade the In-Unit Wiring during the Term. Owner shall not, and Owner shall not permit any third party to, access, move, use or interfere with the In-Unit Wiring. If Owner is an Association and is prohibited from granting Operator the exclusive right to use all of any part of the In-Unit Wiring, then such use right shall be non-exclusive and/or pursuant to use rights granted to Operator directly by Users. If the exclusive use rights granted to Operator in this Section become unenforceable under Laws, then such use rights automatically shall become non-exclusive for so long as and to the extent required by Laws, in which case Owner shall not authorize or permit any other provider, entity or person to concurrently use any portion of the In-Unit Wiring during any period that Operator is using such In-Unit Wiring to provide Services to a User.

5. Ownership and Use of Home Run Wiring. Operator shall install or upgrade the Home Run Wiring and own and have the right to control use of the Home Run Wiring subject to the limited extent to which restrictions may apply under applicable Laws, and the Home Run Wiring shall not be deemed to be a fixture of or improvement to the Property. Owner shall not, and Owner shall not permit any third party to, access, move, use or interfere with the Home Run Wiring. Disposition of the ownership and control of the Home Run Wiring after the lawful termination of Operator's rights to remain on the Property, shall be handled by the Parties in accordance with 47 CFR § 76.804, unless otherwise agreed upon by the Parties in writing.

6. Maintenance, Repair and Upgrading. Operator, at its sole cost, shall conduct routine maintenance and repairs of any Internal Wiring during any period that Operator is using such Internal Wiring to provide Services to a User. Operator is not obligated to replace or upgrade any Internal Wiring, but if Operator determines, in its sole discretion, that the replacement or upgrade of Internal Wiring is necessary to continue providing Services, and if Owner agrees in writing to pay 50% of Operator's costs of such replacement or upgrade, then Operator shall complete such replacement or upgrade and such replaced or upgraded Internal Wiring shall be subject to all of the terms of this Attachment. The foregoing sentence does not apply where Owner is an Association.

REDACTED

NON-EXCLUSIVE MARKETING RIGHTS ATTACHMENT

1. General. Operator hereby appoints Owner as its non-exclusive marketing representative at the Property and Owner shall, subject to Laws, market the Services to the occupants and prospective occupants of the Property on a non-exclusive basis. Owner shall refer all inquiries regarding Services to Operator and provide Users and prospective Users with Operator contact information. Owner will direct all Users to report all maintenance or other problems with the Services directly to Operator and Owner will use reasonable efforts to notify Operator of any damages to the System or Service problems of which Owner becomes aware.

2. Marketing by Operator. Owner hereby grants to Operator the non-exclusive right to conduct the following marketing and promotional activities for the Services: (a) marketing via digital means and portals; (b) marketing on-site at the Property by means of distribution of printed and digital advertising materials and Service information; and (c) contacts, demonstrations of Services, and direct sales presentations. Owner shall cooperate with Operator in all such promotions on a nonexclusive basis (including supplying, at Operator's request, current lists of the mailing addresses of Users and allowing, at Operator's request, the display of advertising materials in common areas of the Property and on-site promotional initiatives). Operator shall at all times conduct such promotional activities at reasonable times and in accordance with Laws. Owner shall use reasonable efforts to make available in the clubhouse or rental office or other similar location all current marketing publications pertaining to the Services, if such publications are provided by Operator. Operator may market Services without Owner's assistance to Unit occupants directly, including door-to-door solicitation, on-site marketing campaigns related solely to the Services, lobby displays, distribution of marketing materials to mailboxes or display sales materials in the lobby of the Property; provided however, that any such on-site marketing campaigns shall be limited to the Services and shall be subject to the prior reasonable and timely approval of Owner (including approval of the locations of any marketing displays at the Property).

3. Marketing by Owner. Owner shall, and Owner shall cause its on-site Authorized representatives to, promote Operator's Services to Users on a non-exclusive basis. Operator, at its sole cost, shall provide Owner with sales support and materials for use in assisting residents to order Services. Owner shall at a minimum perform the following promotional activities for Operator, using marketing materials provided by Operator at Operator's sole cost: (a) include Operator's marketing materials in "welcome", "move-in" and similar information packages that are distributed to new and prospective Unit occupants; (b) display Operator's marketing materials in common areas of the buildings; (c) include Operator and a description of the Services in any general listings of goods and services available at the Property; (d) include Operator's marketing materials or information in communications to Users (e.g., building newsletters or emailed communications, online portals for Unit occupants, etc.); (e) permit Operator (if desired by Operator and at Operator's expense) to host on-site events to promote the Services, subject to Owner's reasonable approval as to frequency, time, format, location and activities; (f) if applicable, and if made available to other providers, provide Operator with exposure and marketing on its web-page, community information channel, or any other Internet-accessible service ordering format for the Services, in a form, appearance, and content reasonably acceptable to Operator; and (g) any other marketing initiatives on which Owner and Operator desire to work collaboratively to promote the Services. Subject to Laws, Owner shall provide Operator with a list of those Unit addresses having a change in occupancy status during each calendar quarter. Operator reserves the right, in its sole discretion, to accept or reject prospective Users solicited by Owner based on Operator's then-current policies and standards.

4. Other Marketing. Owner shall not grant a competing provider more favorable marketing rights than those granted to Operator. Operator acknowledges that Owner may also promote the communications services of other providers, some of which may be competitors of Operator. If Owner elects to promote the services of other providers in addition to Operator's Services, Owner shall provide Operator with equal or better marketing opportunities and exposure at the Property, including displaying Operator's marketing materials with at least equal prominence, duration and exposure as Owner provides the marketing materials of other providers, providing door-to-door marketing opportunities, and providing access to Unit occupant information. Under no circumstances will either party disparage the Services, Property, System or business of the other.

5. No Intellectual Property License. Except for Owner's distribution of Operator-provided marketing materials at the Property and the limited licenses granted in this Attachment, nothing in the Agreement shall be deemed or construed to be a license or other grant of rights to use the other party's copyrighted materials, trademarks, service marks, trade names, logos, or other intellectual property or proprietary rights without the prior consent of such party.

6. Marks; Limited License. All materials developed by a party, including advertisements, promotions, marketing materials and newsletters using the other's service marks, logos, trade names, trademarks, insignia and symbols ("Marks") or any reference thereto, shall be submitted to the other in advance for prepublication review and approval with respect to, but not limited to, context, style, content appearance, composition, timing and media. Each party shall properly acknowledge the other's ownership of its Marks in all materials. No party shall do business under any the other's Marks or derivatives or variations thereof, and neither party shall directly or indirectly hold itself out as having any relation to the other or its Authorized Representatives, except as specifically authorized in this Attachment. The Marks only may be used by to promote the Services during the Term.

REDACTED

DOOR FEE (AFTER CO) PAYMENT ATTACHMENT

1. General Terms. In partial consideration for the rights granted by Owner to Operator under the Agreement, Operator shall pay to Owner a per Unit payment as specified in the Property-Specific Terms ("Door Fee Payment"), payable after the Service Activation Date and within 90 days after Operator receives a certificate of occupancy ("CO") for each applicable Unit.

2. Reimbursement of Door Fee Payment. In addition to any other remedies available to Operator under the Agreement or pursuant to Laws, if Operator is denied any of its marketing rights, Internal Wiring rights, or Property or System access rights granted under the Agreement, regardless of whether caused by an uncured breach of the Agreement by Owner, inability to enforce such rights under Laws (such as due to subsequent legislation, litigation, administrative action, etc.), or otherwise, then Owner shall refund to Operator the following amount within 30 days of receipt of Operator's invoice therefor:

   Reimbursement of Door Fee Payment = Door Fee Payment made by Operator, multiplied by the quotient of (A) the number of months left in the Service Commitment Period at the time the triggering event above occurs, divided by (B) the total number of months in the Service Commitment Period. Partial months are deemed to be whole months for purposes of this calculation.

REDACTED

BULK VIDEO SERVICE ATTACHMENT

1. Bulk Video Service. Operator will activate and provide the Bulk Video Service specified in the Property-Specific Terms on a bulk-billed basis in accordance with this Attachment. Notwithstanding the foregoing, Operator shall not be required to provide the Bulk Video Service to any Unit until Owner has provided a complete and accurate list of addresses for each Unit that will receive the Bulk Video Service. Owner shall not take any action that would alter, modify or otherwise change the underlying signals comprising the Bulk Video Service. Users may order additional Services directly from Operator to the extent available and compatible with the Bulk Video Service and other Services being provided. Owner hereby authorizes Unit occupants to order (at their sole expense) and Operator to install, additional outlets in the individual dwelling Units of the Property. If Owner prohibits the installation of additional outlets, then Owner shall notify Unit occupants of such policy as part of their lease and property rules and regulations.

2. Bulk Video Service CPE. The Bulk Service Fee includes only the CPE specifically provided to Owner and Users under the Property-Specific Terms, and Owner and/or Users are responsible for all such specified CPE as provided in the Agreement.

3. Bulk Service Fee. The monthly Bulk Service Fee is set forth in the Property-Specific Terms and applies regardless of whether Units are occupied or the Bulk Video Service is used. Owner may charge Users an amenity fee for the Bulk Video Service. The Bulk Service Fee excludes, and Owner is responsible to pay, all applicable sales taxes, franchise fees, FCC regulatory fees, government license fees, copyright fees, any public educational and government (PEG) access fees, retransmission consent fees or costs, surcharges, rate increases imposed by programmers, any taxes, fees or assessments of general applicability imposed or assessed by any governmental authority, or other fees that Operator may lawfully pass through to Users and/or Owner. Operator shall have the right to increase the Bulk Service Fee by the amount set forth in the Property-Specific Terms. Bulk Service Fee increases may be cumulative if not taken in the previous year(s). If Operator's video programming costs materially increase (a) during any 12-month period starting on the Effective Date, or (b) during any 36-month period starting on the Effective Date, then upon notice to Owner, which notice may not be given by Operator before three years from the Effective Date, Owner and Operator shall have 90 days to renegotiate a new Bulk Service Fee and rate increases for the remainder of the Term. If Operator and Owner are unable to reach such agreement, and Operator is unwilling to continue providing the Bulk Video Service at the then-current contract rate, then Operator may elect to provide six months prior notice of termination of this Attachment. Upon any debulk of the Bulk Video Service, Operator shall bill to Owner a continuing Bulk Service Fee applicable to Bulk Internet Service equal to eighty-five percent (85%) of the then-current Bulk Service Fee (plus applicable taxes and fees) for the remainder of the applicable Service Commitment Period.

4. Invoices, Billing and Payment of Bulk Service Fee. Operator will bill the Bulk Service Fee (plus applicable taxes and fees) to Owner on a monthly basis in advance and payment by Owner shall be due within 30 days after the date of such invoice. If Operator does not present an invoice before the first day of the month for which the Bulk Service Fee is due, such failure shall not constitute a waiver of the Bulk Service Fee, and Owner promptly shall pay such invoice when delivered by Operator. Late fees will be charged to Owner in accordance with Operator's then-current policies and subject to Laws. Owner may dispute any portion of an invoice in good faith by notifying Operator in reasonable detail as to the basis for the dispute at any time prior to 60 days after the date of Operator's invoice, and the parties shall use commercially reasonable efforts to promptly resolve such dispute. Under no circumstances may Owner submit an invoice dispute to Operator after such 60-day period. If the parties fail to mutually resolve the dispute within 30 days after Owner's notice, all disputed amounts immediately shall be due and payable. Nothing herein shall be construed as a basis for withholding payment of any portion of an invoice that is not disputed in good faith, and Owner has no right to set-off, apply a credit against, deduct, or otherwise withhold any amount payable under the Agreement. Owner will pay the disputed portions of an invoice promptly following the resolution of such dispute.

5. Change in Number of Units Billed. Operator, in its sole discretion, may increase or decrease the total number of Units billed each year to match the actual number of Units, common areas or other sites being served or to be served at the Property. Nothing in the Agreement shall require Operator to expend funds to increase or decrease the number of Units served but the parties may agree to expend funds for such purpose upon mutually acceptable terms. Upon Owner's request, and if an annual increase in the total number of Units or sites served will exceed 10%, then Operator shall provide documentation to Owner reasonably demonstrating the basis for such increase. Such increases may be cumulative if not taken in the previous year(s).

6. Termination of Attachment for Cause. Owner's failure to pay the Bulk Service Fee in full by the due date shall be a material breach of the Agreement, and Operator may, in its sole discretion, (a) suspend the Bulk Video Service upon 30 days prior notice to Owner; and/or (b) terminate this Attachment upon 30 days prior notice to Owner, in which case Owner shall pay the Bulk Service Fee that otherwise would have been payable by Owner during the Service Commitment Period as if this Attachment had not been terminated. Upon any such suspension or termination of the Bulk Video Service, Operator may solicit and offer to Unit occupants any of its Services (including those previously comprising the Bulk Video Service) on an individual subscription basis for the remainder of the Term. In addition, this Attachment may be terminated by (i) either party upon notice in the event of an uncured default by the other under the Agreement; or (ii) concurrently with any termination of the Bulk Internet Service Attachment, if any, by the party entitled to terminate the Bulk Internet Service Attachment.

7. Termination for Convenience by Owner. Owner may terminate the Agreement for convenience upon 90 days prior notice to Operator and payment of an early termination fee (for purposes of this Attachment only, "ETF"). In addition, if (a) Owner sells or otherwise transfers the Property to a party that does not assume the Agreement in writing; or (b) Operator terminates this Attachment or the Agreement due to Owner's uncured breach, except for a breach for Owner's failure to pay the Bulk Service Fee (which is subject to a separate remedy in this Attachment), then Owner shall pay the ETF to Operator upon consummation of the sale of the Property or the date of termination by Operator,

as applicable. The ETF is calculated as follows: (1) ETF Percentage; multiplied by (2) the number of months remaining in the Service Commitment Period; multiplied by (3) the then-current Bulk Service Fee. For purposes of clarity, if the Agreement is terminated pursuant to this Section, then all early termination fees payable under other Attachments also apply. Partial months shall be pro-rated on a daily basis.

The "ETF Percentage" is equal to the following:

Service Commitment Period (in months)	**ETF Percentage**
84 or less	83%
96	80%
108	78%
120	77%

[redacted]

Operator Initials

_____

REDACTED

BULK INTERNET SERVICE ATTACHMENT

Advanced Community WiFi and Advanced Community WiFi+

1. Bulk Internet Service. Operator will activate and provide the Bulk Internet Service specified in the Property-Specific Terms on a bulk-billed basis in accordance with this Attachment. Operator will take those steps necessary to upgrade the facilities serving the Property to enable delivery of its symmetrical speed tier for the Advanced Community WiFi Services after such symmetrical speed tier is available to all residential users within the Service Area. Notwithstanding the foregoing, Operator shall not be required to provide the Bulk Internet Service to any Unit until Owner has provided a complete and accurate list of addresses for each Unit that will receive the Bulk Internet Service. Owner shall not take any action that would alter, modify or otherwise change the underlying signals comprising the Bulk Internet Service. Users may order additional Services directly from Operator to the extent available and compatible with the Bulk Internet Service and other Services being provided. Owner hereby authorizes Unit occupants to order (at their sole expense) and Operator to install, additional outlets in the individual dwelling Units of the Property. If Owner prohibits the installation of additional outlets, then Owner shall notify Unit occupants of such policy as part of their lease and property rules and regulations.

2. Bulk Internet Service CPE. The Bulk Service Fee includes only the CPE specifically provided to Owner and Users under the Property-Specific Terms, and Owner and/or Users are responsible for all such specified CPE as provided in the Agreement. Failure to use Operator-provided or Operator-certified modems and/or routers to receive the Bulk Internet Service may result in degraded or less than optimal Services. Except for the CPE provided by Operator as described in the Property Specific Terms, wireless connections are not available through Operator for these Bulk Internet Service choices. However, Users may provide and shall be solely responsible for their own wireless equipment (such as switches, peripheral devices, etc.), including repairs, compatibility and interference with these Bulk Internet Service choices.

3. Bulk Service Fee. The monthly Bulk Service fee is set forth in the Property-Specific Terms and applies regardless of whether Units are occupied or the Bulk Internet Service is used. Owner may charge Users an amenity fee for the Bulk Internet Service. The Bulk Service Fee excludes, and Owner is responsible to pay, all applicable sales taxes, franchise fees, FCC regulatory fees, government license fees, copyright fees, surcharges, rate increases imposed by programmers, any taxes, fees or assessments of general applicability imposed or assessed by any governmental authority, or other fees that Operator may lawfully pass through to Users and/or Owner. Operator shall have the right to increase the Bulk Service Fee by the amount set forth in the Property-Specific Terms. Bulk Service Fee increases may be cumulative if not taken in the previous year(s).

4. Invoices, Billing and Payment of Bulk Service Fee. Operator will bill the Bulk Service Fee (plus applicable taxes and fees) to Owner on a monthly basis in advance and payment by Owner shall be due within 30 days after the date of such invoice. If Operator does not present an invoice before the first day of the month for which the Bulk Service Fee is due, such failure shall not constitute a waiver of the Bulk Service Fee, and Owner promptly shall pay such invoice when delivered by Operator. Late fees will be charged to Owner in accordance with Operator's then-current policies and subject to Laws. Owner may dispute any portion of an invoice in good faith by notifying Operator in reasonable detail as to the basis for the dispute at any time prior to 60 days after the date of Operator's invoice, and the parties shall use commercially reasonable efforts to promptly resolve such dispute. Under no circumstances may Owner submit an invoice dispute to Operator after such 60-day period. If the parties fail to mutually resolve the dispute within 30 days after Owner's notice, all disputed amounts immediately shall be due and payable. Nothing herein shall be construed as a basis for withholding payment of any portion of an invoice that is not disputed in good faith, and Owner has no right to set-off, apply a credit against, deduct, or otherwise withhold any amount payable under the Agreement. Owner will pay the disputed portions of an invoice promptly following the resolution of such dispute.

5. Change in Number of Units Billed. Operator, in its sole discretion, may increase or decrease the total number of Units billed each year to match the actual number of Units, common areas or other sites being served or to be served at the Property. Nothing in the Agreement shall require Operator to expend funds to increase or decrease the number of Units served but the parties may agree to expend funds for such purpose upon mutually acceptable terms. Upon Owner's request, and if an annual increase in the total number of Units or sites served will exceed 10%, then Operator shall provide documentation to Owner reasonably demonstrating the basis for such increase. Such increases may be cumulative if not taken in the previous year(s).

6. Termination of Attachment for Cause; Suspension or Disconnection of Bulk Internet Service. Owner's failure to pay the Bulk Service Fee in full by the due date shall be a material breach of the Agreement, and Operator may, in its sole discretion, (a) suspend the Bulk Internet Service upon 30 days prior notice to Owner; and/or (b) terminate this Attachment upon 30 days prior notice to Owner, in which case Owner shall pay the Bulk Service Fee that otherwise would have been payable by Owner during the Service Commitment Period as if this Attachment had not been terminated. Upon any such suspension or termination of the Bulk Internet Service, Operator may solicit and offer to Unit occupants any of its Services (including those previously comprising the Bulk Internet Service) on an individual subscription basis for the remainder of the Term. In addition, this Attachment may be terminated by (i) either party upon notice in the event of an uncured default by the other under the Agreement; or (ii) concurrently with any termination of the Bulk Video Service Attachment, if any, by the party entitled to terminate the Bulk Video Service Attachment. Operator may temporarily or permanently disconnect, in whole or in part, the Bulk Internet Service in an individual Unit or area on the Property, with or without notice to Owner and/or Users, without breaching the Agreement or incurring any resulting obligation or liability, if Operator in good faith believes that Owner or any User or individual accessing the Bulk Internet Service through Owner's or a User's account (x) uses the Bulk Internet Service in violation of this Attachment, the Subscriber Terms, or Laws; (y) to engage in any conduct that is unlawful, fraudulent,



inappropriate or intended to harass a third party; or (z) causes, is involved in, or is subject to a security breach or compromise.

7. Termination for Convenience by Owner. Owner may terminate the Agreement for convenience upon 90 days prior notice to Operator and payment of an early termination fee (for purposes of this Attachment only, "ETF"). In addition, if (a) Owner sells or otherwise transfers the Property to a party that does not assume the Agreement in writing; or (b) Operator terminates this Attachment or the Agreement due to Owner's uncured breach, except for a breach for Owner's failure to pay the Bulk Service Fee (which is subject to a separate remedy in this Attachment), then Owner shall pay the ETF to Operator upon consummation of the sale of the Property or the date of termination by Operator, as applicable. The ETF is calculated as follows: (1) ETF Percentage; multiplied by (2) the number of months remaining in the Service Commitment Period; multiplied by (3) the then-current Bulk Service Fee. For purposes of clarity, if the Agreement is terminated pursuant to this Section, then all early termination fees payable under other Attachments also apply. Partial months shall be pro-rated on a daily basis.

   The "ETF Percentage" is equal to the following:

Service Commitment Period (in months)	**ETF Percentage**
84 or less	83%
96	80%
108	78%
120	77%

8. Additional Bulk Internet Service Terms.

   8.1 Electronic Addresses; No Liability for Changes of Address. All e-mail addresses, e-mail account names, and IP addresses ("Electronic Addresses") provided by Operator are the property of Operator. Owner may not alter, modify, sell, lease, assign, encumber or otherwise tamper with the Electronic Addresses. Operator may change addressing schemes, including e-mail and IP addresses.

   8.2 Access and Use. Owner agrees to take commercially reasonable steps to ensure that any person who has access to the Bulk Internet Service through any of Owner's computer(s), Property, facilities or account within Owner's control shall comply with the terms of this Attachment.

   8.3 Third-Party Hardware/Software Support; Security; Data Loss. Operator strongly recommends that Owner employ a "firewall" or other security software. Operator shall have no responsibility for providing, implementing or configuring any "firewall" or other security software measures in connection with the Bulk Internet Service. Operator does not support third-party hardware or software supplied by Owner or Users. Owner shall be responsible for the implementation of reasonable security procedures and standards on all of Owner's computer(s), Property, facilities or account within Owner's control.

   8.4 Content. Owner acknowledges that any content that Owner or Users may access or transmit through the Bulk Internet Service is provided by independent content providers, over which Operator has no control. Operator does not (a) preview content or exercise editorial control; (b) endorse any opinions or information accessed through the Bulk Internet Service; and (c) assumes no responsibility whatsoever for content accessed. Operator disclaims any responsibility for the accuracy, reliability or quality of the information obtained using the Bulk Internet Service. Such content or programs may include misinformation or content that is infringing, abusive, profane or sexually offensive.

   8.5 Excluded Features. The Bulk Internet Service is cable-modem based transport service only.

   8.6 Equipment and Software Requirements. Users must maintain certain minimum CPE and software to receive the Bulk Internet Service. Such CPE, software and other specifications and requirements to use the Bulk Internet Service can be reviewed in the Subscriber Terms. Advanced Community WiFi support is available to Owner by calling (833) 832-5290, or Owner should have Users call (855) 855-8679.

[redacted]

Operator Initials

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[redacted]

REDACTED

CAPITAL INVESTMENT RETURN ATTACHMENT

If, because of Owner's uncured breach of the Agreement, Operator is prohibited from or is unable to (a) install its Equipment; (b) connect with or use the Internal Wiring as permitted by the Agreement; or (c) provide Services to the Property, Operator may terminate the Agreement and, in such event, Owner will reimburse Operator, as Owner's sole liability under the Agreement, for the installation costs (including labor) incurred by Operator up to the date that installation of the Equipment or Service deployment was halted; provided that Owner's reimbursement obligation under this paragraph declines on a monthly straight-line, pro-rata basis over the Term commencing on the Service Activation Date (if applicable) and is capped at the amount set forth in the Property-Specific Terms. Owner shall pay such amount to Operator within 60 days following Owner's receipt of Operator's invoice therefor. Upon request, Operator shall provide reasonable supporting documentation for the costs being reimbursed.



Operator Initials

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