Exhibit B-8a

Applicant's Written Procedures or Policies with Respect to Reading the Submeters

PROCEDURES POLICY – READING OF SUBMETERS FOR BILLING

1. Meters are read remotely by the third party submetering vendor, Metergy Solutions LLC ("Metergy").

2. To the extent possible, the billing period will be set to coincide with the Eversource's billing period.

3. In the event of remote reading equipment failure, the submeters will be read manually until the necessary repairs are completed. In the event of submeter equipment failure, tenant will be billed based on the average kWh used over the prior three (3) months.

4. Metergy generates utility bills to the tenants on a monthly basis. In the event there is a partial month due to off-cycle move in or move out dates, a prorated monthly bill is issued.

5. The rates charged to the tenants will match the applicable rates published by Eversource.

6. All billing and payment records are maintained by the Landlord or Metergy for three (3) years from the time they were generated.