Exhibit D-3

Procedures with Respect to Monitoring Tenant Consumption



Vendor's Procedure & Policy – Abnormal Power Usage

1. Metergy Solutions LLC ("Metergy") will monitor a tenant's electric consumption for the purpose of analyzing usage patterns and thereby be able to identify abnormally high usage, when applicable .

2. Every month, Metergy will provide to the Landlord a report of the tenants' monthly power usage.

3. Metergy will utilize automated software and/or manual review to identify abnormal usage.

4. Metergy will define abnormally high usage to constitute electric consumption for one month at least fifty percent (50%) higher than the average of the prior three-month usage.

5. In the event Metergy identifies abnormally high usage, Metergy will notify the affected tenant via a special message to be included on the tenant's bill (in the Message Center portion) stating, "NOTICE: Abnormally High Electric Consumption was detected. If you would like to request that an investigation be conducted relating to the abnormal usage, please contact Metergy."

6. The identification of abnormal power usage will not automatically trigger an investigation. Metergy may choose at their own discretion to investigate the causes for the abnormal power usage.

7. Nevertheless, Metergy will investigate the causes for abnormal power usage at the request of a tenant or the Landlord.

8. An investigation may require entry into a tenant's apartment. If entry is required, Metergy will comply with the "Procedures Governing Entry of a Tenant's Unit by an Employee of the Landlord or of the Vendor" set forth in Exhibit C-5a, which include providing prior notice to the tenant, when applicable.

9. In some instances, a tenant might not be notified that an investigation is taking place, if Metergy or the Landlord has reasonable belief that notification could adversely impact the investigation or the safety and well-being of their workers.

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10. When an investigation is conducted, Metergy will create a written report of the completed investigation that will be available for distribution upon request. The written report will include the results of the investigation, including the following information, as applicable:

    a. The cause of the abnormal power usage, if determined;
    b. Any problems identified with the submetering system;
    c. Necessary repairs and associated costs (costs of repairs will be assessed to the tenant for any damage caused by the tenant);
    d. Repairs/corrective action to be completed by the Landlord;
    e. Repairs/corrective action to be completed by Metergy; and
    f. Adjustments to the tenant's bill.