

**EXHIBIT A**  
**to**  
**OPERATION AND MAINTENANCE AGREEMENT**  
**SERVICES**

Basic System Services

<b>Service</b>	<b>Scope</b>
Monitoring System	Contractor will remotely monitor system in order to respond and take action to maximize System performance.
Notifications	Contractor will notify Owner within seven days of any (a) faults, (b) performance 20% below expected performance (weather-adjusted), (c) observed performance warnings or trends which may indicate developing performance problems and will, within such seven-day period, provide Owner with a diagnosis of the problem and proposed remedy
General Requests for System Information	Owner may make reasonable requests and Contractor will provide additional System information.
Licenses and Operating Permits	Contractor will obtain and maintain all required licenses and permits required to operate and maintain the System. Basic Services include specific activities, if any, required by any license or permit governing operation of the System.
Customer Service Support	Contractor will be available by phone/email for technical support and respond to all correspondence within 48 hours.
O&M Manual	Contractor will retain copies of O&M manual and issue updates as required.

Maintenance

<b>Service</b>	<b>Scope</b>
Field Inspection	Contractor will perform one (1) routine field inspection per Contract Year, completing <b>Exhibit C - “Field Inspection Checklist”</b> during each visit.
Maintenance	Contractor will perform all maintenance activities in accordance with the equipment manufacturer recommendations

Solar panel cleaning	Contractor will monitor System and if required recommend Solar Panel cleaning up to a maximum of Once per year; Contractor and Owner will agree to timing of cleaning to minimize disruption to Host Customer and System Output.
Grounds maintenance	Contractor will control the height of the grass so that it does not obstruct the solar panels by mowing the lawn up to one (1) time per year, if applicable.

#### Inverter Preventive Maintenance (Annually, per manufacturer's guidelines)

Service	Scope
Air Filter Replacement	Contractor will inspect and replace air filters in inverter cabinets.
Air Intake/Ducts	Contractor will clean air intake and vent ducts as required.
Dust Removal	Contractor will clean and remove dust from inverter heat sinks.
Torque Checks	Contractor will check torque marks and re-tighten wiring connections where needed.

#### Troubleshooting and repairs

Service	Scope
Troubleshooting and repair of System	Contractor will promptly perform all troubleshooting and repair of System in order to ensure that system is performing as expected.
Troubleshooting and repair of Site	Contractor will promptly perform all troubleshooting and repair of Site caused by System design, installation or maintenance in order to ensure that system is performing as expected.

#### Warranty Services

Item	Scope
Equipment Warranty administration	Administrative time to process all Equipment warranties
Replacement of Defective Equipment	Contractor will provide the labor to replace defective Equipment covered by Equipment Warranties