



Green Business Certification Inc.™

EDGE CERTIFICATION AGREEMENT

BY ACCEPTING THIS EDGE CERTIFICATION AGREEMENT (“AGREEMENT”) YOU ACKNOWLEDGE THAT YOU ARE FULLY AWARE OF AND AGREE TO ALL OF THE FOLLOWING TERMS, CONDITIONS, AND PROVISIONS, YOU REPRESENT THAT YOU HAVE CONSULTED WITH AN ATTORNEY ABOUT YOUR RIGHTS AND OBLIGATIONS HEREUNDER, AND YOU ARE HEREBY ENTERING INTO A LEGALLY BINDING AGREEMENT.

This Certification Agreement (this “Agreement”) is entered into by You (as defined below) and the Green Business Certification Inc. (“GBCI”), a non-profit corporation of the District of Columbia located at 2101 L Street NW, Suite 500, Washington, DC 20037, USA and constitutes a binding agreement between You, on the one hand, and GBCI, on the other hand. As used herein, the terms “You,” “Your,” “Yourself,” and “Owner” refer to the individual(s) or entity(ies) that holds all legal right to possess and control the real and personal property associated with the Project (defined below) and that is executing this Agreement, as may be implemented by a third party such as an architect, property manager or consultant who has been granted authority to act on Your behalf (Your “Agent”).

If Your Agent is entering into this Agreement on Your behalf, You represent and warrant that You have completed a “Confirmation of Agent’s Authority” (the form of which is available online at: <https://edge.gbci.org/resources#legal>) and that You or Your Agent will provide this form to GBCI upon execution of this Agreement. In such instance, GBCI shall have no obligation to render any decision or provide any other information with respect to receiving the EDGE Preliminary Certificate or EDGE® Certification of any Project registered under this Agreement until You have provided this form to GBCI. GBCI agrees that Your Agent has no responsibility for the breach of any contractual obligations arising from the Agent’s authorized conduct on Your behalf. Any attempt to modify the terms of the Confirmation of Agent’s Authority may render the form invalid as to be determined by GBCI in GBCI’s sole discretion.

If more than one person or entity constitutes an Owner as defined herein, such parties must irrevocably designate You as the sole Owner with the authority to accept this Agreement and work directly with GBCI for the purpose of administering the EDGE Certification process (the “Primary Owner”). GBCI will only communicate with and take direction from You as the Primary Owner with regard to the performance of GBCI’s obligations under this Agreement.

1. PURPOSE. The purpose of this Agreement is to establish the terms and conditions of the IFC EDGE (Excellence in Design for Greater Efficiencies) Green Building Certification System (the “EDGE Certification System,”) to which You (and Your Agent, if any) are bound.

2. THE EDGE CERTIFICATION SYSTEM. GBCI administers the EDGE Certification System and confers a Preliminary Certificate and EDGE Certification under license from the International Finance Corporation (“IFC”), an international organization established by Articles of Agreement among its member countries, including the United States of America and a member of the World Bank Group, with principal offices

located at 2121 Pennsylvania Avenue NW, Washington, DC 20433, USA, The EDGE Certification System consists of the process whereby GBCI reviews documentation submitted by participants, after an EDGE Auditor completes design and site audits to determine if a building, as described in the definitions in Section 3, complies with the requirements of the EDGE Standard. The purpose of a third-party Audit process is for an impartial Auditor to check that the selected measures are, in fact, physically installed in the building. As part of the GBCI review and the EDGE Auditor's services, neither the EDGE Auditor nor GBCI will assess whether the measures are designed or installed properly nor will they assess the overall quality of workmanship. While GBCI identifies persons who meet minimum qualifications to be listed as EDGE Auditors, in some instances, You will be responsible for selecting and compensating the EDGE Auditor directly, and in such instances, You agree that you shall indemnify and hold harmless GBCI and IFC from any claims arising out of the actions or inactions taken by the EDGE Auditor you have selected.

3. DEFINITIONS. In addition to the definitions herein provided, this Agreement shall rely on the definitions provided in IFC's published EDGE Glossary available at <https://www.edgebuildings.com/>.

3.1 "Building" shall mean a conditioned (heated or cooled) or naturally ventilated structure with at least one full time equivalent occupant, with a minimum 200 square meters built area, in one of the following uses:

- (i) homes, including single family homes, townhouses, condominiums, apartment buildings and other residential buildings used primarily as dwellings for natural persons, including families;
- (ii) structures used for hospitality, including hotels, motels, inns, "bed and breakfasts", resorts, and serviced apartments;
- (iii) structures used as retail stores, including shopping centers, supermarkets, malls, stand-alone stores, department stores, small food retail and non-food big box retail;
- (iv) hospitals, including private and public hospitals, clinics, diagnostic centers, multi-specialty hospitals, nursing homes, eye and dental clinics and other hospitals; and
- (v) offices, including any size office and commercial office buildings;
- (vi) structures used for light industry or warehouses; and
- (vii) structures used for education or sports, including pre-school, schools, universities, other educational facilities and sports facilities; and
- (viii) any other structures added by IFC to the EDGE Software over time.

3.2 "EDGE Certification" means a certification of a completed Building project that has demonstrated meeting the EDGE Standard, as verified by an Auditor, with the certificate being issued by GBCI.

3.3 "EDGE Preliminary Certificate" means a preliminary certificate that will be issued after it is confirmed that the building design meets the EDGE Standard via a Design Audit completed by the EDGE Auditor and GBCI as set forth in the EDGE Glossary incorporated by reference hereto as may be updated by IFC from time to time.

3.4 "EDGE Software" means an online building design and self-assessment tool that benchmarks designs in terms of predicted energy and water consumption, and embodied energy in building materials, and

any and all localizations, adaptations, translations, new versions, updates, upgrades, enhancements, improvements and derivative works of each of the foregoing.

3.5 “EDGE Standard” means the IFC-developed standard for green buildings that requires a minimum 20% predicted savings in operational energy use, water use, and embodied energy in materials compared to prevailing local practices as represented by the agreed Base Case model.

3.6 “User Guide” refers to the reference document available to users for each building type that includes specific measures, strategies and documentation requirements to meet the EDGE Standard. EDGE User Guides are available for free at <https://www.edgebuildings.com/>.

4. THE PROJECT.

4.1 As used herein, the term “Project” refers to the real and personal property (including the buildings, space(s), structure(s), land, fixtures, etc.) comprising the building types referenced in Section 3, that You register for certification under this Agreement for the purpose of seeking EDGE Preliminary Certificate and Final EDGE Certification. The format of Your Project and the number of buildings and interior spaces which may encompass Your Project, and to which this Agreement will apply, may vary depending on the manner in which You pursue EDGE Preliminary Certificate and EDGE Certification.

4.2 If You are pursuing certification with the intent of certifying multiple buildings within a campus environment, the term “Project” refers to each of the buildings and each of the EDGE Software Files that you register in the future under this Agreement. Each building will be required to meet the EDGE Standard and the EDGE Certification will be provided to each building.

4.3 If You are pursuing certification of a building, which has multiple space use types (such as residential and retail or office and retail), then a separate EDGE Software file must be created for each space type and each space type must meet the EDGE Standard. In this case, “Project” refers to each space type and each space type will receive a separate EDGE Preliminary Certificate and EDGE Certification.

5. APPLICATION AND EDGE STANDARD.

5.1 Before registering your project with GBCI for Certification review, You must have first created the project using the EDGE Software tool available on the EDGE website developed by IFC: <https://www.edgebuildings.com/>, completed a Self-Assessment, and either be contracted with an EDGE Auditor or in the process of contracting with an EDGE Auditor.

5.2 In order to register for Certification, You are required to complete and submit an electronic application which can be accessed via the EDGE Software to be used for the sole purpose of registering the project for EDGE Certification from GBCI. The registration form consists of a collection of electronic data entry screens which request specific information about the certifying Project and EDGE Auditor. You are not required to register Your project, and may exit the EDGE Software at any time.

5.3 After registration, in order to apply for Certification, You are required to provide requested documentation within the EDGE Software and submit your project for Design and/or Site Audit as applicable. Your EDGE Auditor will complete a Design Audit and/or a Site Audit. The EDGE Auditor will then provide a written assessment and recommendation for Certification to GBCI, and GBCI will perform a quality review of the Auditor’s recommendation to issue an EDGE Preliminary Certificate at the

completion of a successful Design Audit and/or an EDGE Certificate after the successful completion of a Site Audit.

5.4 Each Audit by the Auditor and Quality Review performed by GBCI is conducted to determine if a Project complies with the requirements of the EDGE Standard. While IFC will continue to establish and update and/or upgrade the EDGE Software and/or the EDGE User Guides from time to time, Your Project will be held to the requirements of the EDGE Software and User Guide version that existed at the time Your Project is created on the EDGE Software tool and submitted to GBCI.

5.5 The full text of EDGE Standard and EDGE User Guides for each building typology are published and available for review at the IFC website: <https://www.edgebuildings.com/>. The EDGE Software tool is also available at: <http://www.edgebuildings.com>. You hereby represent and warrant that You have fully reviewed and understand the EDGE Standard requirements, and You agree to check for updates prior to applying for Certification under this Agreement in the future.

6. CERTIFICATION GUIDE & USER GUIDE.

6.1 As used herein, the term “Certification Guide” refers to the “Guide to EDGE Certification” published by GBCI. The Certification Guide contains extensive information and instructions related to the EDGE Certification System including associated policies, processes and guidelines. You agree to comply at all times with the Certification Guide, including all updates and changes provided to You or made available by GBCI from time to time. The Certification Guide is available for review online at the following webpage: <https://edge.gbci.org/certification>. You hereby represent and warrant that You have fully reviewed and understand the Certification Guide, and You agree to check for updates often. In addition, You hereby represent and warrant that You have fully reviewed and understand IFC’s Certification Protocol available at: <https://www.edgebuildings.com/>, and You agree to check for revisions often.

6.2 As used herein, the term “User Guide” refers to the EDGE User Guide associated with the Building Type selected for Your Project. The EDGE User Guides are available for free at the following IFC website: <https://www.edgebuildings.com/>. IFC periodically revises the User Guides on the IFC website. You agree to comply at all times with the User Guide, including all changes published by IFC. You hereby represent and warrant that You have fully reviewed and understand the applicable User Guide, if any, and You agree to check for revisions often.

7. CERTIFICATION REVIEW.

7.1 Upon receipt of Your project submission for Audit, GBCI will send confirmation to the EDGE Auditor to begin the audit process. If You have not contracted with an approved Auditor at the time of submitting Your project, You have an additional 30 calendar days to directly contract with an EDGE Auditor or you may elect to have GBCI assign an EDGE Auditor to your project. No review will begin until an EDGE Auditor is identified with Your Project. A list of approved EDGE Auditors is available in the Auditor Database on the website: <https://edge.gbci.org/certification#select>. During an audit and subsequent review by GBCI, the Auditor and/or GBCI may request additional documentation, resubmission of calculations and any other information deemed relevant. GBCI will strive to meet the review timelines set forth in the Guide to EDGE Certification (each, a “Review Timeline”). However, the Review Timelines are estimates only. GBCI’s failure to meet any Review Timeline will not be considered a breach of this Agreement and You will not be entitled to any remedy, including a refund of any portion

of any Fees paid by You under this Agreement. Further, GBCI's failure to meet any Expedited Review Timeline provided in the Guide to EDGE Certification will not be considered a breach of this Agreement and You will not be entitled to any remedy under this Agreement; however, GBCI will refund any premium fees paid by You to expedite the review.

7.2 You recognize and acknowledge that GBCI is a nonprofit organization engaged in the effort to lessen the environmental impacts of buildings and communities, and that review under the EDGE Certification System, while regulated by specific policies and standards developed by GBCI and IFC, also requires discretion and judgment. The decision whether to grant or deny a Preliminary EDGE Certificate or EDGE Certification to a Project will be made in the sole discretion of GBCI based on GBCI's interpretation of the EDGE Standard, the sufficiency of the submitted Project Information (defined below), and any other information or factors that GBCI deems relevant.

7.3 If your project is granted EDGE Certification, You agree to provide GBCI and IFC with actual building performance information, specifically the annual water and energy use data, one year after the date of issuance of an EDGE Certification for a minimum period of at least 5 years. This information will be used by GBCI solely to compare the actual performance with predicted levels and report the information to IFC, and will not impact the EDGE Certification achieved by the Project. Your failure to provide annual building performance information may result in your project being removed from the published listing of projects that have achieved EDGE Certification.

8. FEES.

8.1 In consideration for GBCI's review of Your Project Information (defined below), You agree to pay GBCI certain fees in accordance with the Fee Schedule (the "Fee Schedule"), (collectively, the "Fees") sent to you by GBCI specific to Your Project or as published by GBCI on <https://edge.gbci.org/certification>. The Fees that You will incur will vary depending on the manner in which You pursue EDGE Certification and whether your EDGE Auditor is assigned by GBCI. GBCI will invoice You for all applicable Fees as they are incurred. All Fees must be paid within thirty (30) calendar days of the date of GBCI's invoice. Certification Reviews will not begin until all payments have been made and have been cleared. You hereby represent and warrant that You have fully reviewed and understand the Fee Schedule, and You agree to check for updates often.

8.2 GBCI reserves the right to increase the Fees by no more than twenty seven percent (27%) per calendar year. You agree to pay the then-current fees as they are incurred. GBCI will provide You with no less than ninety (90) days prior written notice of any Fee increases. You may elect to pay any Fees in advance. If You pay any Fees in advance, You will not be charged for the difference should a subsequent increase occur. If You do not agree to any of GBCI's Fee increases, Your sole remedy is to terminate this Agreement pursuant to Section 11.1(a). In the event You elect to terminate this Agreement, You will forego any benefit for which You have paid in advance, and GBCI will not be required to provide You with any refund.

9. PROJECT INFORMATION. In order to complete the EDGE Certification application process, You must submit extensive information to your EDGE Auditor and GBCI related to the Project, including without limitation, any information related to You or Your Project provided prior to executing this Agreement, information contained within the Application(s) and any additional information or data provided to GBCI in connection with the Project (collectively, "Project Information"). You hereby grant GBCI, GBCI's

subcontractors, and IFC a perpetual, non-exclusive, royalty-free, fully paid-up and irrevocable license to access, view, reproduce and otherwise use all Project Information submitted to GBCI, including all copyrighted materials, trademarks and other proprietary information, for the purposes of assessing the Project. This license also grants GBCI, and IFC the right to use, reproduce, publish, create derivative works from, perform and display such Project Information as described in the Certification Guide. GBCI and IFC reserve the right to change the ways they use and disclose Project Information regarding Your Project; provided however, GBCI will provide You with no less than ninety (90) days prior written notice of any changes.

Nothing in this Agreement shall prevent GBCI and/or IFC from disclosing information, including where legally compelled to do so by duty, order or command under color of law. Unless prohibited by law, prompt notice of any compelled disclosure will be provided to You to facilitate an opportunity to limit or prevent such disclosure at Your sole expense. Without limitation, GBCI and/or IFC may disclose Project Information if such disclosure, in GBCI's or IFC's sole discretion, is deemed to be in the interest of public safety.

GBCI does not wish to receive classified information. Any information or material submitted to GBCI will be deemed not to be classified. By submitting information to GBCI, You represent that such information, be it submitted in connection with an Application for EDGE certification or otherwise, is not controlled for export under the International Traffic in Arms Regulations, 22 C.F.R. Part 120 et seq., or the Export Administration Regulations, 15 C.F.R. Part 730 et seq.

10. TRADEMARKS.

10.1 IFC owns all rights to several proprietary trademarks, service marks, certification marks, logos and other graphic images, including, but not limited to, the "EDGE" trademark and the EDGE Certification trademarks (collectively, the "Marks") and, pursuant to licenses from IFC, in the event You receive EDGE Certification, GBCI has the right to grant You the limited right to use the Marks as set forth herein. The Marks constitute valuable intellectual property held by IFC and their licensors and are protected by law. You acknowledge and agree that any unauthorized use of these Marks constitutes both intellectual property infringement and a breach of this Agreement.

10.2 While Your Project is under review, or after it has received the Preliminary Certificate, You may in accordance with the extant IFC brand guidelines, available here: <https://www.edgebuildings.com/contact-us/brand-assets/guidelines-for-real-estate-developers/> indicate in text that You are applying for EDGE Certification for a specifically identified project under the EDGE Certification System; provided however, that You are prohibited from using the Marks in any manner that indicates or implies (as determined by either GBCI or IFC in its sole and absolute discretion) that the Project has achieved, or will achieve, EDGE Certification at any level. In the event that Your Project, or any portion thereof, is awarded EDGE Certification by GBCI, then, subject to the terms and conditions of this Agreement, GBCI and IFC grant You a non-exclusive, non-sublicenseable, non-transferable, revocable (in the sole discretion of GBCI), royalty-free, limited license to use the applicable Marks, for the purposes of indicating the EDGE Certification granted in relation to the Project.

10.3 In connection with all use of the Marks as set forth herein, You agree to use the Marks in accordance with all applicable laws, rules and regulations, and You will comply at all times with both IFC's and GBCI's Terms of Use Policies and Trademark Policies respectively ("Terms of Use") as published

by, respectively, IFC and GBCI and as may be updated from time to time, and any other reasonable related standards associated with the use of the Marks as provided by GBCI in writing to You. The Terms of Use for IFC are available at the IFC website: <https://www.edgebuildings.com/contact-us/brand-assets/guidelines-for-real-estate-developers/>. GBCI's Trademark Policy is published here: <http://www.gbci.org/legal#trademark-policy>. You hereby represent and warrant that You have fully reviewed the both the policy documents, and You agree to check for updates often.

10.4 All rights not expressly granted herein are reserved by GBCI and IFC, and no license is granted hereunder for the use of the Marks for any purpose beyond the uses set forth in this Section 10, or to any other intellectual property of GBCI or IFC. You acknowledge and affirm IFC's ownership of the Marks and the validity and enforceability thereof, and You shall not engage in or support any action, claim or challenge that is inconsistent with the foregoing. All use of the Marks and the goodwill associated therewith shall inure to the sole benefit of GBCI and IFC.

10.5 You acknowledge that the Marks and the goodwill associated therewith possess special, unique, and extraordinary characteristics, which make difficult the assessment of monetary damages that GBCI and IFC would sustain as a result of Your unauthorized use of the Marks. You recognize that GBCI and IFC would suffer irreparable injury by such unauthorized use and agree that injunctive and other equitable relief is appropriate in the event of a breach by You of any of the terms of this Section 10. Such remedy shall not be exclusive of any other remedies available to GBCI and IFC, nor shall it be deemed an election of remedies by GBCI or IFC.

11. TERM AND TERMINATION.

11.1 The term of this Agreement begins when You accept this Agreement in accordance with Section 28 below, and shall continue in effect unless terminated as follows:

- a.** You may terminate this Agreement in whole or in part at any time upon thirty (30) days written notice.
- b.** GBCI may terminate this Agreement in full, (or as it relates to any Project registered under this Agreement), immediately and without notice to You if You fail to timely pay GBCI any Fees due under this Agreement.
- c.** Without limiting the forgoing clause regarding non-payment, this Agreement shall terminate in full, (or as it relates to any Project registered under this Agreement), if You breach Your obligations under this Agreement and You fail to cure such breach within thirty (30) days from the date of notice of breach provided to You by GBCI. Such breach of obligations shall include, without limitation, Your misuse of any Marks or other intellectual property held by IFC, GBCI or USGBC, and any misstatement, whether intentionally or unintentionally made, in the Project Information that You submit in connection with the EDGE Certification System.
- d.** This Agreement will automatically terminate in full (or as it relates to any Project registered under this Agreement) if GBCI delivers final notice to You that Your Project has been denied a Preliminary Certificate or EDGE Certification and you have exhausted all opportunities to appeal this determination.
- e.** This Agreement will automatically terminate in full (or as it relates to any Project registered under this Agreement) to the extent You sell, transfer or otherwise dispose of all or substantially all of Your interest

in the Project, unless the recipient of such interest agrees to assume Your obligations as a party to this Agreement as evidenced by a fully executed “Change of Owner Agreement” (the form of which is available online at <https://edge.gbci.org/resources#legal>, which is provided to and accepted by GBCI, in its sole discretion (with such acceptance to be evidenced by written notice to You by GBCI).

f. This Agreement will automatically terminate in full (or as it relates to any Project registered under this Agreement) upon: i) the complete or substantial demolition of the Project; ii) Your failure or unwillingness to comply with any applicable ongoing Requirements or conditions of Preliminary or EDGE Certification; or iii) the revocation or expiration of Preliminary Certificate or EDGE Certification for the Project as set forth in the Certification Guide available at <https://edge.gbci.org/certification>, and IFC’s Certification Protocol available at: <https://www.edgebuildings.com/>.

g. You acknowledge that GBCI and IFC have established prestige and goodwill in the EDGE Certification Program and the Marks, which are well recognized in the minds of the public throughout the world. It is of great importance, and in the mutual interest of You, IFC, and GBCI, that all Projects registered under this Agreement embody the highest standards and reputation connected with IFC, GBCI and EDGE. Therefore, You agree that if You use the Marks in any manner that could or does disparage, tarnish, or dilute the distinctive quality of the Marks or the reputation and goodwill embodied in the Marks, or which would reflect adversely on the Marks, any of the GBCI Indemnitees, the EDGE Certification System, in GBCI’s sole discretion, then at the time of any such act or at any time after GBCI or IFC learns of any such act, GBCI will have the right, at its sole option, to terminate this Agreement by written notice to You.

11.2 Upon termination of this Agreement pursuant to Section 11.1 above:

a. Your access to the Application(s) for the associated Project will be revoked by GBCI, and GBCI may, in its sole discretion, delete or destroy any such Application(s) and Form(s) and all data therein;

b. All of Your rights to use the Marks pursuant to the license granted under Section 10, will terminate and You must immediately discontinue all use and display of the Marks (or, if the Project includes more than that which was terminated, with respect to the applicable portion of the Project).

c. All fees owed to GBCI by You as of the effective date of such termination must be paid to GBCI in full within thirty (30) days of the effective date of such termination. There shall be no refund of any fees paid or owed to GBCI under this Agreement.

11.3 It is expressly understood and agreed that the parties’ respective obligations under this Agreement in Articles 8 and 9, Sections 10.1, 10.3, 10.4, and 10.5, Articles 11 through 15, and Articles 18 through 28 shall survive any termination of this Agreement.

12. REPRESENTATIONS AND WARRANTIES. You hereby warrant and represent that:

12.1 You have the power and authority and the legal right to enter into this Agreement and to grant the rights and perform the obligations set forth herein. If this Agreement is executed by Your Agent, the Agent has the power and authority and the legal right to enter into this Agreement and to grant the rights and perform the obligations set forth herein on Your behalf and this Agreement constitutes a legal, valid and binding obligation on You that is enforceable against You in accordance with its terms. If more than one person or entity constitutes an Owner as defined herein, You represent and warrant that

all other persons or entities constituting an Owner under this Agreement, if any, have each completed a "Confirmation of Primary Owner's Authority" (the form of which is available online at <https://edge.gbci.org/resources#legal> confirming Your authority to act on their behalf, and that these forms will be provided to GBCI by You or Your Agent upon execution of this Agreement by written notice. You therefore represent and warrant that You have been irrevocably, explicitly and actually granted the power and authority and the legal right by all Owners, as the Primary Owner, to enter into this Agreement and to grant the rights and perform the obligations set forth herein on behalf of all Owners, including Yourself, as necessary to render this Agreement a legal, valid and binding obligation against all Owners, including Yourself, and that is enforceable against all Owners, including Yourself, in accordance with its terms. The obligations of all Owners, including Yourself, shall be joint and several and the GBCI Indemnitees (defined below) may enforce their rights against any Owner in any order.

12.2 You have taken all necessary action required to authorize the execution and delivery of this Agreement and the performance of its obligations hereunder;

12.3 You have the right to provide all Project Information provided to GBCI by You or on Your behalf, to grant the licenses to GBCI, GBCI's subcontractors and IFC as purported to be granted pursuant to this Agreement and to otherwise grant the rights granted under this Agreement;

12.4 No rights granted by You to GBCI, GBCI's subcontractors or IFC pursuant to this Agreement are in violation of any other agreement; and

12.5 The Project Information is and will be true, correct and complete, and accurate in all respects, and does not and will not infringe upon or misappropriate the intellectual property rights of any third party.

13. INDEMNIFICATION.

13.1 You agree to indemnify, defend and hold harmless GBCI, IFC and each of their respective officers, directors, employees, agents, representatives, affiliates, subcontractors, subsidiaries and independent contractors (collectively, the "GBCI Indemnitees") from and against all claims, actions, suits, losses, costs, liabilities, judgments, damages and expenses, including reasonable attorneys' fees, court costs, litigation expenses and related expenses (collectively, "Claims") arising out of or relating to (i) Your breach of any of the representations, warranties or obligations set forth herein, (ii) any incompleteness or inaccuracy of the Project Information, (iii) Your use of the Marks other than as set forth in Section 10, (iv) any third party claim, (v) Your use of, and/or reliance upon, any EDGE Certification awarded under this Agreement, and/or (vi) Your Project (whether or not any individual building(s) or individual interior space(s) comprising Your Project has received EDGE Certification); all of the foregoing, except to the extent such Claim was directly caused by the gross negligence or willful misconduct of GBCI, GBCI's subcontractors and/or IFC. You understand and agree that it is specifically intended for You to indemnify the GBCI Indemnitees for their sole negligence and contributory negligence but not for their gross negligence or willful misconduct. To the extent You are required to indemnify any of the GBCI Indemnitees, You shall not enter into any settlement without obtaining GBCI's prior written consent. Without limitation of the foregoing, any or all of the GBCI Indemnitees may elect to participate in any cause of action with counsel of their choosing at their own expense.

13.2 If, subsequent to the acceptance of this Agreement, it is determined that such acceptance was by an unauthorized individual or entity purportedly acting on the behalf of the party (or parties) that holds

all legal right to possess and control the real and personal property associated with the Project, the person or entity that accepts this Agreement acknowledges and agrees that, as between such person or entity and GBCI, such person or entity shall be responsible for all liability to, and incurred by, the GBCI Indemnitees and all third parties, and such person or entity hereby agrees to indemnify, defend and hold harmless the GBCI Indemnitees for any and all Claims arising out of or relating to this Agreement. No settlement shall be entered into without GBCI's prior written consent and any or all of the GBCI Indemnitees may elect to participate in any cause of action with counsel of their choosing at their own expense.

14. DISCLAIMER OF WARRANTIES.

14.1 NEITHER GBCI NOR IFC MAKES ANY (AND BOTH GBCI AND IFC HEREBY DISCLAIM, TO THE GREATEST EXTENT ALLOWED BY LAW, ANY AND ALL) WARRANTIES, REPRESENTATIONS, AND CONDITIONS, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTIES OF ACCURACY, COMPLETENESS, TITLE, AGAINST INFRINGEMENT, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE EDGE CERTIFICATION SYSTEM, ANY APPLICATION OR FORM, THE EDGE CERTIFICATION REVIEW PROCESS, AND ANY OPTIONAL SERVICES PROVIDED BY OR ON BEHALF OF ANY GBCI INDEMNITEE. GBCI AND IFC EXPLICITLY DISCLAIM ANY AND ALL LIABILITY ARISING FROM YOUR USE OF THE EDGE SOFTWARE AND ANY APPLICATION OR FORM FOR ANY PURPOSE OTHER THAN FOR THE PURSUIT OF PRELIMINARY CERTIFICATE OR EDGE CERTIFICATION FROM GBCI.

14.2 ALL DETERMINATIONS RELATED TO EDGE CERTIFICATION ARE IN THE SOLE AND ABSOLUTE DISCRETION OF GBCI AND IN NO EVENT SHALL ANY GBCI INDEMNITEE HAVE ANY LIABILITY AS A RESULT OF ANY DECISION TO GRANT OR NOT TO GRANT EDGE CERTIFICATION TO YOUR PROJECT (OR ANY PORTION OF YOUR PROJECT) FOR ANY REASON.

14.3 WITHOUT LIMITING THE BROAD SCOPE OF THIS SECTION 14, YOU AGREE AND ACKNOWLEDGE THAT:

a. EDGE CERTIFICATION IS NOT A REPRESENTATION, AND DOES NOT MEAN THAT YOUR PROJECT (OR ANY INDIVIDUAL BUILDING(S) OR INTERIOR SPACE(S) COMPRISING YOUR PROJECT) IS STRUCTURALLY SOUND OR SAFE, CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LAWS, REGULATIONS OR CODES, FREE OF MOLD OR MILDEW, OR FREE OF VOLATILE ORGANIC COMPOUNDS OR ALLERGENS OR TOXINS,

OR THAT YOUR PROJECT (OR ANY INDIVIDUALLY REGISTERED BUILDING(S) OR RESIDENCE(S) COMPRISING YOUR PROJECT) SHALL ACHIEVE A RELATIVE OR SPECIFIC LEVEL OF ENERGY EFFICIENCY, PERFORMANCE, OR UTILIZATION OF RENEWABLE, RECYCLED OR RECYCLABLE RESOURCES AS A RESULT OF ANY EDGE CERTIFICATION;

b. ANY GRANT OF EDGE CERTIFICATION DOES NOT MEAN THAT GBCI OR IFC ENDORSES, VERIFIES OR AGREES WITH ANY PROJECT INFORMATION THAT HAS BEEN PROVIDED OR REPRESENTED TO GBCI OR IFC;

c. ANY GRANT OF EDGE CERTIFICATION SHALL NOT GUARANTEE: (A) ENERGY EFFICIENCY FOR THE PROJECT; (B) COST-SAVINGS FOR THE PROJECT; (C) ECONOMIC BENEFITS FOR YOU OR YOUR AGENT; OR (D) GOVERNMENT INCENTIVES, INCLUDING GOVERNMENT TAX INCENTIVES, FOR YOU OR YOUR AGENT; AND

d. ANY GRANT OF EDGE CERTIFICATION DOES NOT GUARANTEE YOU OR YOUR AGENT OF THE SATISFACTION OF ANY MANDATES OR REQUIREMENT FOR THE PROJECT TO BE CONSTRUCTED "GREEN."

15. LIMITATION OF LIABILITY. EXCEPT AS OTHERWISE REQUIRED BY LAW, IN NO EVENT SHALL ANY OF THE GBCI INDEMNITEES BE LIABLE TO YOU, YOUR AGENT OR ANY THIRD PARTY FOR ANY DIRECT, SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES OR COSTS DUE TO LOSS OF PROFITS, TAX CREDITS, ECONOMIC BENEFITS, DATA, LOSS OF GOODWILL, OR PERSONAL OR OTHER PROPERTY DAMAGE REGARDING THIS AGREEMENT OR RESULTING FROM OR IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT BY ANY GBCI INDEMNITEE OR IN CONNECTION WITH THE EDGE CERTIFICATION SYSTEM, THE CERTIFICATION GUIDE OR ANY APPLICATION OR FORM, REGARDLESS OF THE CAUSE OF ACTION OR THE THEORY OF LIABILITY, WHETHER IN TORT, CONTRACT, OR OTHERWISE, EVEN IF SUCH PARTY HAS BEEN NOTIFIED OF THE LIKELIHOOD OF SUCH DAMAGES OCCURRING. REGARDLESS OF THE FOREGOING, AND WITHOUT LIMITING ANY OTHER PROVISION HEREIN, (I) YOUR SOLE REMEDY VIS A VIS GBCI, GBCI'S SUBCONTRACTORS AND IFC SHALL BE LIMITED TO A RETURN OF FEES PAID BY YOU TO GBCI; AND (II) IN NO EVENT SHALL GBCI, GBCI'S SUBCONTRACTORS OR IFC BE LIABLE, IN THE AGGREGATE, TO YOU, YOUR AGENT OR ANY THIRD PARTY IN EXCESS OF THE TOTAL AMOUNT OF FEES PAID BY YOU TO GBCI UNDER THIS AGREEMENT FOR THE PRODUCT OR SERVICE TO WHICH SUCH CLAIM RELATES.

16. MODIFICATION OF TERMS.

16.1 EXCEPT AS OTHERWISE PROVIDED HEREIN, GBCI OR IFC MAY CHANGE ANY OF THE PROGRAM POLICIES OR GUIDELINES, (INCLUDING WITHOUT LIMITATION, THE CERTIFICATION GUIDE, FEE SCHEDULE, USER GUIDE AND TRADEMARK USAGE/TERMS OF USE POLICY) AT ANY TIME IN THEIR SOLE DISCRETION. YOUR LOGGING IN TO ACCESS OR SUBMIT YOUR EDGE SOFTWARE FILES AND FOLLOWING ANY REQUIRED PROMPTS, AND/OR YOUR ONGOING USE OF THE MARKS, CONSTITUTES YOUR IRREVOCABLE ACCEPTANCE OF ALL SUCH CHANGES WHICH WERE MADE, AND THE LEGAL AMENDMENT OF THIS AGREEMENT.

16.2 In the event of any modification of any material terms in accordance with Section 16.1 to which You do not assent (other than pricing changes as allowed under Section 8.2), Your sole remedy shall be the right to terminate the Agreement and receive a refund of any Fees paid by You within the one hundred and eighty (180) days immediately preceding the date of termination in relation to Your Project.

17. FORCE MAJEURE. None of the GBCI Indemnitees shall be liable for inadequate or non-performance to the extent caused by any Force Majeure Event, which wholly or partially prevents or delays the performance of any of the duties, responsibilities or obligations of such GBCI Indemnitee. As used herein, the term "Force Majeure Event" shall mean any act, event or condition (except, in each case, for the payment of money) which is beyond the reasonable control of such GBCI Indemnitee, including, but not be limited to, an act of God; an act of the public enemy; civil disturbance or unrest; injunctions; lightning; fire, explosion or other serious casualty; water damage; terrorist attack (or threats thereof); epidemics; strike, lock-out or labor dispute (without regard to the reasonableness of any party's demands or any party's ability to satisfy such demands); accident or sabotage; unusually severe weather (including hurricane, earthquake, tornado, landslide or flood); war (whether declared or not) or threats thereof; blockades; embargoes; condemnation or other taking by the action of any governmental body on behalf of any public, quasi-governmental or private entity; other governmental action or change in

Law; or shortages or failures of sources of labor, material, energy, fuel, water, other vital utility, equipment or transportation. GBCI shall have the right to terminate this Agreement if a Force Majeure Event lasts for period of five (5) days or more. In such event, GBCI shall return all prepaid fees for services not yet rendered (such calculation to be made by GBCI, in GBCI's sole discretion).

18. NOTICES. GBCI expects to be in regular communication with You regarding Your participation in the Program. Such communications will occur via email exchange and/or through Your Application(s). However, notices required by this Agreement must be communicated as follows:

Notices To You – GBCI shall send all notices to You. Such notices shall be effective when sent. You agree to provide GBCI with up-to-date contact information for the duration of this Agreement.

Notices To GBCI – You must provide written notice to GBCI by email with delivery confirmation, and by certified mail with return receipt requested. Such communications shall be effective when actually received and must be addressed as follows:

Email Address: legal@gbci.org
Mailing Address: **Green Business Certification Inc.**
Attn: General Counsel
2101 L Street, NW, Suite 500
Washington, DC 20037
USA

19. NOTICE OF CLAIM; MEDIATION; ARBITRATION.

19.1 If You believe that You have been damaged by any act or omission by GBCI, GBCI's subcontractors and/or IFC, then You must provide GBCI with written notice in accordance with Section 18 within one hundred eighty (180) calendar days after the occurrence of each such act or omission, describing with reasonable detail (i) the act and/or omission, (ii) how You were damaged by it and (iii) a reasonable estimate of the amount of monetary damages You claim to have suffered (each, a "Notice of Claim").

19.2 In the event of any controversy, claim or dispute arising out of or relating to this Agreement, or a breach thereof, (each such event, a "Dispute") the parties hereto agree to seek to resolve the dispute through open and good faith discussions in the first instance. If the Dispute cannot be resolved through these discussions, the parties agree second to try and settle the dispute by mediation, administered by the American Arbitration Association ("AAA") under its Mediation Rules.

19.3 If settlement is not reached within sixty (60) calendar days after service of a written demand for mediation, such Dispute shall be finally resolved under the Rules of Arbitration of the American Arbitration Association (the "Rules") by three (3) arbitrators appointed in accordance with the Rules (each such arbitration, an "Arbitration"). Each Arbitration will be conducted in English and all foreign language documents shall be submitted in the original language and, if so requested by any arbitrator or party, shall also be accompanied by a translation into English. The place of arbitration, and the location for all hearings and meetings in an Arbitration, shall be the District of Columbia, United States of America, which location cannot be changed, and any Arbitration may be initiated by either party in accordance with the Rules. For each Arbitration, the governing law set forth in Section 20 shall be applied to the merits of the Dispute. Each party shall present its case in a pre-hearing memorial

accompanied by all of its evidence in support of its position. The arbitrators in any Arbitration shall enforce, and not modify, the terms of this Agreement. The award or decision of the arbitrators shall be final and binding on each party and its respective successors and assigns, and judgment may be entered thereupon and enforced in any court of competent jurisdiction. All costs and expenses of any Arbitration, including reasonable attorneys' fees and expenses and the administrative and arbitrator fees and expenses, shall be borne by the parties as determined by the arbitrators. Nothing in this Section 19 shall be construed as limiting the right of a party to seek, in a court of competent jurisdiction, an injunction or other equitable relief in aid of arbitration (including to maintain the status quo or preserve the subject matter of the arbitration) with respect to any actual or threatened breach of this Agreement or otherwise, to prevent or avoid irreparable harm. Nothing herein shall permit the arbitrators to award any damages which are disclaimed in this Agreement, including those in Section 15.

19.4 It is understood and acknowledged that during the pendency of a Dispute, all of the terms and conditions of this Agreement shall remain in effect and the parties shall continue to perform all of their respective obligations hereunder.

19.5 Except to the limited extent necessary to comply with any applicable law, legal process, or a court order or to enforce a final settlement agreement or secure enforcement of the arbitrators' award, the parties agree that the existence, terms and content of any Arbitration, all information and documents disclosed in any Arbitration or evidencing any arbitration results, award, judgment or settlement, or the performance thereof, and any allegations, statements and admissions made or positions taken by either party in any Arbitration shall be treated and maintained in confidence and are not intended to be used or disclosed for any other purpose or in any other forum.

19.6 Without limiting the confidentiality requirements of Section 19.5 above, You agree that during the pendency of a Dispute You will not publicly or privately disparage any of the GBCI Indemnitees in any way, make or give any comments, statements, or opinions which may be harmful to the goodwill and reputation of the GBCI Indemnitees, or directly or indirectly cause or encourage the making of such comments, statements, or opinions, or the taking of such actions, by anyone else. For the purposes of this Agreement, the term "disparage" includes, without limitation, comments or statements to the press and/or media, or to any individual or entity with whom the GBCI Indemnitees have a business or personal relationship which would adversely affect in any manner (i) the conduct of the business of the GBCI Indemnitees; (ii) the business reputation of the GBCI Indemnitees; or (iii) the personal reputation of the GBCI Indemnitees.

20. GOVERNING LAW. This Agreement, and all of the rights and duties of You, Your Agent, and the GBCI Indemnities arising out of or related to the Program, shall be governed by the laws of the District of Columbia, United States of America, without regard to its conflicts of law rules.

21. REMEDIES. Except as otherwise expressly provided in this Agreement, all remedies shall be cumulative and in addition to and not in lieu of any other remedies available to either party at law, in equity or otherwise.

22. RELATIONSHIP OF THE PARTIES. The relationship between the parties to this Agreement is that of independent contractors with respect to the benefits described herein. This Agreement is not intended to, and does not, create any association, partnership, joint venture, employment, or agency relationship between the parties. You agree that You will not hold Yourself out as, an agent, affiliate, legal

representative, joint-venturer, partner, employee or servant of any GBCI Indemnitee for any purpose whatsoever. As an independent contractor, we are solely responsible for determining the means and methods for providing the benefits described herein.

23. IFC, THIRD PARTIES AND ASSIGNMENT OF RIGHTS. Nothing in this Agreement shall be deemed to confer any benefit or rights on or to any person or entity (including the Agent) other than You and GBCI; provided however, that the GBCI Indemnitees shall be intended third-party beneficiaries to this Agreement. GBCI reserves the right to assign and/or delegate any of its rights and/or obligations in its sole discretion, including, and without limitation, the right to subcontract the performance of any services associated with the EDGE Certification Program. You may not assign and/or delegate any of the rights and/or obligations under this Agreement except as set forth in Section 11.1(g) above. Any unauthorized assignment or delegation shall be null and void.

24. ENTIRE AGREEMENT. This Agreement (including all Exhibits, Schedules, documents and information accessible through hyperlink or referencing a URL (the “Ancillary Documents”), which are hereby incorporated herein and made a part hereof) constitutes a fully integrated agreement that supersedes any and all prior agreements between You and GBCI concerning the Project. You agree to comply with and be bound by the terms, conditions and provisions of all the Ancillary Documents whether or not any particular condition or provision is referenced in this Agreement. The Ancillary Documents are intended to be complementary and interpreted in harmony. In the event of any conflict, this Agreement shall take precedence, followed in descending order by the Certification Guide, the Fee Schedule, the User Guide and the Trademark Guidelines. The terms and conditions for the use of the website hosting the Application are not superseded by this Agreement.

25. MODIFICATION AND WAIVER. The Ancillary Documents may be amended by GBCI or IFC as described in this Agreement, Otherwise, this Agreement may only be modified in writing and all such written modifications must be signed by You and GBCI’s then-current President, Chief Operating Officer, or General Counsel. No other individual has the authority to modify this Agreement on GBCI’s behalf. No action or inaction by GBCI will be construed as a waiver of this or any other provision of this Agreement. To be enforceable, any waiver of this Agreement (excluding the Ancillary Documents) must be in writing and signed by You and GBCI, and shall be limited to the specific terms of the waiver.

26. INTERPRETATION. The invalidity of any part of this Agreement shall not impair or affect the validity or enforceability of the rest of this Agreement, which shall remain in full force and effect. Any provision found to be invalid shall be more narrowly construed so that it becomes legal and enforceable. The headings used in this document are for ease of reference only and shall not in any way be construed to limit or alter the meaning of any provision. Any rule that ambiguities are construed or interpreted against the drafter of a document, or against the party for whose benefit the document is made, shall not apply. As used in this Agreement, the plural shall include the singular and the singular shall include the plural whenever appropriate.

27. GOVERNMENT ENTITIES. If You are a Government Entity within the United States; meaning, an agency or instrumentality operating under color of federal law, and/or an agency or instrumentality operating under state law or municipal ordinance, including all agencies, boards and commissions in the executive branch of such governments, the foregoing provisions of this Agreement regarding limitations of liability, indemnification, equitable relief, disputes and choice of law, to which You are prohibited from agreeing to as a matter of law, are hereby waived.

28. EXECUTION. YOU HEREBY AGREE TO THE TERMS, CONDITIONS AND PROVISIONS REPRESENTED IN THIS AGREEMENT. YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTOOD THIS AGREEMENT AND ALL EXHIBITS AND SCHEDULES HERETO, ALL PROGRAM POLICIES AND GUIDELINES, INCLUDING THE EDGE STANDARD, CERTIFICATION GUIDE, FEE SCHEDULE, USER GUIDES AND TRADEMARK USAGE/TERMS OF USEPOLICY, AND THAT YOU HAVE BEEN PROVIDED THE OPPORTUNITY TO MAINTAIN A RECORD OF THIS AGREEMENT, ALL SUCH ANCILLARY DOCUMENTS, AND ALL PROGRAM POLICIES AND GUIDELINES. FURTHER, YOU UNDERSTAND THAT BY AGREEING TO THESE TERMS YOU WILL BE BOUND TO A LEGALLY ENFORCEABLE CONTRACT NO DIFFERENT THAN A CONTRACT EXPRESSED ON PAPER AND PHYSICALLY SIGNED BY YOU. TO THE EXTENT YOU ACCEPT THIS AGREEMENT AS DESCRIBED HEREIN, GBCI SHALL MAINTAIN AN ELECTRONIC RECORD OF THIS AGREEMENT WHICH YOU MAY REQUEST TO REVIEW AND DOWNLOAD AT ANY TIME.

ACCEPTED AND AGREED TO

By:

Name of Individual Signing for Owner

Date

Printed Name of Signatory

Title of Signatory (e.g., President of Owner/Shareholder/etc.)

Owner Name (LLC/Corp/Ltd)

(Project Name)

Please note: if the Individual Signatory is an agent rather than a corporate officer, the Confirmation of Agent Authority must be submitted to GBCI