



Homeowner Name and Address <b>Ibrahim Hussein</b> <b>18 Haskle Dr</b> <b>West Windsor, NJ 08550</b>	Co-Owner Name (If Any)	Installation Location <b>18 HASKEL DR PRINCETON JUNCTION,</b> <b>NJ 08550-5401</b>	Installer <b>Pro Custom Solar</b> <b>30 Nixon Lane Suite 1B</b> <b>Edison, New Jersey 08837</b>
Contract ID <b>MN000819694</b>			License <b>NJ-13 VH05539000</b>

## 1. INTRODUCTION

This solar lease (this “Lease”) is the agreement between you and Sunnova Energy Corporation (together with its successors and assigns, “Sunnova” or “we”), covering the lease to you of the solar panel system (the “System”) described below. The System will be installed by the Installer listed above at the address you listed above. This Lease will refer to this address as the “Property” or your “Home.” This Lease is up to eleven (11) pages long and has up to three (3) Exhibits depending on the state where you live. This Lease has disclosures required by the Federal Consumer Leasing Act and, where applicable, state law. Sunnova provides you with a Performance Guaranty and Limited Warranty (the “Limited Warranty”). The Limited Warranty is attached as **Exhibit 2**. Sunnova will also provide you with a System user manual entitled “Solar Operation and Maintenance Guide” (the “Guide”), that contains important operation, maintenance and service information. This is a legally binding agreement, so please read everything carefully including all of the exhibits. If you do not meet your contract obligations under this Lease, you may lose your rights to the System. If you have any questions regarding this Lease, please ask your sales consultant.

## 2. LEASE TERM

Sunnova agrees to lease you the System for 25 years (300- full calendar months), plus, if the Interconnection Date is not on the first day of a calendar month, the number of days left in that partial calendar month, including the Interconnection Date. We refer to this period of time as the “Lease Term.” The Lease Term begins on the Interconnection Date. The Interconnection Date is the date that the System is turned on and generating power. Sunnova will notify you by email when your System is ready to be turned on.

## 3. SYSTEM DESCRIPTION

<b>16.520 DC STC PHOTOVOLTAIC SYSTEM</b>
Modules: Hyundai Heavy Industries
Inverter: SMA America
Monitor: Itron



#### 4. LEASE PAYMENTS; AMOUNTS

##### A. Amounts Due at Lease Signing, Installation and Building Inspection:

Payment Due at Lease Signing: \$0.00

##### B. Monthly Payments:

Year	Monthly Payment
1	\$223.25
2	\$229.72
3	\$236.38
4	\$243.24
5	\$250.29
6	\$257.55
7	\$265.02
8	\$272.71
9	\$280.62
10	\$288.76
11	\$297.13
12	\$305.75
13	\$314.62
14	\$323.74
15	\$333.13
16	\$342.79
17	\$352.73
18	\$362.96
19	\$373.49
20	\$384.32
21	\$395.47
22	\$406.94
23	\$418.74
24	\$430.88
25	\$443.38

Your first Monthly Payment is due on the first Payment Date, the date selected by you when creating your account, following the Interconnection Date. After your first Monthly Payment, future Monthly Payments (and any applicable taxes) are due on the Payment Date.

##### C. Other Charges:

If you elect to make automatic Monthly Payments from your checking or savings account, then you will receive a discount of \$15 on your Monthly Payments. The Monthly Payments listed above reflect this discount. If you do not elect automatic Monthly Payments, this discount will not be applied to your Monthly Payments and each Monthly Payment will be \$15 greater.

##### D. Total of Payments (A+B+C):

**\$96,403.32**

This is the total amount you will have paid by the end of this Lease. It includes the Monthly Payments stated above and estimated taxes of \$0.00

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### **E. Purchase Option At End of Lease Term:**

You do not have an option to purchase the System at the end of the Lease Term.

### **F. Other Important Terms:**

See Section 2 above for additional information on the Lease Term and also see below for additional information on termination, purchase options, renewal options, maintenance responsibilities, warranties, late and default charges and prohibition on assignment without Sunnova's consent. Payments due upon installation are due immediately prior to commencement of installation.

## **5. LEASE OBLIGATIONS**

### **(a) System, Home and Property Maintenance**

#### **You agree to:**

- (i) only have the System repaired pursuant to the Limited Warranty and reasonably cooperate when repairs are being made;
- (ii) keep trees, bushes and hedges trimmed so that the System receives as much sunlight as it did when Sunnova installed it;
- (iii) keep the panels clean, pursuant to the Limited Warranty and the Guide;
- (iv) not modify your Home in a way that shades the System;
- (v) be responsible for any conditions at your Home that affect the installation (e.g. blocking access to the roof or removing a tree that is in the way);
- (vi) not remove any markings or identification tags on the System;
- (vii) permit Sunnova, after we give you reasonable notice, to inspect the System for proper operation as we reasonably determine necessary;
- (viii) use the System primarily for personal, family or household purposes, but not to heat a swimming pool;
- (ix) not do anything, permit or allow to exist any condition or circumstance that would cause the System not to operate as intended at the Property;
- (x) notify Sunnova if you think the System is damaged or appears unsafe; if the System is stolen; and prior to changing your power supplier;

- (xi) have anyone who has an ownership interest in your Home sign this Lease;

- (xii) return any documents we send you for signature (like incentive claim forms) within five business (5) days of receiving them; and

### **(b) System Construction, Repair, Insurance and Sunnova's obligations:**

#### **Sunnova agrees to cause our contractors to:**

- (i) schedule the installation of the System at a mutually convenient date and time;
- (ii) construct the System according to written plans you review;
- (iii) provide you with a web-enabled meter to accurately measure the amount of power the System delivers to you;
- (iv) notify you if the System design has to be materially changed so that you can review any such changes;
- (v) clean up after ourselves during the construction of the System;
- (vi) repair the System pursuant to the Limited Warranty and reasonably cooperate with you when scheduling repairs;
- (vii) create a priority stream of operation and maintenance payments to provide enough cash flow in our financing transactions to pay for the Limited Warranty obligations and the repair and maintenance of the System in accordance with this Lease even if Sunnova ceases to operate; and
- (viii) not put a lien on your Home or Property.
- (ix) install, operate and maintain the System in accordance with applicable net metering and interconnection laws.

**(c) Home Renovations or Repairs**

If you want to make any repairs or improvements to the Property that could interfere with the System (such as repairing the roof where the System is located), you may only remove and replace the System pursuant to the Limited Warranty.

**(d) Automatic Payment; Fees; Late Charges**

In addition to the other amounts you agree to pay in this Lease, you agree to pay the following:

- (i) **Automatic Payment Discount:** All prices include a \$15 monthly discount for using automatic payment. You will not receive a \$15 monthly discount if you do not make automatic Monthly Payments through your checking or savings account;
- (ii) **Late Payments: accrue interest at the lesser of twelve percent (12%) annually or the maximum allowable rate by applicable law beginning on the sixteenth (16th) day after the date the payment was due and continuing until paid in full; and**
- (iii) **Returned Check Fee:** \$25 (or such lower amount as required by law) for any check or withdrawal right that is returned or refused by your bank;
- (iv) **Product Change Fee:** if after you sign this Lease, but before we begin installation, you decide you would prefer an alternative Sunnova product you will pay a \$250 change fee.

**(e) Insurance**

Sunnova shall insure the System against all damage or loss unless (i) that damage or loss is caused by your gross negligence; or (ii) you intentionally damage the System.

**(f) Estimated Taxes**

You agree to pay any applicable gross receipts, sales or use taxes on the Monthly Payments due under this Lease. If this Lease contains a purchase option at the end of the Lease Term, you agree to pay any applicable tax on the purchase price for the System. You also agree to pay as invoiced any applicable personal property taxes on the System that your local jurisdiction may levy. The total estimated amount you will pay for taxes over the Lease Term is \$0.00

**(g) No Alterations**

You agree that you will not make any modifications, improvements, revisions or additions to the System or take any other action that could void the Limited

Warranty on the System without Sunnova's prior written consent. If you make any modifications, improvements, revisions or additions to the System, they will become part of the System and shall be Sunnova's property.

**(h) Access to the System**

- (i) You grant to Sunnova and its employees, agents and contractors the right to reasonably access all of the Property as necessary for the purposes of (A) installing, constructing, operating, owning, repairing, removing and replacing the System or making any additions to the System or installing complementary technologies on or about the location of the System; (B) enforcing Sunnova's rights as to this Lease and the System; (C) installing, using and maintaining electric lines, inverters and meters, necessary to interconnect the System to your electric system at the Property and/or to the utility's electric distribution system; or (D) taking any other action reasonably necessary in connection with the construction, installation, operation, maintenance, removal or repair of the System. This access right shall continue for up to ninety (90) days after this Lease expires to provide Sunnova with time to remove the System at the end of the Lease Term. Sunnova shall provide you with reasonable notice of its need to access the Property whenever commercially reasonable.
- (ii) During the time that Sunnova has access rights you shall ensure that its access rights are preserved and shall not interfere with or permit any third party to interfere with such rights or access. You agree that the System is not a fixture, but Sunnova has the right to file any UCC-1 financing statement or fixture filing that confirms its interest in the System.

**(i) Indemnity**

To the fullest extent permitted by law, you shall indemnify, defend, protect, save and hold harmless Sunnova, its employees, officers, directors, agents, successors and assigns from any and all third party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands and liens of any kind or nature arising out of, connected



with, relating to or resulting from your negligence or willful misconduct; provided, that nothing herein shall require you to indemnify Sunnova for its own negligence or willful misconduct. The provisions of this paragraph shall survive termination or expiration of this Lease.

**(j) Monthly Payments**

The Monthly Payments section (Section 4(B)) describes your monthly payment obligations under this Lease. YOU AGREE THAT THIS IS A NET LEASE AND THE OBLIGATION TO PAY ALL MONTHLY PAYMENTS AND ALL OTHER AMOUNTS DUE UNDER THIS LEASE SHALL BE ABSOLUTE AND UNCONDITIONAL UNDER ALL CIRCUMSTANCES AND SHALL NOT BE SUBJECT TO ANY ABATEMENT, DEFENSE, COUNTERCLAIM, SETOFF, RECOUPMENT OR REDUCTION FOR ANY REASON WHATSOEVER, IT BEING THE EXPRESS INTENT OF THE PARTIES THAT ALL AMOUNTS PAYABLE BY YOU HEREUNDER SHALL BE AND CONTINUE TO BE PAYABLE IN ALL EVENTS INCLUDING BY YOUR HEIRS AND ESTATE AND, EXCEPT AS SET FORTH BELOW IN SECTIONS 6, 23 AND 24, YOU HEREBY WAIVE ALL RIGHTS YOU MAY HAVE TO REJECT OR CANCEL THIS LEASE, TO REVOKE ACCEPTANCE OF THE SYSTEM, OR TO GRANT A SECURITY INTEREST IN THE SYSTEM.

**(k) Option to Prepay All Payments Remaining on the Lease**

At any time during the Lease Term, you may prepay all payments remaining on the Lease, equal to: (i) all accrued but unpaid Monthly Payments, taxes, late charges, penalties, interest and all or any other sums then accrued or due and owing, plus (ii) the unpaid balance of the aggregate rent, each payment discounted to present value at 5% per annum, plus (iii) reasonable compensation, on a net after tax basis assuming a tax rate of 35%, for the loss or recapture of (A) the investment tax credit equal to thirty percent (30%) of the System cost, including installation; and (B) accelerated depreciation over five (5) years equal to eighty five percent (85%) of the System cost, including installation, and for the loss of any anticipated benefits pursuant to Section 9 of this Lease (Sunnova shall furnish you with a detailed calculation of such compensation if such a claim is made);

**6. CONDITIONS PRIOR TO INSTALLATION OF THE SYSTEM**

**(a) Sunnova's Obligation to Install and Lease**

Sunnova's obligations to install and lease the System are conditioned on the following items having been completed to its reasonable satisfaction:

- (i) completion of (A) the engineering site audit (a thorough physical inspection of the Property, including, if applicable, geotechnical work), (B) the final System design, and (C) real estate due diligence to confirm the suitability of the Property for the construction, installation and operation of the System;
- (ii) approval of this Lease by Sunnova's financing partner(s);
- (iii) confirmation of rebate, tax credit and renewable energy certificate payment availability in the amount used to calculate the Monthly Payment amounts set forth in this Lease;
- (iv) confirmation that Sunnova will obtain all applicable benefits referred to in Section 9;
- (v) receipt of all necessary zoning, land use and building permits; and
- (vi) completion of any renovations, improvements or changes reasonably required at your Home or on the Property (e.g. removal of a tree or roof repairs necessary to enable Sunnova to safely install the System).

Sunnova may terminate this Lease without liability if, in its reasonable judgment, any of the above listed conditions (i) through (vi) will not be satisfied for reasons beyond its reasonable control. Once Sunnova starts installation, however, it may not terminate this Lease for the failure to satisfy conditions (i) through (vi) above.

**(b) Amendments, Your Right to Terminate for Material Changes.**

Both parties will have the right to terminate this Lease, without penalty or fee, if Sunnova determines after the engineering site audit of your Home that it has misestimated by more than ten percent (10%) any of (i) the System size, (ii) the System's total cost or (iii) the System's annual production. Such termination right will expire at the **earlier** of (A) one (1) week prior to the scheduled System installation date and (B) one (1) month after we inform you in writing of the revised size, cost or production estimate.





If neither party exercises their right to terminate this Lease following such a 10% change, then any changes to the System will be documented in an amendment to this Lease. You authorize Sunnova to make corrections to the utility paperwork to conform to this Lease or any amendments to this Lease we both sign.

## 7. WARRANTY

YOU UNDERSTAND THAT THE SYSTEM IS WARRANTED SOLELY UNDER THE LIMITED WARRANTY ATTACHED AS **EXHIBIT 2**, AND THAT THERE ARE NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY, FITNESS FOR ANY PURPOSE, CONDITION, DESIGN, CAPACITY, SUITABILITY OR PERFORMANCE OF THE SYSTEM OR ITS INSTALLATION.

## 8. TRANSFER

Sunnova works with banks, large companies and other significant financing partners to finance your System. As a result, Sunnova will assign this Lease to one of its financing partners. Sunnova may assign, sell or transfer the System and this Lease, or any part of this Lease or the exhibits, without your consent. Assignment, sale or transfer generally means that Sunnova would transfer certain of its rights and certain of its obligations under this Lease to another party. This assignment does not change Sunnova's obligation to maintain and repair your System as set forth in the Limited Warranty.

## 9. OWNERSHIP OF THE SYSTEM; TAX CREDITS AND REBATES

You agree that the System is Sunnova's personal property under the Uniform Commercial Code. You understand and agree that this is a lease and not a sale agreement. Sunnova owns the System for all purposes, including any data generated from the System. You shall at all times keep the System free and clear of all liens, claims, levies and legal processes not created by Sunnova, and shall at your expense protect and defend Sunnova against the same.

YOU UNDERSTAND AND AGREE THAT ANY AND ALL TAX CREDITS, INCENTIVES AND UTILITY REBATES ARE THE PROPERTY OF AND FOR THE BENEFIT OF SUNNOVA, USABLE AT ITS SOLE DISCRETION. SUNNOVA SHALL HAVE THE EXCLUSIVE RIGHT TO ENJOY AND USE ALL SUCH BENEFITS, WHETHER SUCH BENEFITS EXIST NOW

OR IN THE FUTURE. YOU AGREE TO REASONABLY COOPERATE WITH SUNNOVA SO THAT IT MAY CLAIM ANY TAX CREDITS, REBATES OR BENEFITS FROM THE SYSTEM. THIS MAY INCLUDE TO THE EXTENT ALLOWABLE BY LAW FILING REGISTRATIONS AND/OR APPLICATIONS FOR REBATES OR CREDITS FROM THE FEDERAL, STATE OR LOCAL, GOVERNMENT OR A LOCAL UTILITY AND GIVING THESE TAX CREDITS, REBATES OR BENEFITS TO SUNNOVA.

## 10. PURCHASING THE SYSTEM PRIOR TO THE END OF THE LEASE TERM

You may not purchase the System prior to the end of the Lease Term.

## 11. RENEWAL

You have the option to renew your Lease for up to ten (10) years in two (2) five (5) year renewal periods. We will send you renewal forms three (3) months prior to the expiration of the Lease Term, which forms shall set forth the new Monthly Payments due under the renewed Lease, based on our assessment of the then current fair market value of the System. If you want to renew and you are in compliance with this Lease, complete the renewal forms and return them to us at least one (1) month prior to the expiration of the Lease Term. In the event that you respond that you do not agree to the new Monthly Payments, the Lease shall expire by its terms on the termination date. If we don't hear back from you after we send you the renewal forms, then this Lease shall renew for an additional one (1) year term ten percent (10%) less than the then-current average rate charged by your local utility and shall continue to renew for one (1) year terms at that same rate until we hear from you at least thirty (30) days prior to a renewal term that you do not wish to renew.

If we don't hear back from you after we send you the renewal forms, then this Lease shall renew for an additional one (1) year term RENEWAL RATES and shall continue to renew for one (1) year terms at that same rate until we hear from you at least thirty (30) days prior to a renewal term that you do not wish to renew.

## 12. SELLING YOUR HOME

(a) If you sell your Home you can:

### (i) Transfer this Lease and the Monthly Payments.

If the person buying your Home meets Sunnova's credit requirements, then where permitted by the local utility, the person buying your Home can



sign a transfer agreement assuming all of your rights and obligations under this Lease.

(ii) **Move the System to Your New Home.**

If you are moving to a new home in the same utility district, then where permitted by the local utility, the System can be moved to your new home pursuant to the Limited Warranty. You will need to pay all costs associated with relocating the System, execute and provide the same access and ownership rights as provided for in this Lease and provide any third party consents or releases required by Sunnova in connection with the substitute premises.

(iii) **Prepay this Lease and Transfer only the Use of the System.**

At any time during the Lease Term, if the person buying your home does not meet Sunnova's credit requirements, but still wants the System, then you can (A) prepay the payments remaining on the Lease (See Section 5(k)), (B) add the cost of the Lease to the price of your home; and (C) have the person buying your Home sign a transfer agreement to assume your rights and non-Monthly Payment obligations under this Lease. The System stays at your Home, the person buying your Home does not make any Monthly Payments and has only to comply with the non-Monthly Payment portions of this Lease.

- (b) You agree to give Sunnova at least fifteen (15) days but not more than three (3) months' prior written notice if you want someone to assume your Lease obligations. In connection with this assumption, you, your approved buyer and Sunnova shall execute a written transfer of this Lease. Unless we have released you from your obligations in writing, you are still responsible for performing under this Lease. If your buyer defaults on this Lease and we have not yet signed the transfer agreement, you will be responsible for their default. We will release you from your obligations under this Lease in writing once we have a signed transfer agreement with the person buying your Home (provided such person has been approved as a transferee by Sunnova in writing).
- (c) If you sell your Home and can't comply with any of the options in subsection (a) above, you will be in default under this Lease. Section 12(a) includes a Home sale by your estate or heirs.

- (d) EXCEPT AS SET FORTH IN THIS SECTION, YOU WILL NOT SUBLEASE, ASSIGN, SELL, PLEDGE OR IN ANY OTHER WAY TRANSFER YOUR INTEREST IN THE SYSTEM OR THIS LEASE WITHOUT OUR PRIOR WRITTEN CONSENT, WHICH SHALL NOT BE UNREASONABLY WITHHELD.

**13. LOSS OR DAMAGE**

- (a) Unless you are grossly negligent or you intentionally damage the System, Sunnova will bear all of the risk of loss, damage, theft, destruction or similar occurrence to any or all of the System. Except as expressly provided in this Lease, no loss, damage, theft or destruction will excuse you from your obligations under this Lease, including Monthly Payments.
- (b) If there is loss, damage, theft, destruction or a similar occurrence affecting the System, and you are not in default of this Lease, you shall continue to timely make all Monthly Payments and pay all other amounts due under the Lease and, cooperate with Sunnova, at Sunnova's sole cost and expense, to have the System repaired pursuant to the Limited Warranty.

**14. LIMITATION OF LIABILITY**

(a) **No Consequential Damages**

**SUNNOVA'S LIABILITY TO YOU UNDER THIS LEASE SHALL BE LIMITED TO DIRECT, ACTUAL DAMAGES ONLY. YOU AGREE THAT IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY, SPECIAL OR INDIRECT DAMAGES.**

(b) **Actual Damages**

**Except for claims under Section 5(j), neither party's liability to the other will exceed an amount equal to the maximum amount that could be payable by you under Section 16(i). Damages to your Home, belongings or property resulting from the installation or operation of the System are covered in Section 6(c) of the Limited Warranty.**

**15. DEFAULT**

You will be in default under this Lease if any one of the following occurs:

- (a) you fail to make any payment when it is due and such failure continues for a period of ten (10) days;



- (b) you fail to perform any material obligation that you have undertaken in this Lease (which includes doing something you have agreed not to do, like alter the System) and such failure continues for a period of fourteen (14) days after written notice;
- (c) you or your guarantor have provided any false or misleading financial or other information to obtain this Lease;
- (d) you assign, transfer, encumber, sublet or sell this Lease or any part of the System without Sunnova's prior written consent; or
- (e) you or any guarantor makes an assignment for the benefit of creditors, admits in writing its insolvency, files or there is filed against you or it a voluntary petition in bankruptcy, is adjudicated bankrupt or insolvent or undertakes or experiences any substantially similar activity.

## 16. REMEDIES IN CASE OF DEFAULT

If this Lease is in default, we may take any one or more of the following actions. If the law requires us to do so, we will give you notice and wait any period of time required before taking any of these actions. We may:

- (a) terminate this Lease and your rights to possess and use the System;
- (b) suspend our performance under this Lease;
- (c) take any reasonable action to correct your default or to prevent our loss; any amount we pay will be added to the amount you owe us and will be immediately due;
- (d) require you, at your expense, to return the System or make it available to us in a reasonable manner;
- (e) proceed, by appropriate court action, to enforce performance of this Lease and to recover damages for your breach;
- (f) turn off or take back the System by legal process or self-help, but we may not disturb the peace or violate the law;
- (g) report such non-operational status off the System to your utility, informing them that you are no longer net metering;
- (h) charge you a reasonable reconnection fee for reconnecting the System to your utility or turning your System back on after we disconnect or turn off the System due to your default;
- (i) recover from you (i) all accrued but unpaid Monthly Payments, taxes, late charges, penalties, interest and

all or any other sums then accrued or due and owing, plus (ii) the unpaid balance of the aggregate rent, each payment discounted to present value at 5% per annum, plus (iii) reasonable compensation, on a net after tax basis assuming a tax rate of 35%, for the loss or recapture of (A) the investment tax credit equal to thirty percent (30%) of the System cost, including installation; and (B) accelerated depreciation over five (5) years equal to eighty five percent (85%) of the System cost, including installation, and for the loss of any anticipated benefits pursuant to Section 9 of this Lease (Sunnova shall furnish you with a detailed calculation of such compensation if such a claim is made); or

- (j) use any other remedy available to us in this Lease or by law or equity.

You agree to repay us for any reasonable amounts we pay to correct or cover your default. You also agree to reimburse us for any costs and expenses we incur relating to the System's return resulting from early termination. By choosing any one or more of these remedies, Sunnova does not give up its right to use another remedy. By deciding not to use any remedy should this Lease be in default, Sunnova does not give up our right to use that remedy in case of a subsequent default.

We may submit to credit reporting agencies (credit bureaus) negative credit reports that would be reflected on your credit record if you do not pay any amounts due under this Lease as required.

## 17. RETURNING THE SYSTEM AT THE END OR UPON TERMINATION OF THIS LEASE

If you don't renew this Lease, then there are three (3) possibilities with respect to returning or keeping the System at the end or termination of this Lease:

- (a) If at the end or termination of this Lease you have not defaulted, and you have not exercised your purchase option (if any), then within ninety (90) days:
  - (i) Sunnova may at its choosing, remove the System from your Home at no cost to you; or
  - (ii) if Sunnova does not tell you that it wants to remove the System and you want to have the System removed from your Home at no cost to you, you must tell us to remove it and we will do so pursuant to the Limited Warranty.





- (b) If at the end or termination of this Lease you are in default, and Sunnova chooses to remove the System from your Home then you agree to pay Sunnova the reasonable expense of removing the System from your Home.
- (c) If at the end or termination of this Lease Sunnova chooses not to remove the System and you do not request removal within 90 days pursuant to the Limited Warranty, then you will be considered to be the new owner of the System and it will automatically be conveyed to you as is.

## 18. APPLICABLE LAW; ARBITRATION

PLEASE READ THIS SECTION CAREFULLY. ARBITRATION REPLACES THE RIGHT TO GO TO COURT, INCLUDING THE RIGHT TO A JURY TRIAL AND THE RIGHT TO PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING. IN ARBITRATION, A DISPUTE IS RESOLVED BY AN ARBITRATOR INSTEAD OF A JUDGE OR JURY.

In this Section, the words “you” and “your” mean any person signing this Agreement as a Buyer or Co-Buyer. Unless the context requires otherwise, the words “we,” “us” and “our” mean the Contractor named above and any assignee of this Agreement.

The laws of the state where your Home is located shall govern this Agreement without giving effect to conflict of laws principles. If you are in default under this Agreement, Sunnova may elect, at its sole discretion, remedies available under the terms of this Lease, at law, or in equity. We agree that any other dispute, claim or disagreement between us (a “Dispute”) shall be resolved exclusively by arbitration except as specifically provided below.

The arbitration, including the selecting of the arbitrator, will be administered by JAMS, under its Streamlined Arbitration Rules (the “Rules”) by a single neutral arbitrator agreed on by the parties within thirty (30) days of the commencement of the arbitration. The arbitration will be governed by the Federal Arbitration Act (Title 9 of the U.S. Code) and not any state law. Either party may initiate the arbitration process by filing the necessary forms with JAMS. To learn more about arbitration, you can call any JAMS office or review the materials at [www.jamsadr.com](http://www.jamsadr.com). The arbitration shall be held in the location that is most convenient to your Home. If a JAMS office does not exist in the county where

you live, then we will use another accredited arbitration provider with offices close to your Home.

If you initiate the arbitration, you will be required to pay the first \$125 of any filing fee. We will pay any filing fees in excess of \$125 and we will pay all of the arbitration fees and costs. If we initiate the arbitration, we will pay all of the filing fees and all of the arbitration fees and costs. We will each bear all of our own respective attorney’s fees, witness fees, and costs unless the arbitrator decides otherwise.

The arbitrator shall have the authority to award any legal or equitable remedy or relief that a court could order or grant under this Agreement. The arbitrator, however, is not authorized to change or alter the terms of this Agreement or to make any award that would extend to any transaction other than yours. All statutes of limitation that are applicable to any Dispute shall apply to any arbitration between you and us. The arbitrator will issue a decision or award in writing, briefly stating the essential findings of fact and conclusions of law.

Only Disputes involving you and us may be addressed in the arbitration. Disputes must be brought in the name of an individual person or entity and must proceed on an individual (non-class, non-representative) basis. The arbitrator will not award relief for or against anyone who is not a party to the Dispute. If you and we arbitrate a Dispute, none of you or us, nor any other person, may pursue the Dispute in arbitration as a class action, class arbitration, private attorney general action or other representative action, nor may any such Dispute be pursued on your or our behalf in any litigation in any court except as specifically provided below. Claims regarding any Dispute and remedies sought as part of a class action, class arbitration, private attorney general or other representative action are subject to arbitration only on an individual (non-class, non-representative) basis, and the arbitrator may award relief only on an individual (non-class, non-representative) basis. This means that the arbitration may not address disputes involving other persons with disputes similar to the Disputes between you and us. If any part of this paragraph of this

Section is found to be unenforceable by an arbitrator or a court having jurisdiction over a Dispute, then this entire Section (except for this sentence and the following sentence) shall be automatically inapplicable to that Dispute.

EVEN IF ANY PART OF THIS SECTION IS FOUND TO BE UNENFORCEABLE AS DESCRIBED ABOVE, YOU AND WE EACH AGREE TO WAIVE THE RIGHT TO A TRIAL BY JURY IN CONNECTION WITH ANY

DISPUTE THAT MIGHT ARISE BETWEEN OR INVOLVING YOU AND US, AND THE RIGHT TO PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING IN CONNECTION WITH ANY SUCH DISPUTE.

BECAUSE YOU AND WE HAVE AGREED TO ARBITRATE ALL DISPUTES EXCEPT AS SPECIFICALLY PROVIDED IN THE LAST PARAGRAPH OF THIS SECTION, YOU AND WE WILL NOT HAVE THE RIGHT TO LITIGATE THAT DISPUTE IN COURT, OR TO HAVE A JURY TRIAL ON THAT DISPUTE, OR ENGAGE IN DISCOVERY EXCEPT AS PROVIDED FOR IN THE RULES. FURTHER, YOU WILL NOT HAVE THE RIGHT TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS PERTAINING TO ANY DISPUTE. THE ARBITRATOR'S DECISION WILL BE FINAL AND BINDING ON THE PARTIES AND MAY BE ENTERED AND ENFORCED IN ANY COURT HAVING JURISDICTION, EXCEPT TO THE EXTENT IT IS SUBJECT TO REVIEW IN ACCORDANCE WITH APPLICABLE FEDERAL LAW GOVERNING ARBITRATION AWARDS. OTHER RIGHTS THAT YOU OR WE WOULD HAVE IN COURT MAY ALSO NOT BE AVAILABLE IN ARBITRATION.

NOTWITHSTANDING THE FOREGOING, NOTHING HEREIN CONTAINED SHALL BAR YOU OR US FROM: (I) OBTAINING INJUNCTIVE RELIEF FROM A COURT AGAINST THREATENED CONDUCT THAT COULD CAUSE IRREPARABLE HARM, LOSS OR DAMAGE, UNDER THE USUAL EQUITY RULES, INCLUDING THE APPLICABLE RULES FOR OBTAINING RESTRAINING ORDERS AND PRELIMINARY INJUNCTIONS; OR (II) OBTAINING A JUDGMENT FROM A COURT HAVING JURISDICTION CONFIRMING THE AWARD OF THE ARBITRATOR; OR (III) OBTAINING RESOLUTION OF A DISPUTE IN A SMALL CLAIMS COURT IF THE DISPUTE FALLS WITHIN THE JURISDICTION OF THE SMALL CLAIMS COURT (PROVIDED, HOWEVER, THAT NO ATTEMPT IS MADE TO TRANSFER RESOLUTION OF SUCH A DISPUTE FROM A SMALL CLAIMS COURT TO A COURT OF GENERAL JURISDICTION).

BY SIGNING BELOW, YOU AGREE IN ADVANCE TO SUBMIT DISPUTES TO ARBITRATION WITH AN ARBITRATION FIRM APPROVED BY STATE REGULATORS, TO THE EXTENT REQUIRED.

## 19. WAIVER

Any delay or failure of a party to enforce any of the provisions of this Lease, including but not limited to any remedies listed in this Lease, or to require performance by the other party of any of the provisions of this Lease, shall not be construed to (i) be a waiver of such provisions or a party's right to enforce that provision; or (ii) affect the validity of this Lease.

## 20. NOTICES

All notices under this Lease shall be in writing and shall be by personal delivery, facsimile transmission, electronic mail, online customer portal, overnight courier, or certified, or registered mail, return receipt requested, and deemed received upon personal delivery, acknowledgment of receipt of electronic transmission, the promised delivery date after deposit with overnight courier, or five (5) days after deposit in the mail. Notices shall be sent to the person identified in this Lease at the addresses set forth in this Lease or such other address as either party may specify in writing. Each party shall deem a document faxed or sent via PDF as an original document.

## 21. ENTIRE AGREEMENT; CHANGES

This Lease contains the parties' entire agreement regarding the lease of the System. There are no other agreements regarding this Lease, either written or oral. Any change to this Lease must be in writing and signed by both parties. If any portion of this Lease is determined to be unenforceable, the remaining provisions shall be enforced in accordance with their terms or shall be interpreted or re-written so as to make them enforceable.

## 22. PUBLICITY

Sunnova will not publicly use or display any images of the System unless you initial the space below. If you initial the space below, you give Sunnova permission to take pictures of the System as installed on your Home to show to other customers or display on our website.

Homeowner's Initials  




**23. NOTICE OF RIGHT TO CANCEL**

**YOU MAY CANCEL THIS LEASE AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE YOU SIGN THIS LEASE. SEE EXHIBIT 1, THE ATTACHED NOTICE OF CANCELLATION FORM, FOR AN EXPLANATION OF THIS RIGHT.**

**24. ADDITIONAL RIGHTS TO CANCEL**

**IN ADDITION TO ANY RIGHTS YOU MAY HAVE TO CANCEL THIS LEASE UNDER SECTIONS 6 AND 23, YOU MAY ALSO CANCEL THIS LEASE AT NO COST AT ANY TIME PRIOR TO 5 P.M. OF THE 7<sup>th</sup> CALENDAR DAY AFTER YOU SIGN THIS LEASE.**

**I have read this Lease and the Exhibits in their entirety and I acknowledge that I have received a complete copy of this Lease.  
DO NOT SIGN THIS CONTRACT IF THERE ARE ANY BLANK SPACES.**

**Owner's Name: Ibrahim Husseini**

Signature:

DocuSigned by:  
A2E5A5519749469...

Date:

December 1, 2015 | 15:44 PT

**Co-Owner's Name (if any):**

Signature:

Date:

**Sunnova Energy Corporation:**

A large, stylized handwritten signature in black ink.  
Lynda Attaway  
SVP Operations  
Sunnova Energy Corporation



## Exhibit 2

### PERFORMANCE GUARANTY AND LIMITED WARRANTY

#### 1. INTRODUCTION

This Performance Guaranty and Limited Warranty (this "Limited Warranty") is Sunnova's agreement to provide you warranties on the System you leased. The System will be professionally installed by a contractor acting on Sunnova's behalf at the address you listed in the Lease. We will refer to the installation location as your "Property" or your "Home." This Limited Warranty begins when our contractor starts installing the System at your Home. We look forward to helping you produce clean, renewable solar power at your Home.

#### 2. LIMITED WARRANTIES

##### (a) Limited Warranties

Sunnova warrants the System as follows:

##### (i) System Warranty

During the entire Lease Term, under normal use and service conditions, the System will be free from defects in workmanship or defects in, or a breakdown of, materials or components (the "System Warranty");

##### (ii) Roof Warranty

When our contractors penetrate your roof during a System installation we will warrant roof damage caused by our contractors due to our roof penetrations. This roof warranty will run the longer of (A) one (1) year following the completion of the System installation; and (B) the length of any existing installation warranty or new home builder performance standard for your roof (the "Roof Warranty Period"); and

##### (iii) Repair Promise

During the entire Lease Term, Sunnova will honor the System Warranty and will repair or replace any defective part, material or component or correct any defective workmanship, at no cost or expense to you (including all labor costs), when you submit a valid claim to us under this Limited Warranty. If our contractors damage your Home, your belongings or your Property we will cause our contractors to repair the damage they cause or pay you for the damage as described in Section 6. Sunnova may use new or reconditioned parts when making repairs or replacements. Sunnova may also, at no additional cost to you, upgrade or add to any part of the System as it deems advisable in its discretion. Cosmetic repairs that do not involve safety or performance shall be made at Sunnova's discretion.

##### (b) Warranty Length

(i) The warranties in Sections 2(a)(i) and 2(a)(iii) above will start when our contractors begin installing the System at your Home and continue through the entire Lease Term but never less than ten (10) years. Thus, for as long as you lease the System from Sunnova, you will have a System Warranty and our Repair Promise.

(ii) The Roof Warranty Period may be shorter than the System Warranty, as described in Section 2(a)(ii) above.

(iii) If you have assumed an existing Lease, then this Limited Warranty will cover you for the remaining balance of the existing Lease Term.

##### (c) Performance Warranties and Guaranty

##### (i) Power Production Guarantee

Sunnova guarantees that during the Lease Term the System will generate the guaranteed annual kilowatt-hours (kWh) ("Guaranteed Annual kWh") in the table set forth below as follows:

Year	Guaranteed Annual kWh
1	21,622.00
2	21,513.00
3	21,405.00
4	21,297.00
5	21,190.00
6	21,084.00
7	20,978.00
8	20,873.00
9	20,768.00
10	20,664.00
11	20,560.00
12	20,457.00
13	20,354.00
14	20,252.00
15	20,150.00
16	20,049.00
17	19,948.00
18	19,848.00
19	19,748.00
20	19,649.00
21	19,550.00
22	19,452.00
23	19,354.00
24	19,257.00
25	19,160.00

- A. If at the end of the first thirty-six (36) month anniversary of your first monthly payment and each successive twelve (12) month anniversary thereafter the cumulative Actual Annual kWh (defined below) generated by the System is less than the Guaranteed Annual kWh, **then we will send you a refund check** equal to the difference between the cumulative Actual Annual kWh and the Guaranteed Annual kWh multiplied by the Guaranteed Energy Price per kWh (defined below). We will make that payment within thirty (30) days of the end of the calendar year. Your cumulative Actual Annual kWh is dependent on a shading percentage of 3.39 % on your Home. If this shading percentage increases, your Guaranteed Actual kWh will be reduced proportionately.

The Guaranteed Annual kWh has been reduced to 95% of the forecasted system output due to the variability in local weather conditions and the impact those conditions have on actual system production.

For example, for a first twelve (12) month period that commences on October 1, 2010 and ends on September 30, 2011, and the energy the System was supposed to generate is less than the energy the system was guaranteed to generate during such twelve (12) month period, we will pay you the difference in the Actual Annual kWh and the Guaranteed Annual kWh multiplied by the Guaranteed Energy price per kWh within thirty (30) days after December 31, 2011. See the table below for a real world example.





Example Guaranteed Annual kWh	Example Actual Annual kWh	Example Guaranteed \$/kWh Energy Price	Example Payment to You
10,000	9,500	\$0.10	\$50.00

- B. If at the end of the first thirty-six (36) month anniversary of your first monthly payment and each successive twelve (12) month anniversary thereafter the cumulative Actual Annual kWh is greater than the Guaranteed Annual kWh during the the first thirty-six (36) month anniversary of your first monthly payment or any subsequent twelve (12) month period, this surplus will be carried over and will be used to offset any deficits that may occur in the future. If your System produces more energy than the Guaranteed Annual kWh then this additional energy is yours at no additional cost.

**“Actual Annual kWh”** means the AC electricity produced by your System in kilowatt-hours measured and recorded by Sunnova during each successive twelve (12) month anniversary of your first monthly payment. To measure the Actual Annual kWh we will use the Power Monitor or to the extent such services are not available, we will estimate the Actual Annual kWh by reasonable means.

**“Guaranteed Energy Price per kWh”** means 0.12 per kWh.

**(ii) Power Monitor**

During the Lease Term, we will provide you at no additional cost our Power Monitor service (“Power Monitor”). If your System is not operating within normal ranges, the Power Monitor will alert us and we will remedy any material issues promptly.

**(iii) [This section left intentionally blank]**

**(iv) Output Warranty**

The System’s electrical output during the first ten (10) years of the Lease Term shall not decrease by more than fifteen percent (15%). This output warranty is in addition to the Energy Production Guarantee in Section 2(c)(i) of this Exhibit 2 and you will be provided a refund check for underproduction as set forth in Section 2(c)(i).

**(d) Maintenance and Operation**

**(i) General**

When the System is installed Sunnova will provide you with a copy of its Solar Operation and Maintenance Guide. This Guide provides you with System operation and maintenance instructions, answers to frequently asked questions, troubleshooting tips and service information.

**(ii) Power Monitor**

The Power Monitor requires access to cellular networks in order to operate. If cellular service is not available then (A) we will not be able to monitor the System and provide you with the Power Production Guarantee; and (B) you will be required to provide Sunnova with annual production information from your inverter.

**(e) Making a Claim; Transferring this Warranty**

**(i) Claims Process**

You can make a claim by:

- A. emailing us at the email address in Section 7 below;
- B. writing us a letter and sending it overnight mail with a well-known service;
- C. sending us a fax at the number in Section 7 below; or
- D. creating a claim through our online customer portal (as more particularly set forth in the Solar Operation and Maintenance Guide when the System is installed).

**(ii) Transferable Limited Warranty**

Sunnova will accept and honor any valid and properly submitted Warranty claim made during any Lease Term by any person who either purchases the System from you or to whom you properly transfer the Lease.

**(f) Exclusions and Disclaimer**

The limited warranties and guaranty provided in this Limited Warranty do not apply to any lost power production or any repair, replacement or correction required due to the following:

- (i) someone other than Sunnova or its approved service providers installed, removed, re-installed or repaired the System;
- (ii) destruction or damage to the System or its ability to safely produce power not caused by Sunnova or its approved service providers while servicing the System (e.g. if a tree falls on the System we will replace the System per the Lease, but we will not repay you for power it did not produce);
- (iii) your failure to perform, or breach of, your obligations under the Lease (e.g. you modify or alter the System);
- (iv) your breach of this Limited Warranty, including your being unavailable to provide access or assistance to us or our contractors in diagnosing or repairing a problem, or your failing to maintain the System as stated in the Solar Operation and Maintenance Guide;
- (v) any Force Majeure Event (as defined below);
- (vi) shading from foliage that is new growth or is not kept trimmed to its appearance on the date the System was installed;
- (vii) any system failure or lost production not caused by a System defect (e.g. the System is not producing power because it has been removed to make roof repairs or you have required us to locate the inverter in a non-shaded area); and
- (viii) theft of the System (e.g. if the System is stolen we will replace the System per the Lease, but we will not repay you for the power it did not produce).
- (ix) a power or voltage surge caused by someone other than Sunnova or the Installer, including a grid supply voltage outside of the standard range specified by the local utility or the System specifications or as a result of a local power outage or curtailment; and
- (x) a change in usage of the Property or any buildings at or near such Property that may affect insolation without Sunnova's prior written approval.

This Limited Warranty gives you specific rights, and you may also have other rights which vary from state to state. This Limited Warranty does not warrant any specific electrical performance of the System, other than that described above.

THE LIMITED WARRANTIES DESCRIBED IN SECTIONS 2(a) and (c) ABOVE ARE THE ONLY EXPRESS WARRANTIES MADE BY SUNNOVA WITH RESPECT TO THE SYSTEM. SUNNOVA HEREBY DISCLAIMS, AND ANY BENEFICIARY OF THIS LIMITED WARRANTY HEREBY WAIVES, ANY WARRANTY WITH RESPECT TO ANY COST SAVINGS FROM USING THE SYSTEM. SOME STATES DO NOT ALLOW SUCH LIMITATIONS, SO THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU.

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**SUNNOVA'S STANDARDS**

For the purpose of this Limited Warranty the standards for our performance will be (i) normal professional standards of performance within the solar photovoltaic power generation industry in the relevant market; and (ii) Prudent Electrical Practices. "Prudent Electrical Practices" means those practices, as changed from time to time, that are engaged in or approved by a significant portion of the solar power electrical generation industry operating in the United States to operate electric equipment lawfully and with reasonable safety, dependability, efficiency and economy.

**4. SYSTEM REPAIR, RELOCATION OR REMOVAL**



- (a) You agree that if (i) the System needs any repairs that are not the responsibility of Sunnova under this Limited Warranty, (ii) the system needs to be removed and reinstalled to facilitate remodeling of your Home or (iii) the system is being relocated to another home you own pursuant to the Lease, you will have Sunnova, or another similarly qualified service provider, at your expense, perform such repairs, removal and reinstallation, or relocation on a time and materials basis.
- (b) If you want to return the System to Sunnova under Section 17 of the Lease then Sunnova will cause our contractors to remove the System at no cost to you. Sunnova will cause our contractors to remove the posts, waterproof the post area and return the roof as close as is reasonably possible to its original condition before the System was installed (e.g. ordinary wear and tear and color variances due to manufacturing changes are excepted). Sunnova will warrant the waterproofing for one (1) year after it removes the System. You agree to reasonably cooperate with Sunnova or its contractors in removing the System including providing necessary space, access and storage, and we or our contractors will reasonably cooperate with you to schedule removal in a time and manner that minimizes inconvenience to you.

## 5. FORCE MAJEURE

If Sunnova is unable to perform all or some of its obligations under this Limited Warranty because of a Force Majeure Event, Sunnova will be excused from whatever performance is affected by the Force Majeure Event, provided that:

- (a) Sunnova, as soon as is reasonably practical, gives you notice describing the Force Majeure Event;
- (b) Sunnova's suspension of its obligations is of no greater scope and of no longer duration than is required by the Force Majeure Event (i.e. when a Force Majeure Event is over, we will make repairs); and
- (c) No Sunnova obligation that arose before the Force Majeure Event that could and should have been fully performed before such Force Majeure Event is excused as a result of such Force Majeure Event.

"Force Majeure Event" means any event, condition or circumstance beyond the control of and not caused by Sunnova's fault or negligence. It shall include, without limitation, failure or interruption of the production, delivery or acceptance of power due to: an act of god; war (declared or undeclared); sabotage; riot; insurrection; civil unrest or disturbance; military or guerilla action; terrorism; economic sanction or embargo; civil strike, work stoppage, slow-down, or lock-out; explosion; fire; earthquake; abnormal weather condition or actions of the elements; hurricane; flood; lightning; wind; drought; the binding order of any governmental authority (provided that such order has been resisted in good faith by all reasonable legal means); the failure to act on the part of any governmental authority (provided that such action has been timely requested and diligently pursued); unavailability of power from the utility grid, equipment, supplies or products (but not to the extent that any such availability of any of the foregoing results from Sunnova's failure to have exercised reasonable diligence); power or voltage surge caused by someone other than Sunnova including a grid supply voltage outside of the standard range specified by your utility; and failure of equipment not utilized by Sunnova or under its control.

## 6. LIMITATIONS ON LIABILITY

### (a) No Consequential Damages

YOU MAY ONLY RECOVER DIRECT DAMAGES INCLUDING THOSE AMOUNTS DUE PURSUANT TO SECTIONS 2(c) AND 6(C) UNDER THIS LIMITED WARRANTY, AND IN NO EVENT SHALL SUNNOVA OR ITS AGENTS OR CONTRACTORS BE LIABLE TO YOU OR YOUR ASSIGNS FOR SPECIAL, INDIRECT, PUNITIVE, EXEMPLARY, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

### (b) Limitation of Duration of Implied Warranties

ANY IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY ARISING UNDER STATE LAW, SHALL IN NO EVENT EXTEND PAST THE EXPIRATION OF ANY WARRANTY PERIOD IN THIS LIMITED WARRANTY. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

### (c) Limit of Liability



Notwithstanding any other provision of this Limited Warranty to the contrary, Sunnova's total liability arising out of relating to this Limited Warranty shall in no event:

- (i) For System Replacement: exceed the greater of (a) the sum of the Lease payments over the Term of the Lease; and (b) the original cost of the System; and
- (ii) For damages to your Home, Belongings and Property: exceed two million dollars (\$2,000,000).

## 7. NOTICES

All notices under this Limited Warranty shall be made in the same manner as set forth in the Lease to the addresses listed below:

**TO SUNNOVA:** Sunnova Energy Corporation  
P.O. Box 56229  
Houston, TX 77256  
Attention: Warranty Claims  
Telephone: 281.985.9900  
Facsimile: 281.985.9907  
Email: customerservice@sunnova.com

**TO YOU:** At the billing address in the Lease, through the customer portal, or any subsequent billing address you give us.

## 8. ASSIGNMENT AND TRANSFER OF THIS LIMITED WARRANTY

Sunnova may assign its rights or obligations under this Limited Warranty to a third party without your consent, provided that any assignment of Sunnova's obligations under this Limited Warranty shall be to a party professionally and financially qualified to perform such obligation. This Limited Warranty protects only the person who leases the System. Your rights and obligations under this Limited Warranty will be automatically transferred to any person who purchases the System from you or to whom you properly transfer the Lease. This Limited Warranty contains the parties' entire agreement regarding the limited warranty of the System.