

EFFICIENCY MAINE TRUST**INCENTIVE AGREEMENT****Initiative for Electrification of New Affordable Multifamily Housing
IRA – HEAR Funds**

THIS AGREEMENT is made by and between Efficiency Maine Trust, an independent quasi-state agency of the State of Maine (“Trust”) and [REDACTED] [type of business entity, e.g. corporation, limited liability company, partnership] organized under the laws of the State of [REDACTED], federal tax identification number [REDACTED], with a place of business located at [REDACTED] (“Recipient”). The Trust and the Recipient are each a “Party” and collectively, the “Parties.”

WHEREAS, the Trust administers certain funds under programs designed to promote and advance measures, investments, and arrangements in the State of Maine that enhance energy efficiency and conservation, reduce electricity consumption and cost, and reduce greenhouse gas production by fossil fuel combustion;

WHEREAS, the Trust is a Subrecipient, through the State of Maine Governor’s Energy Office, of Inflation Reduction Act (IRA) Home Electrification and Appliance Rebate (“HEAR”) Funds (“IRA Funds”) provided by the United States Department of Energy for the Program that is the subject of this Agreement;

WHEREAS, the Trust has issued an Initiative for Electrification in New Affordable Multifamily Housing Funding Opportunity Notice [INSERT FON NUMBER] (“FON”) for funding of certain projects designed to meet specified program criteria (the “Program”);

WHEREAS, Recipient has submitted an application in response to the FON for funding of a certain project under the Program (the “Application”), which project is described in the Statement of Work, Specifications and Project Description in Rider A (the “Project”);

WHEREAS, the Trust, in reliance upon Recipient’s representations contained in the Application and Recipient’s covenants and commitments contained in this Agreement, has decided to make an award to Recipient under the Program for implementation of the Project (the “Incentive Award”);

WHEREAS, Recipient acknowledges that the Incentive Award for the Project to be performed and equipment and materials to be acquired under this Agreement will be funded using federal IRA Funds and that its receipt of such funds will require it to abide by certain contract provisions required in connection with the use of federal funds.

NOW, THEREFORE, for valuable consideration, the Parties hereby agree as follows.

1. INCENTIVE AWARD; PROJECT PERIOD; AND FUNDING DISBURSEMENTS.

- 1.1 Relying upon Recipient’s representations in its Application and Recipient’s compliance with all terms and conditions of this Agreement and the FON, the Trust will provide Recipient an Incentive Award as set forth in Rider B for the Project, subject to adjustment as provided in this Agreement.
- 1.2 The Trust reserves the right to adjust the Incentive Award as necessary to maintain compliance with the Trust’s established Program funding criteria and any Project incentive award limitations as set forth in the FON or federal regulations.
- 1.3 This Agreement shall commence on [REDACTED], 20[REDACTED] and the Project shall be installed and placed into service by [REDACTED], 20[REDACTED] (the “Project Period”), unless earlier terminated in accordance with the provisions of this Agreement.
- 1.4 The Incentive Award shall be disbursed to Recipient by the Trust in accordance with the Payment Schedule forth in Rider B. The Trust’s obligation to make payments or disbursements to Recipient is conditioned on Recipient’s compliance with all material terms and conditions of this Agreement and the Program, submission of properly documented invoices and reimbursement requests, provision of required information and reports, and

implementation of the Project in accordance with the Statement of Work, Specifications and Project Description in Rider A.

- 1.5 Recipient shall expend Incentive Award funds only for approved Project purposes and only in accordance with the terms and conditions of the Program and this Agreement.
- 1.6 Recipient acknowledges that payment of the Incentive Award is conditioned on Recipient's assignment to the Trust of capacity resource credits and forward capacity market revenues resulting from the Project.
- 1.7 By submitting any invoice or request for reimbursement, Recipient is representing that the services or costs identified in the invoice or request for reimbursement have been provided or incurred, are within the approved Project scope, and that such costs and expenses are proper and allowable under this Agreement. By paying all or a portion of any invoice or request for reimbursement, the Trust does not waive its right to recover any payment or reimbursement later determined to be improper or not allowable under this Agreement.

2. STANDARDS OF PERFORMANCE.

- 2.1 Recipient shall, and shall cause its contractors to, perform all work and services in connection with the Project in a timely, professional, and workmanlike manner and in accordance with the Statement of Work, Specifications and Project Description.
- 2.2 Recipient shall, and shall ensure that its contractors, abide by and conform to applicable state, federal, and local laws, ordinances, rules, regulations, and standards in the performance of this Agreement and execution of the Project.
- 2.3 Recipient shall keep the Trust apprised of all material developments in connection with the Project.
- 2.4 Recipient shall operate and use the Equipment and efficiency measures funded in whole or in part with the Incentive Award for the purposes intended by the Program and this Agreement. The Trust reserves the right to monitor Recipient's performance of this Agreement, including the performance of any contractor, in order to verify compliance.
- 2.5 The Trust does not make any representations of any kind regarding the results to be achieved by the Project or the adequacy or safety of such measures. The Trust does not endorse, guarantee, or warrant any particular vendor, contractor, manufacturer or product, and it provides no warranties, express or implied, for any product or services. Neither the Trust nor its consultants are responsible for assuring that the design, engineering, or construction of the Project or installation of the energy efficiency measures is proper or complies with any particular laws, codes, or industry standards. Recipient is solely responsible for the implementation of the Project.

3. RECIPIENT REPRESENTATIONS AND RESPONSIBILITIES.

- 3.1 Recipient acknowledges that funding of the Incentive Award is provided for specified energy efficiency improvements. Incentive Award funds must be used in compliance with Program requirements and all applicable regulations. Recipient shall abide by the terms of this Agreement, including the terms and conditions contained in any Riders appended hereto.
- 3.2 All requirements, restrictions and obligations regarding the use of Program Incentive Awards are deemed incorporated in this Agreement and Recipient agrees to comply with all such requirements, restrictions and obligations. Recipient represents and warrants that no portion of the Program Incentive Award will be used in connection with any project ineligible under the FON.
- 3.3 Recipient represents that it is authorized to conduct business in the State of Maine and that it shall maintain its good standing throughout the term of this Agreement. Recipient represents that it has all requisite power and authority to execute this Agreement and perform the Project and that the execution and delivery of this Agreement and the performance of the Project have been duly authorized by all necessary action of its shareholders, directors, trustees, partners, members, or managers as appropriate.
- 3.4 Recipient represents that it is eligible to receive the Incentive Award and that it is not suspended, debarred or disqualified from receiving state contracts, grants, awards or other appropriations.

3.5 There has been no material adverse change in the business, operations, or financial condition of Recipient, or in the matters described in the Application pertaining to the Project, since the submission of the Application. Recipient represents that neither the Application, nor any document, report, or certification given by Recipient in connection with this Agreement or the Project contains any untrue statement of material fact or any knowing omission of material fact.

3.6 Recipient shall notify the Trust of any material change in Recipient's legal status, financial status, corporate status, or compliance status with applicable laws, or any other change in status of the Project that could have a material adverse effect on Recipient's ability to complete and implement the Project as described in Recipient's Application and this Agreement.

3.7 Recipient shall provide such documents and information and execute any additional documents, disclosures, certifications and statements of compliance as may be required under state or federal law or regulation, or as may be reasonably requested by the Trust in order to ensure compliance with applicable law or full performance of this Agreement.

3.8 Recipient represents that the Project will be performed in the State of Maine and that the Incentive Award will be expended solely for energy efficiency improvements in the State of Maine. Recipient acknowledges that equipment and measures funded in whole or in part through the Incentive Award are intended only for installation and use at the Recipient's Project location specified in the Application and shall not be moved from the Project location without the prior written approval of the Trust.

3.9 Recipient acknowledges that a breach of any representation contained herein or the provision of any false or misleading information or knowing omission of material information in connection with the Project, whether by Recipient or its agents, may result in termination and revocation of the Incentive Award, require the immediate reimbursement of any Incentive Award amounts previously disbursed, and may result in Recipient's suspension or debarment from participation in Trust programs.

4. SUSPENSION OF INCENTIVE AWARD.

4.1 The Trust may suspend Incentive Award disbursements and payments to Recipient for any of the following reasons:

- (i) Recipient's failure to comply with the terms and conditions of this Agreement, including any representation or covenant contained herein;
- (ii) Recipient's failure to execute the Project with due diligence; or
- (iii) A material adverse change in Recipient's legal, business, or financial status.

4.2 The Trust shall provide Recipient with written notice of its decision to suspend Incentive Award disbursements and payments under this provision and shall provide Recipient with an explanation of the reasons therefor. The Trust shall specify the remedial actions that the Recipient must complete to successfully secure reinstatement of the Incentive Award.

5. TERMINATION OF AGREEMENT.

5.1 The Trust may declare Recipient to be in default of this Agreement upon the occurrence of any of the following events or circumstances ("Events of Default"):

- (i) Recipient's material breach of any representation, covenant, condition, or obligation under this Agreement;
- (ii) Recipient's material violation of law;
- (iii) Recipient's failure to make regular and substantial progress toward the performance and completion of the Project;
- (iv) Recipient's failure to provide any periodic or final reporting or accounting as required under this Agreement or applicable law;
- (vi) Recipient's insolvency, receivership, assignment for the benefit of creditors, foreclosure, or voluntary or involuntary bankruptcy; or
- (vii) Any event of default identified elsewhere in this Agreement.

5.2 Without prejudice to any other rights or remedies, the Trust may terminate this Agreement upon any Event of Default by providing Recipient with thirty (30) days written notice of the Trust's intent to terminate, and the grounds therefor. Termination shall occur if any Event of Default remains fully or partially uncured thirty (30) days after the Trust has provided Recipient with the written notice of intent to terminate. The Trust shall have no further obligation to Recipient after termination.

5.3 Notwithstanding anything to the contrary in this Agreement, the Trust may terminate this Agreement, in whole or in part, in its discretion and without penalty, in the event that funds are de-appropriated, re-allocated or restricted by any governmental authority or court of competent jurisdiction, the Trust's authorization to operate or administer the Agreement or the relevant program or project is withdrawn or curtailed, there is a material change in project or program conditions, or there is a material change in legislation affecting the Trust's authority or operations.

5.4 The Trust reserves all rights and remedies available at law or in equity in the event of a breach of this Agreement by Recipient including, without limitation, the right to demand reimbursement of all Incentive Award funds disbursed under this Agreement and, upon such demand, Recipient shall immediately so reimburse the Trust. Without limiting the foregoing, in the event of Recipient's breach or default, Recipient shall pay on demand all of the Trust's costs, fees (including attorney and paralegal fees and disbursements, including such fees or disbursements arising in any bankruptcy case or proceeding), expenses, and damages of any kind incurred by or imposed on the Trust in connection with or as a consequence of Recipient's breach of this Agreement, including costs of collection and recovery of the Incentive Award funds and those costs incurred or paid by the Trust to protect, preserve, collect, lease, sell, repair, improve, advertise, locate, take possession of, liquidate, or otherwise deal with any collateral securing Recipient's obligations under this Agreement. The various rights, remedies, options and elections of the Trust in this Agreement are cumulative and not exclusive of any other right, remedy, or power allowed or available at law or in equity.

6. **MISCELLANEOUS PROVISIONS.**

6.1 This Agreement shall be governed in all respects by the laws, statutes, and regulations of the State of Maine. Any legal proceeding instituted by the Trust or Recipient regarding this Agreement shall be brought in State of Maine administrative or judicial forums.

6.2 All terms of this Agreement are to be interpreted in such a way as to be consistent at all times with the other terms of this Agreement to the extent possible. The invalidity or unenforceability of any particular provision or part thereof of this Agreement shall not affect the remainder of said provision or any other provisions, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

6.3 This Agreement, along with the Riders and other provisions expressly incorporated herein, contains the entire Agreement of the Parties, and neither party shall be bound by any statement or representation not contained herein or in a written amendment or change order signed by the Trust. This Agreement, and the rights and obligations hereunder, shall inure to the benefit of the Parties and their permitted assigns. No waiver shall be deemed to have been made by any of the Parties unless expressed in writing and signed by the waiving party. The Parties expressly agree that they shall not assert in any action relating to the Agreement that any implied waiver occurred between the Parties which is not expressed in writing. The failure of any Party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Agreement, or to exercise an option or election under the Agreement, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any Party of any one or more of its rights or remedies under the Agreement shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Agreement or at law.

6.4 The following Riders are attached to and made part of this Agreement:

Rider A – Statement of Work, Specifications and Project Description
 Rider B – Payment Schedule
 Rider C – General Terms and Conditions
 Rider C-1 -- Home Electrification and Appliance Rebate ("HEAR") Program Requirements

6.5 All progress reports, correspondence and related submissions from the Recipient shall be submitted to:

Name: _____
 Title: _____
 Address: Efficiency Maine Trust
 168 Capitol Street, Suite 1
 Augusta, Maine 04330-6856
 Telephone: (207) 368-2558
 E-mail: _____@efficiencymaine.com

This individual is designated as the Agreement Administrator on behalf of the Trust for this Agreement, except where specified otherwise in this Agreement or as replaced by the Executive Director of the Trust. The Agreement Administrator shall be the Trust's representative during the Project Period. He/she has authority to curtail services if necessary to ensure proper execution and compliance. He/she shall certify to the Trust when payments under the Agreement are due and the amounts to be paid. He/she shall make decisions on all claims of the Recipient, subject to the approval of the Executive Director of the Trust.

6.7. All notices under the Agreement shall be deemed to have been duly given and delivered: (i) upon delivery, if delivered by hand, (ii) three (3) business days following posting, if sent by registered or certified mail, return receipt requested, or (iii) one (1) business day after dispatch if sent overnight or next day delivery by national courier service, such as FedEx or UPS, with tracking receipt.

IN WITNESS WHEREOF, the Trust and Recipient have executed this Agreement through their authorized representatives.

Delivery of an executed signature page of this Agreement, by facsimile, electronic mail in portable document format (.pdf) or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, has the same effect as delivery of an executed original of this Agreement.

EFFICIENCY MAINE TRUST

By:

Michael Stoddard, Executive Director

Date: _____

[RECIPIENT ENTITY NAME]

By:

Name and Title, Recipient Representative

Date: _____

RIDER A

STATEMENT OF WORK, SPECIFICATIONS AND PROJECT DESCRIPTION

Recipient shall implement and perform the Project in accordance with the requirements of FON#_____.

**[INSERT PROJECT DESCRIPTION AND STATEMENT OF WORK AND ANY SPECIFICATIONS OR
REDUCTION/EFFICIENCY LEVELS TO BE ACHIEVED]**

RIDER BPAYMENT SCHEDULEAward No.

Incentive Agreement Total \$ _____ (Subject to adjustment as provided in the Agreement)

INVOICES AND PAYMENTS. The Trust will disburse the Incentive Award to Recipient in a single lump sum upon full completion or satisfaction of the Statement of Work outlined in Rider A.

Invoices for payment must contain sufficient detail to establish completion of the Statement of Work, reference the contract number, and include copies of invoices associated with the Recipient's Project equal to or greater than the associated disbursement amount requested. In lieu of mailing, invoices and supporting documentation may be submitted via electronic mail to accountspayable@efficiencymaine.com, with a copy to the Agreement Administrator.

Payments are subject to the Recipient's compliance with all terms set forth in this Agreement and subject to the availability of funds. No invoice will be processed for payment until approved by the Agreement Administrator. The Trust will process approved payments within 30 days. The Trust is not responsible for any direct payments to Recipient's contractors or vendors.

All payments are subject to reimbursement by Recipient in the event of a breach of the Agreement.

RIDER C**GENERAL TERMS AND CONDITIONS**

1. **INDEPENDENT CAPACITY.** Recipient is an independent party and is not an agent or representative of the Trust. Recipient has no authority to represent or bind the Trust in any manner. Recipient shall be solely responsible for the performance of the Project and the conduct of its employees, agents and contractors. Recipient shall be solely responsible for the payment of wages and benefits to its employees and the payment of contract and service fees to its contractors and vendors and for all associated tax withholding and reporting obligations.
2. **ASSIGNMENT.** Recipient shall not assign or otherwise transfer or dispose of its rights, interest, duties or obligations under this Agreement, including any right or interest in the efficiency measures or Equipment funded with the Incentive Award, without the prior express written consent of the Trust, which consent may be granted, denied, or conditioned in the Trust's reasonable discretion. Any purported transfer or assignment without prior written consent of the Trust shall be null and void.
3. **EQUAL EMPLOYMENT OPPORTUNITY; NON-DISCRIMINATION.** During the performance of this Agreement, Recipient shall abide by all applicable equal employment opportunity and nondiscrimination statutes, regulations, and orders including, without limitation, the Maine Human Rights Act. To the extent applicable, the provisions of 5 MRSA §784 are incorporated herein by reference and Recipient shall cause the such provisions to be inserted in any contract or subcontract for any work covered by this Agreement so that such provisions shall be binding upon each contractor or subcontractor.
4. **RECORD RETENTION AND INSPECTION.** Recipient shall make and retain all such documents and records necessary to establish proper performance of the Project and to support all invoices and requests for payment under this Agreement. Recipient shall retain all project records (including financial records, progress reports, service, equipment, and material orders, invoices, evidence of payment, and payment and reimbursement requests) for a minimum of three (3) years following the expiration or termination of this Agreement. Recipient shall permit the Trust or its authorized representatives to examine such records and to interview any officer or employee of Recipient or any of its contractors regarding the work performed under this Agreement. Recipient shall furnish copies of all such records upon request.
5. **ACCESS TO PUBLIC RECORDS.** As a condition of accepting any public funds under this Agreement, Recipient hereby acknowledges and agrees that documents and information relating to Recipient's project, the Incentive Award and this Agreement, other than information designated confidential by statute, may be treated as public records under the freedom of access laws. The Trust requires transparency on how funds are managed, awarded, and spent. Accordingly, subject to the foregoing limitation on designated confidential information, Recipient hereby agrees to permit disclosure of information about Recipient's project and how Incentive Awards and Program funds were awarded and spent.
6. **COMPLIANCE WITH LAW.** Recipient shall comply with all applicable laws, rules, regulations and ordinances in the performance of this Agreement. Recipient is responsible to obtain and maintain all permits, licenses, and other approvals as may be required under applicable laws for implementation of Recipient's project and the performance of any work or services under this Agreement.
7. **INDEMNIFICATION.** Recipient agrees to indemnify, defend and save harmless the Trust and its officers, directors, trustees, agents and employees from and against any and all demands, suits, actions, claims, injuries, liabilities, losses, damages, costs, fees, and expenses (including attorney fees and legal expenses and the costs of enforcing any right to indemnification under this Agreement) made against or suffered or incurred by the Trust resulting from or arising out of Recipient's performance of this Agreement, the Project, or the installation or operation of the equipment or efficiency measures funded in whole or in part by an incentive or award provided by the Trust. Claims to which this indemnification applies include, without limitation: (i) claims of any contractor, subcontractor, materialman, laborer and any other person, firm, corporation or other entity providing work, services, materials, equipment or supplies in connection with the performance of this Agreement or the Project; (ii) personal injury, death, or property damage suffered or incurred by any person or entity arising from the Recipient's performance of this Agreement or the installation or operation of the Project, including claims of

Recipient's employees, agents, or contractors and subcontractors; and (iii) claims arising or resulting from Recipient's breach of this Agreement or violation of law. Recipient's indemnity obligations apply without regard to any alleged negligence of the Trust and without regard to any immunity that might otherwise be accorded under the workers' compensation laws. This indemnification is intended to be as broad as the law allows.

8. NOTICE OF CLAIMS. Recipient shall give the Agreement Administrator immediate notice in writing of any legal action or suit filed related in any way to the Agreement or which may affect the performance of the Agreement or the Project, and prompt notice of any claim made against the Recipient by any contractor or vendor which may result in litigation related in any way to the Agreement or which may affect the performance of duties under the Agreement.
9. APPROVAL. This Agreement must have the written approval of the Executive Director of the Trust before it can be considered an enforceable contract binding on the Trust.
10. TAXES. Recipient shall be solely responsible for the determination and payment when due of all taxes that may be due in connection with the Incentive Award and the Project. Rebate programs funded through IRA Funds (IRA sections 50121 and 50122) will be treated as a reduction in the purchase price or cost of property for eligible upgrades and projects, and the consumer that receives an IRA rebate will not be required to report the value of the rebate as income.
11. INSURANCE. Recipient shall procure and maintain commercial general liability insurance with coverage for the activities and risks associated with the Project and with coverage limits sufficient to protect itself and the Trust, as additional insured, from claims arising from the Project, including any contractual liability of Recipient under this Agreement. Recipient shall procure and maintain workers' compensation insurance coverage as required under Maine law. Recipient shall procure and maintain replacement value "all risk" property and casualty insurance covering the Equipment funded with the incentive or grant provided by the Trust. Prior to disbursement of any Incentive Award amount, Recipient shall furnish the Trust with a certificate of insurance or other written verification of the existence of all such insurance coverages required under this Agreement.
12. AVAILABILITY OF IRA FUNDS. It is understood that the source of the Incentive Award is the Inflation Reduction Act Home Electrification and Appliance Rebate ("HEAR") Funds ("IRA Funds") provided by the United States Department of Energy. If the IRA Funds are reallocated or otherwise become unavailable to fund this Agreement, the Trust may, upon written notice, terminate this Agreement, in whole or in part, without incurring further liability. The Trust makes no commitment to pay the Incentive Award from other Trust, agency, or state funds for any reason and the Recipient expressly waives any right to demand or receive payment from any such non-designated funds.
13. FORCE MAJEURE. The obligations of each party under this Agreement shall be excused for the duration of any Force Majeure Event that prevents a Party's ability to perform such obligations. A "Force Majeure Event" shall mean an act of God, act of war, riot, fire, explosion, flood or other catastrophe, or other condition or circumstance beyond the reasonable control of a Party and which could not reasonably be avoided by the Party claiming Force Majeure. The Party claiming Force Majeure shall notify the other Party upon the occurrence of a Force Majeure Event that will or is expected to prevent performance under this Agreement. The Trust may terminate this Agreement if a Force Majeure Event lasts more than 90 days.
14. RESERVATION OF IMMUNITIES; DAMAGE LIMITATION. The Trust is a quasi-state agency and governmental entity and expressly retains all defenses to, immunities from, and limitations of liability. Nothing in this Agreement is intended, nor shall be construed, to constitute a waiver of any defense, immunity, or limitation of liability that may be available to the Trust, or to any of its officers, agents or employees, pursuant to the Eleventh Amendment to the Constitution of the United States of America, the Maine Constitution, the Maine Tort Claims Act (14 M.R.S.A. § 8101 et seq.), or any other state or federal statute or the common law. In no event shall the Trust be liable to Recipient or any person or entity claiming through Recipient for indirect, incidental, special, or consequential damages of any kind, all of which are expressly waived by Recipient.
15. NO THIRD-PARTY RIGHTS. No person or entity that is not a party to this Agreement may assert any right or make any claim under this Agreement.

16. ENERGY DATA. Recipient grants the Trust and its agents access to its utility data and energy usage information as reasonably necessary in connection with the Project and the Program. Recipient authorizes the Trust and its agents to access the Equipment, facilities and records to collect, copy, and review data needed to measure and verify energy usage, electricity savings, fuel reductions, and Equipment performance (this may include but is not limited to utility bills, metering data, facility equipment surveys, information on operational practices, and site occupancy levels). Recipient agrees to provide the Trust or its agents associated data from a period prior to the start of the Project as necessary to establish baseline energy and/or fuel use and costs.
17. INFORMATION IN SUPPORT OF THE PROGRAM. The Trust is required to report on use of and the performance of energy efficiency and conservation programs and projects. Information from these reports may be made available to the public. Recipient agrees to cooperate with the Trust on such reporting and shall provide information related to the award, this Agreement, the Project, and any related agreement as requested or required by the Trust to meet its obligation to provide accurate, complete, and timely information to the public, to meet the Program reporting requirements, and/or to comply with state or federal law or regulation.
18. SITE VISITS. The Trust has the right to make site visits at reasonable times to review Project progress, performance, and operation. Recipient shall provide reasonable access to facilities, resources, and assistance for the safety and convenience of the Trust and its representatives to perform their duties. All site visits will be performed in a manner that does not unduly interfere with or delay the work or operations of Recipient or its contractors. Site visits shall be subject to Recipient's reasonable facility access, safety, security, and confidentiality policies.
19. MEASUREMENT AND VERIFICATION. Recipient shall allow independent third-party verification of Project completion and energy savings under terms as may be established by the Trust. Recipient shall cooperate in such auditing and reporting as may be necessary to assess performance of the Project and shall provide information as may be necessary or useful for such purposes.
20. CAPACITY RESOURCES; CREDITS; FORWARD CAPACITY REVENUE. It is understood that the Project is intended to achieve certain energy efficiencies, reductions in fuel usage, and reductions in electricity consumption and that the Project may produce or result in certain marketable or tradable credits, benefits and proceeds, including energy efficiency capacity resources, capacity savings, avoided energy, renewable energy credits, and forward capacity market credits, payments, or revenues (collectively, the "Capacity Resources, Credits and Revenues"). In consideration of the Incentive Award, and unless otherwise expressly agreed in writing by the Trust, the value of all such Capacity Resources, Credits and Revenues produced or resulting from the Project for the expected lifetime of the equipment and measures installed or implemented under this Agreement shall be deemed owned by the Trust and the Trust shall have the sole right to bid, trade, transfer, sell, assign, use, and apply all such Capacity Resources, Credits and Revenues for the benefit of the Trust and the programs administered by the Trust under the Efficiency Maine Trust Act. Recipient hereby transfers and assigns to the Trust all of Recipient's right, title, and interest in such Capacity Resources, Credits and Revenues.
21. VENDOR OR CONTRACTOR SELECTION. Recipient may select any qualified vendor or contractor to provide the equipment and perform the work for the Project contemplated by this Agreement. The Trust, however, reserves the right to prohibit specific vendors or contractors from Program participation. Recipient is solely responsible for management of its Project vendors and contractors.
22. REMOVAL OF EXISTING EQUIPMENT. If the Incentive Award from the Trust is intended to fund the replacement of inefficient equipment, Recipient agrees, as a condition of participation in the Program, to remove and dispose of the equipment being replaced by the efficiency measures installed or implemented under this Agreement in accordance with all applicable laws. Recipient agrees not to reinstall any of the replaced equipment anywhere in the State of Maine or transfer it to any other party for installation in the State of Maine.
23. MEASURE LIFE. It is the express intention of the Parties that the Equipment and efficiency measures funded in whole or in part with the Incentive Award shall be used for the purposes intended under the Program and this Agreement, and that all such efficiency measures and Equipment funded by the Trust will be used for their rated useful life. By accepting an Incentive Award, Recipient hereby agrees that it will not discontinue use of the installed efficiency measures and Equipment without prior written approval from the Trust. Any authorized transferee or assignee of this Agreement or the Equipment shall be bound by the obligation to keep the efficiency

measures and Equipment in place and in use pursuant to the terms of this Agreement.

24. ADDITIONAL CONTRACTING REQUIREMENTS. All requirements, restrictions and obligations regarding the use of State or Trust funds and Incentive Awards are deemed incorporated in this Agreement to the extent necessary to ensure compliance with applicable law. Any alterations, additions, or deletions to the terms of the Agreement that are required by changes in law or regulation governing the use of State or Trust funds or Incentive Awards are automatically incorporated in the Agreement without the necessity of a formal written amendment. Recipient agrees to comply with all such requirements, restrictions and obligations and shall cause its contractors to comply with all such requirements, restrictions and obligations.
25. SURVIVAL. The terms, conditions and obligations in this Agreement which by their nature or intent continue beyond termination or expiration of this Agreement, including, without limitation, provisions regarding document retention, audit, site visits, reporting, use and performance of the funded equipment and measures, indemnity and remedies, shall survive the termination or expiration of this Agreement.

Rider C-1

**Inflation Reduction Act
Home Electrification and Appliance Rebate Funds
Contract Provisions for Non-Federal Entity Contracts Under Federal Awards**

Efficiency Maine Trust is a Subrecipient, through the State of Maine Governor's Energy Office, of Inflation Reduction Act Home Electrification and Appliance Rebate ("HEAR") Funds ("IRA Funds") provided by the United States Department of Energy. The rebates and incentives to be provided under this Agreement are funded through this federal award. As such, the Trust is required to include, and the Recipient is required to observe, certain terms and conditions under the HEAR program and applicable federal regulations.

Home Electrification and Appliance Rebate ("HEAR") Program Requirements and Recipient Representations

In addition to the other conditions contained in this Agreement, the Recipient acknowledges, affirms, and agrees as follows:

1. Recipient understands that Efficiency Maine has developed a Consumer Protection Plan in connection with the Inflation Reduction Act (IRA) Home Electrification and Appliance Rebates (HEAR) Program (IRA Section 50122) and that a copy of the Consumer Protection Plan is available for review on the Efficiency Maine website (www.efficiencymaine.com).
2. Recipient understands that it is impermissible for contracts and agreements related to HEAR-funded projects to contain a mandatory arbitration provision.
3. Recipient understands that if its contractor assigns Recipient's contract to a third-party, Recipient will still have the same claims and defenses that they would have against the seller of the goods and services obtained with the HEAR rebate funds.
4. Recipient grants permission to Efficiency Maine and its authorized agents to access Recipient's utility and energy usage information for program-related purposes and further grants permission for Efficiency Maine to share such information with the federal Department of Energy for program evaluation purposes.
5. Recipient understands and agrees that the total combination of all project rebates, grants, incentives, and loans may not exceed the total project cost and that any excess rebate, grant, and incentive amounts must be reimbursed.
6. Recipient understands that the rebate programs funded through IRA Funds (IRA sections 50121 and 50122) will be treated as a reduction in the purchase price or cost of property for eligible upgrades and projects, and the consumer that receives an IRA rebate will not be required to report the value of the rebate as income.
7. Recipient certifies and attests to the validity and accuracy of all the information that they provide in connection with this Project, including without limitation, all enrollment and eligibility information, household income, number of full-time occupants, and other information related to the project, the equipment installed, and costs incurred.
8. Recipient acknowledges that if it was unable to provide complete eligibility verification and restrictive covenant documentation with their Project application, all such information must be furnished as soon as it becomes available. Recipient may not begin Project installation until the Trust receives all necessary documentation.
9. Recipient understands and acknowledges that if they falsify any information or provide information that is materially inaccurate, including any income or eligibility information, they may be subject to legal action and exclusion from Efficiency Maine programs. If Efficiency Maine determines that any information provided is materially inaccurate, it will provide notice and an opportunity to cure the issue. If the issue is not promptly and effectively cured, Efficiency Maine may cancel the rebate reservation. If a rebate or incentive has already been issued and Efficiency Maine determines that false information was supplied, Recipient will be responsible to reimburse Efficiency Maine the entire amount of the program rebates or incentives paid to them or on their behalf.
10. Recipient acknowledges that all work is subject to on-site inspection and verification and agrees to allow Efficiency Maine and its authorized agents access to property and records for such purposes.
11. Recipient shall provide Efficiency Maine with a copy of the Certificate of Occupancy issued by the local governmental entity upon completion of the multifamily construction project promptly after issuance.

Protection of Tenants

For low-income multifamily new construction, rebate eligibility is limited to projects developed to serve low-income households (with income <80% of AMI). Building owners will be required to document that at least 50% of the units in the multifamily building will be reserved for low-income households via participation in the following programs:

1. Public Housing (housing owned and operated by Public Housing Authorities)
2. Privately owned multifamily buildings receiving project-based assistance (Section 8, Section 202, Section 811)
3. Privately-owned multifamily buildings that house residents receiving tenant-based assistance
4. Section 42 Low Income Housing Tax Credit (LIHTC)

For at least two years following the receipt of the rebate or incentive, all Recipients, including any multifamily tenant-occupied properties that are not already subject to restrictions applicable to the housing programs listed above, shall observe the following program requirements and restrictions:

- The owner agrees to rent the dwelling unit to a low-income tenant.
- The owner agrees not to evict a tenant to obtain higher rent tenants based upon the improvements.
- The owner agrees not to increase the rent of any tenant of the building as a result of the energy improvements with exception of increases to recover actual increases in property taxes and/or specified operating expenses and maintenance costs.
- The owner agrees that if the property is sold within 5 years of receipt of the rebates, the aforementioned conditions apply to the new owner and must be part of the purchase agreement.
- In the event the owner does not comply, the owner must refund the rebate.
- The owner will provide written notice to tenants explaining their rights and the building owner's obligations (e.g., add an addendum to the lease), including any informational materials provided by Efficiency Maine with contact information for tenants to notify the state of breaches of the owner's obligations.

In the event that Efficiency Maine learns of a breach of the owner's obligations under this agreement, the building owner must refund the rebate and will be subject to penalties commensurate to their actions, with a minimum penalty of \$5,000 in addition to damages and attorney's fees recoverable by tenants.