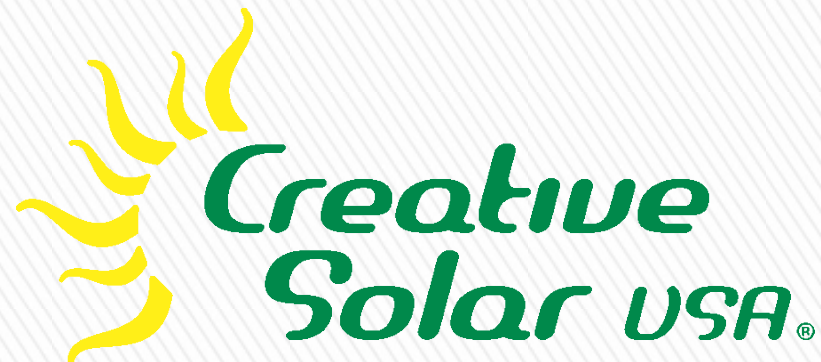




Host-Site Presentation





Own

Own a solar facility and lease space (roof or land) in a Georgia Power or TVA service area.

Bright Spaces matches you with a pre-qualified Host and provides turn-key development and installation services.

Host

Lease out your space (roof or land) in a Georgia Power or TVA service area. Earn Renewable Energy Credits.

Bright Spaces pre-qualifies your space for free and matches you with developers of solar facilities.

Own & Host

Own a solar facility on your space (roof or land) in a Georgia Power or TVA service area.

Bright Spaces provides full turn-key development and installation services



Advantages to Hosting a Bright Spaces Solar Facility

Convert a non-performing space into an income generating asset to help fund a project, reduce overhead cost, or pay for roof replacement

Transform an undesirable outdoor area into a dynamic and useful space with form and function

Rooftop Applications reduce heat transfer from the sun reducing the building's air conditioning load

Use Renewable Energy Credits (RECs) to meet your sustainability goals

Use available real-time monitoring to develop educational programs in science, math, and economics



**Bright
Spaces**



Why should I be interested in hosting a solar facility on my property?

Utilities are currently offering 20 year Power Purchase Agreements (PPA) for a limited time to buy energy generated from a solar power facilities.

In turn, solar developers are offering long-term leases to property owners located in the utility's service area to build, own and operate these systems on rooftops, unused land or other spaces.

Bright Spaces makes it easy for you (Host Site) to generate additional revenue by hosting a solar power facility.

Bright Spaces is now seeking qualified host sites to lease a portion of their unused space (roof or land) for a third-party developer-owned solar facility.





The Bright Spaces program was developed by renewable energy professionals to make it easy for hosts to participate in utility solar programs.

1.

We determine if your space meets initial qualifications, such as, location, load capacity, and shading issues through our user-friendly online application process;



2.

We schedule a site-visit to confirm your space meets engineering, interconnection and environmental standards suitable for solar development; and



3.

Our professionals work together with your management team to outline the terms of an agreement satisfactory to all the parties of interest.*

*Note: there is no obligation from either party during the due diligence period. Bright Spaces must first apply and be approved for the Utility program prior to the parties entering into a lease agreement. A non-binding letter of intent will suffice for the purposes of the utility application.



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Ideal Host-Site Locations

Government and Schools

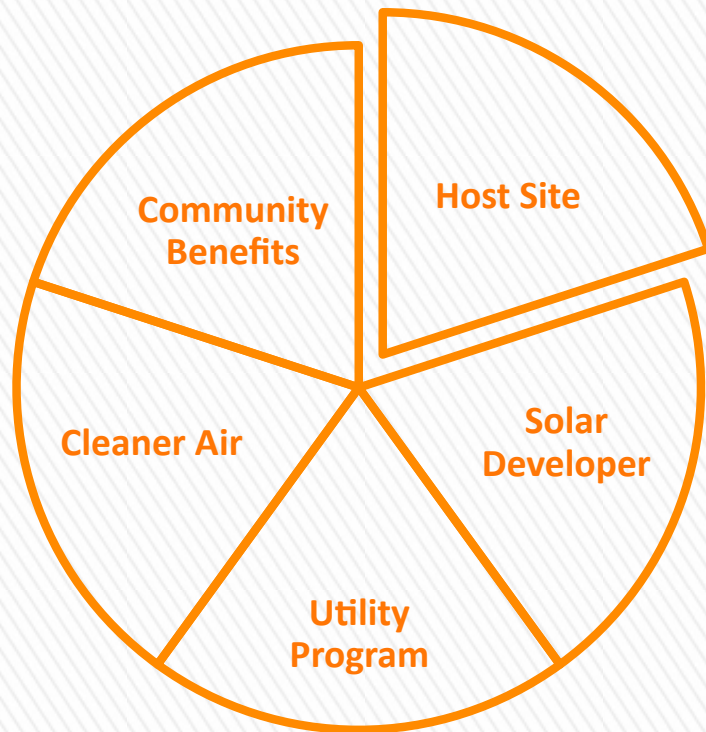
- **Government**
 - *Public lands, water treatment plants, airports, parks, landfills, industrial parks, buildings*
- **Schools**
 - *Roofs, awnings, walkways, outdoor classrooms*

Commercial and Industrial

- **Warehouses, Manufacturing, Retail, and Office Buildings**
 - *Roofs, adjacent land, parking lots*

Non-Profit and NGOs

- **Churches and other Non-profits**
 - *Roofs, walkways, parking lots, outdoor congregating area*



Leasing a portion of your property for a solar facility has many benefits but, also, presents several issues that must be carefully considered prior to entering into an agreement.

The Bright Spaces program goes far to educate property owners about the pros and cons of leasing rooftop, land, or other spaces for solar development. See our FAQ page for more information.



**Bright
Spaces**



Bright Spaces pre-qualifies your space for free and at no obligation to you

To get started, complete the on-line Host Site Application for an initial review

One of Bright Spaces' NABCEP certified technicians will schedule a site visit and meet with the Host facility manager

Host and Bright Spaces enter into an Option-to-Lease agreement describing the program guidelines and proposed lease terms

Bright Spaces applies with the utility to participate in its 2014 solar program

Once approved, the utility and Bright Spaces enter into an agreement (PPA) with permission to interconnect to the utility grid

Host and Bright Spaces enter into a Lease Agreement.

**Bright
Spaces**



Important Host Site considerations prior to entering into lease agreement



Host has final approval of plans and specifications prior to installation



Host site required to be located in Georgia Power or TVA service area to participate in utility program.



Host should be able to separate rooftop or land rights from underlying property rights.



Panels are ballast mount (no roof penetration) and not attached to underlying property.



Waivers to be obtained from any existing lienholders.



Because rooftop repair or replacement is highly likely, lease will address responsibility for maintenance and repairs



Host to allow full-time access to site for maintenance and repairs to the solar power system.



Bright Spaces to maintain property and liability insurance as required by law and host





Host Site FAQ

Q: Will the solar facility interfere with my existing electrical infrastructure?

A: No. The solar facility is completely separate and will connect through a new meter installed by the utility.

Q: How will I know the solar system is designed properly?

A: Just like any other construction project, Bright Spaces must obtain the proper permits and permissions before construction begins. Most importantly, the host site has final approval rights of plans and specifications for the original build and any subsequent alterations.

Q: How will I know the solar system is installed properly?

A: Bright Spaces has 3 NABCEP certified technicians that supervise construction of the facility. Upon completion, the facility must pass city and/or county inspections as well as pass inspection from the utility prior to interconnection with the grid.

Q: What happens at the end of the 20-year lease period?

A: There are generally three options at the end of the lease term: (1) the parties agree to renew the lease; (2) the host site can purchase the solar facility at fair market value; or (3) Bright Spaces will relocate the system and restore your property to its original condition.

Q: My building is owned by a non-profit. Is it eligible for Bright Spaces?

A: Yes. In fact, we encourage participation from all non-profits to enhance the community benefit of the program.

Q: What happens if a storm causes damage to my property, your panels or someone gets hurt?

A: In the event a storm causes harm to property or person, Bright Spaces carries all the necessary property and liability insurance coverage required by law and host site.

Q: My property has a mortgage from the bank. Does this disqualify my property from participating in the Bright Spaces program?

A: No. Bright Spaces' team will work with the property owner to ensure all interested parties agree to the lease terms.

Q: Who is responsible for maintaining the solar facility?

A: Bright Spaces is responsible for maintenance of the system and requires 24/7 access to perform maintenance or repairs.

Q: If the solar facility is on my roof, will it cause damage, leaks, or breach the roof warranty?

A: No. Bright Spaces uses only ballasted systems for flat roofs and special clamps for metal pitched roofs and guarantees not to penetrate your roof membrane or breach your roof warranty.

Q: How do I know if my roof can handle the extra load from the solar panels?

A: Bright Spaces follows all state building codes and regulations. We will first inspect your roof to determine if it can handle the extra weight of the panels.

Q: What happens if I need to repair or replace my roof?

A: Roof repair or replacement during the 20 year term is a virtual certainty. The Bright Spaces Lease Agreement covers all matters relating to repairs and replacement. This will be discussed in detail before any obligations are made. See sample lease agreement.

Q: Can I build my own solar facility on my own property?

A: Yes, Bright Spaces both develops its own solar power systems and provides full turn-key engineering, procurement, and construction (EPC) services to its clients.

Q: What are RECs?

A: REC stands for "renewable energy certificate" and is a commodity that represents the environmental attributes associated with renewable energy. Georgia Power buys the power but not the RECs. RECs may be available to host site as part of the Bright Spaces program.