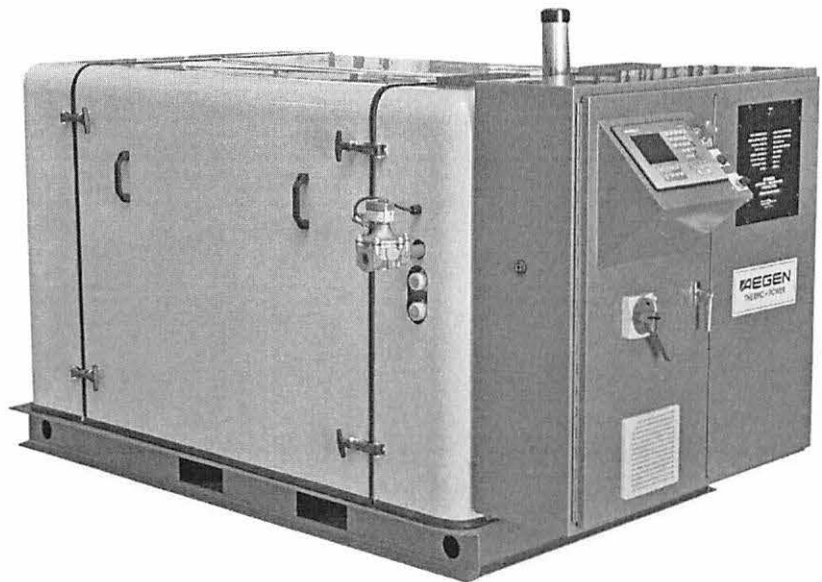




2016

910 Fifth Avenue



Lee Vardakas
Aegis Energy Services, Inc.
8/24/2016



ENERGY SERVICES, INC. 55 Jackson Street Holyoke, MA 01040 • P.O. box 2511 Springfield, MA 01101-2511

P.(413)-536-1156

F.(413)-536-1104

August 25, 2016

Site Address:

910 Fifth Avenue
New York, NY 10021

Thank you for the opportunity to provide a turnkey proposal for on-site combined heat and power at **910 Fifth Avenue**. Cogeneration, also known as Combined Heat & Power (CHP), simultaneously produces both electricity and useable heat from one fuel source, which will reduce overall energy costs with standby power capabilities, while promoting positive environmental stewardship.

Our Cogeneration module consists of a naturally aspirated, natural gas fueled, low-emissions and reciprocating engine. Solid state controls are used for our automated and unattended operation with an electrical interface to interconnect with current utility services. The module's heat recovery equipment includes an oil cooler, engine jacket, engine manifold and exhaust gas heat exchangers to recover all possible thermal energy. This allows us to transfer thermal heat to your current system which is typically considered wasted heat. Equipped with remote adjustable parameter, alarm and pre-alarm notifications, all appropriate modifications and updates are easily accessible to our Aegis Operation Services.

Aegis Energy Services is the foremost Combined Heat and Power (CHP) company. Our qualifications include:

- 30 year operating history.
- Vertically integrated - manufacture, design and engineer, install, operate, and maintain systems with in-house staff.
- More installations in the Northeast than any other cogeneration company.
- Millions of dollars saved for clients in operating energy costs.
- Repeat purchases made by many clients based on our relationship and strong performance.
- US EPA Combined Heat and Power Partner since 2004.

Aegis Energy Services is a tested and proven organization with an outstanding reputation with continued and repeat business awarded by many large REITS and property management companies, including Equity Residential, Tudor City, and Winn Management. We look forward to reducing your energy costs and adding 910 5th Ave to our client list.

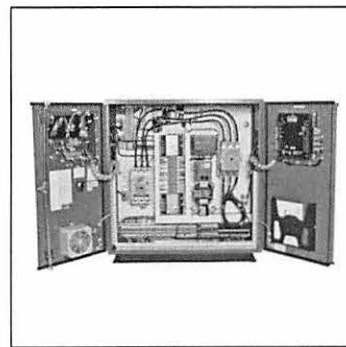
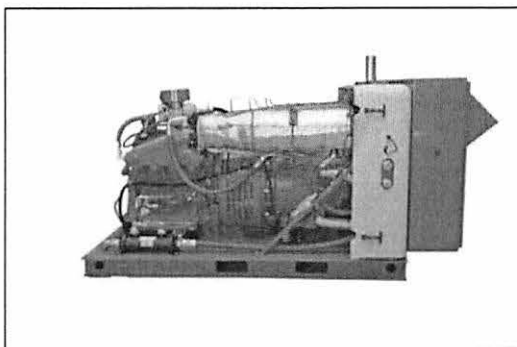
Sincerely,

Lee Vardakas
President
413-536-1156 x101

Scope of Work

Aegis Energy Services, Inc. proposes to install a Turnkey 75 kW Cogeneration System. This system is designed based on the Thermal energy required for the **domestic hot water** indicated by the historical usage information provided. The Aegis Cogen Thermal output will run in conjunction with all existing systems. Our control systems will insure that the Aegis Cogen recovered thermal energy will be the first source of heat utilized. Items included in this proposal:

- (1) 75kW PowerVerter Module located adjacent to the parking garage mechanical space.
- Skid Mounted Pump & Valve Module complete with circulating pump and thermostatic mixing valve.
- Skid Mounted Load Module to interface with the existing hot water system in garage level location.
- Complete exhaust system with silencer and hose assembly to terminate into new boiler flue (provided by others) on 2nd floor roof containing Cooling tower.
- Piping insulation and all required insignia to identify flow direction, valves, and system components will be provided.
- Natural gas piping from the utility gas service in basement to the cogeneration unit.
- Hydronic piping distribution to load module and its interface with building DHW loads and new DHW equipment by others.
- Modulating heat dissipation system to keep system operational during peak electric periods with limited or no thermal load located on 2nd floor roof containing cooling tower.
- Necessary module power feeder wiring, conduit, fuse disconnects or circuit breakers with adequate fault duty utilizing the standard electrical interface with a utility grade relay which will interconnect and run parallel with current utility services. Electrical interconnection points will be located in the new Switchboard & distribution panels in the garage level electric rooms. Aegis will Supply an Automatic Transfer Twitch and contactor panel to be installed by others during the building electrical upgrade project currently underway.
- Electrical panel with protected circuit for all pumps, electric devise, variable speed drives, and communication devices for live, automated monitoring and operations.
- Standby power electrical interconnection points will be at automatic transfer switches with locations to be in new electric Switchboard room.
- Professional engineered and stamped drawings including shop-drawings, submittals, and as-built drawings.
- Proper ventilation for the cogeneration module.
- System startup with factory authorized technicians.





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Financial Projections

Turnkey PowerVerter (1) 75kW Cogeneration System	\$495,000
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*Prices valid for three months and excludes any sales and contractor use taxes, permit fees, and asbestos abatement, if applicable.
**All federal and state incentives are contingent upon approval, as stated in final contract stages.

Comprehensive Maintenance Program

Our “set it and forget it” Comprehensive Maintenance Program means Aegis is responsible for all scheduled and unscheduled maintenance: Labor and parts, including the engine and generator replacement. We pro-actively manage all of our systems through our proprietary real time web-in-able system. This system alerts Aegis (and your property personnel, if you desire) of any problems or potential problems. This combined with our own Aegis Service Technicians allows us to operate more efficiently and respond to issues more quickly (within 24 hours).

At Aegis, we understand that the machine only produces saving when it’s running, so reducing “down time” is paramount to a successful program. This important principal ensures that Aegis produces the greatest long term results and fulfills our commitment to our clients (a key Company fundamental).

This commitment to long term results has allowed us to successfully operate over 500 Cogeneration systems within the last 30 years. As we expect our systems to continue to operate for years to come, we allocate all responsibly for maintenance with Aegis Energy Services, Inc. to protect you as a customer from unforeseen events and costs.

We look forward to reducing your energy costs and adding 910 5th Ave to our client list.

Sincerely,

Lee Vardakas
President -413-536-1156 ext.101

Agreement Authorization

This letter shall serve as notice and confirmation of **910 Fifth Avenue's** intention to engage **Aegis Energy Services** for the proposal state hereto. **Atlas New York** has reviewed and approved the enclosed proposal contingent on the below items (check all that apply).

- Review and approval of Aegis Energy Service Agreement terms and conditions
- Approval of applicable permits

Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

Customer Signature: _____

Date: 8/25/16

Purchase Order: _____

Aegis Signature: _____ *L. Van* _____

Date: _____ 8/24/2016 _____



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