

**BOSCH BUILDING TECHNOLOGIES, LLC TERMS AND CONDITIONS OF SALE: Technical Support Agreement (TSA)**

1. **ENTITY NAME CHANGE.** For clarity, Bosch Building Technologies, LLC (“BT”) is the same legal entity formerly known as Climatec, LLC (“Climatec”). This name change does not affect BT’s legal status, ownership or obligations. All licenses, permits, and regulatory approvals previously issued to Climatec remain valid and applicable to BT, and all rights and obligations shall continue without interruption.

2. **ACCEPTANCE & PURCHASE ORDER.** No purchase order, service request, or other Customer-issued document shall be binding on BT unless formally accepted by BT. BT’s start of Services listed in the Agreement, or acceptance of a purchase order, whichever comes first, will constitute the parties’ acceptance of and assent to the Services provided under this Agreement. BT’s acceptance of any purchase order from Customer is expressly conditioned on Customer’s consent to these Terms and Conditions, which shall supersede and govern any conflicting, additional or different terms contained in any Customer purchase order, statement of work, or other Customer-issued document, regardless of whether such document is accepted, acknowledged, signed or processed by BT.

3. **INVOICING & PAYMENTS.** Undisputed portions of all invoices are due and payable to BT within thirty (30) days from the date of invoice. For Service Agreements, payments shall be made in monthly, quarterly or yearly installments as stated in the Agreement and shall be due and payable in advance of services being rendered. If BT’s invoice is not paid within thirty (30) days of its issuance, it shall be considered delinquent, and BT may apply interest at a rate of one percent (1%) per month on the outstanding delinquent amount until paid in full.

4. **WARRANTY.** BT warrants that the Services will be performed in a professional and workmanlike manner, consistent with commercially reasonable industry standards (“Services Warranty”). The warranty period for the Services is ten (10) days from the date the Services are performed (“Services Warranty Period”). During the Services Warranty Period Customer’s sole and exclusive remedy for breach of the Services Warranty shall be limited to the reperformance of the Services at no cost to Customer. Notwithstanding the foregoing, the Services Warranty does not extend to any third-party platforms, software, or cloud services, which are governed solely by the applicable third-party provider’s terms, as further described in Section 8. EXCEPT AS EXPRESSLY PROVIDED IN THIS SECTION 3, BT MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MERCHANTABILITY, FITNESS FOR PURPOSE AND NON-INFRINGEMENT, ALL OF WHICH ARE HEREBY DISCLAIMED. BT FURTHER DISCLAIMS THE SERVICE WARRANTY FOR ANY EQUIPMENT OR SYSTEM DUE TO NORMAL WEAR AND TEAR OR TO EQUIPMENT WHICH HAS BEEN REPAIRED BY OTHERS, OR WHICH IS ABUSED, NEGLECTED, ALTERED, IMPROPERLY USED, DAMAGED (WHETHER CAUSED BY ACCIDENT OR OTHERWISE), MODIFIED, OR USED FOR PURPOSES OTHER THAN THE MANUFACTURER’S INTENTION, OR WHICH HAVE NOT BEEN PROPERLY AND REASONABLY MAINTAINED. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF EXPRESS OR IMPLIED WARRANTIES, SO THE ABOVE EXCLUSION MAY NOT APPLY TO CUSTOMER. IN THAT EVENT, SUCH WARRANTIES ARE LIMITED IN DURATION TO THE SERVICES WARRANTY PERIOD.

5. **ADDITIONAL WARRANTY FOR TSA RETROFIT.** BT warrants that the equipment manufactured by it shall be free from defects in material and workmanship arising from normal usage for a period of one (1) year from delivery of said equipment, or if installed by BT, for a period of one (1) year from the installation date. BT warrants that for equipment furnished and/or installed but NOT manufactured by BT, BT will extend the same warranty and terms and conditions, which BT receives from the manufacturer of said equipment. For equipment installed by BT, if Customer provides written notice to BT of any such defects within thirty (30) days after the appearance or discovery of such defect, BT shall, at its option, repair or replace the defective equipment and return said equipment to Customer. All transportation charges incurred in connection with the warranty for equipment not installed by BT shall be borne by Customer. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.

6. **INDEMNIFICATION.** Customer shall indemnify, defend and hold BT, its affiliates, and their respective employees, representatives, agents, assigns or successors for all claims, liabilities, damages, costs and expenses (including reasonable attorney fees) (collectively, “Losses”) incurred by BT in connection with such Losses (including lawsuits, administrative claims, regulatory actions, and other proceedings) caused or arising out of: (i) Customer’s infringement or misappropriation of any intellectual property rights of any third party, or; (ii) bodily injury or property damage caused by Customer, or its employee, representative or agent; (iii) negligent act or omission or willful misconduct by Customer or its employee, representative or agent; (iv) Customer’s breach of this Agreement, (v) BT’s compliance with any design, hardware, software, data, instructions provided by Customer; (v) Customer’s misuse or improper installation, storage, maintenance or use of Customer’s equipment or systems, including failure to implement software updates made available to Customer; (vi) Customer’s incorporation of the equipment and systems or its software into another product or service; (vii) Customer’s changes, alterations or additions to equipment and systems, including software, or (viii) Customer’s relationship with any end user customer, including any dispute with an end user. Customer will be entitled to control the defense of such claim for which it is providing indemnity to BT under this Section. Customer shall not admit liability or settle or resolve any claim without the advance written approval by BT, such approval not to be unreasonably delayed or withheld, unless such settlement or resolution includes a full and unconditional release of BT with no admission of BT or its affiliates.

7. **LIMITATION OF LIABILITY.** NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT AND EXCEPT FOR BT’S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW: BT AND ITS AFFILIATES, AND THEIR RESPECTIVE SHAREHOLDERS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUBCONTRACTORS, CONTRACTORS, SUCCESSORS AND ASSIGNS SHALL: (A) NOT BE LIABLE FOR ANY OF THE FOLLOWING LOSSES OR DAMAGES: EXEMPLARY, SPECIAL, PUNITIVE, CONSEQUENTIAL, INCIDENTAL OR INDIRECT DAMAGES OF ANY KIND (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOST REVENUES, LOST SALES, LOSS OR CORRUPTION OF DATA (INCLUDING LOSS OF DATA DUE TO A CYBERSECURITY BREACH), LOSS OF PRODUCT USE, LOSS OF BUSINESS, LOSS OF GOODWILL, DOWNTIME COSTS, DAMAGE TO ASSOCIATED EQUIPMENT, LOSS OF REPUTATION, LOSS OF DATA, COST OF SUBSTITUTE GOODS, FACILITIES OR SERVICES, OR CLAIMS OF CUSTOMER’S END USER CUSTOMERS, FOR SUCH DAMAGES OR LOSSES), EVEN IF CUSTOMER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES OR LOSSES WERE FORESEEN, FORESEEABLE, KNOWN OR OTHERWISE AND NOTWITHSTANDING THE FAILURE OF THE ESSENTIAL PURPOSE OF ANY LIMITED REMEDY, AND (B) IN NO EVENT SHALL BT’S TOTAL AGGREGATE LIABILITY ARISING OUT OF THIS AGREEMENT, WHETHER UNDER TORT, CONTRACT,

WARRANTY OR OTHERWISE EXCEED THE TOTAL AMOUNTS PAID BY CUSTOMER TO BT FOR THE SERVICES GIVING RISE TO THE CLAIM DURING THE 12 MONTHS PRECEDING NOTICE OF THE CLAIM, AND AS TO (A) AND (B) WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE.

FOR CLARITY, BT SHALL HAVE NO LIABILITY WHATSOEVER, WHETHER IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF OR RELATED TO ANY THIRD-PARTY PLATFORMS, SOFTWARE, LICENSES OR SUBSCRIPTIONS, WHICH ARE GOVERNED SOLELY BY THE APPLICABLE THIRD-PARTY PROVIDER'S TERMS, AS FURTHER DESCRIBED IN SECTION 8.

**8. SUBCONTRACTING & ASSIGNMENT.** BT may subcontract portions of the Services, provided that BT remains responsible for the performance of such subcontractors. Customer shall not unreasonably withhold consent to subcontractors engaged for specific portions of the Services. Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party, except that either party may assign this Agreement without consent to an affiliate, or in connection with a merger, reorganization, or sale of substantially all of its assets. Any prohibited assignment shall be null and void.

**9. CUSTOMER OBLIGATIONS.** Customer shall provide BT, at no cost: (i) timely access to premises, systems, equipment, and personnel necessary for BT to perform the Services; (ii) prompt responses to requests for information, instructions, and approvals; (iii) a safe working environment that complies with applicable health and safety regulations; and (iv) proper installation, storage, maintenance, and operation of Customer's own equipment and systems. BT shall not be responsible for any failures, defects or issues arising from Customer's nonperformance of the foregoing obligations.

**10. DATA USE; THIRD-PARTY PLATFORMS (INCLUDING IOT / MONITORING / DATA USE).** With respect to third party platforms, Internet of Things ("IoT") devices, building automation systems, and any related third-party software or cloud services, BT shall install, configure, and commission such systems in accordance with manufacturer specifications. BT shall be responsible for managing and processing the initial and ongoing licensing, subscription activations, and renewal transactions as directed by Owner, but shall not be responsible for (i) any third-party platform's cloud service uptime, performance, or feature availability; (ii) cybersecurity breaches, malware, ransomware, or unauthorized access occurring through Owner's network or other third-party systems; (iii) licensing, subscription renewals, or account administration for other third-party platforms; or (iv) defects, bugs, vulnerabilities, or service interruptions in software, firmware, APIs, or hosting environments not developed or controlled by BT.

If BT provides monitoring, diagnostics, or analytics of system performance or alarms, such services are limited to reporting and data visibility only, and do not create or imply control, custody, or responsibility over the operation, uptime, data security, or performance of any third-party platform. BT makes no warranty, express or implied, regarding the performance, security, or continued availability of any third-party platform, software, API, or network, and expressly disclaims liability for any interruptions, data loss, security incidents, or performance failures attributable to such systems.

Customer acknowledges that other third-party platforms may collect, process, store, and use data transmitted by or through such systems in accordance with their own terms of service, privacy policies, or agreements with Customer. BT does not control, and shall have no responsibility or liability for, the collection, storage, security, processing, or use of data by any other third-party provider.

**11. INSURANCE.** BT maintains sufficient insurance and shall provide upon request, certificates of such insurance policies. Any cost associated with additional insurance requirements in excess of BT's standard limits will be passed on to the Customer.

**12. THIRD PARTY SOFTWARE.** Equipment or systems may incorporate third party firmware or software. As a result, manufacturer's end user license agreement (EULA) will govern the terms of firmware or software contained in that equipment or systems and restrictions may apply. BT is hereby authorized to accept any EULA on behalf of Customer in the course of providing the Services. BT shall not be responsible or liable for the terms of any such EULA and any applicable updates to the terms of such EULA. Customer shall be solely liable for all such terms related to such firmware or software in your equipment and systems, and all applicable updates. To the extent the firmware or software of the equipment or systems or any updates contains free or open-source software (collectively, "OSS"), such OSS may be subject to separate third-party OSS licensing terms and conditions ("OSS-Terms and Conditions"). Under such OSS-Terms and Conditions, BT may be required to provide the OSS-Terms and Conditions to Customer and Customer must comply with all of the applicable OSS-Terms and Conditions and fulfill all corresponding obligations of the applicable OSS-Terms and Conditions, especially if Customer further distributes, publishes or provides the software through sales or other transfer to third parties (including an end user or customer). Such obligations may include, for example, documentation obligations or obligations to provide the source code of any firmware or software in which the OSS has also been integrated. An overview of all OSS-components contained in the firmware or software of the equipment or system, as well as corresponding license text of the OSS Terms and Conditions (of all originating OSS authors), are part of or are included with the firmware/software and/or documentation. New or updated firmware or software component versions may contain other and/or additional OSS. For such other and/or additional OSS, the same terms and conditions as applicable apply. Customer shall use commercially reasonable efforts to not combine or request BT to combine any other software, goods and/or services with any OSS or other data in any manner, which would result in the other party's software, goods and/or services becoming subject to the terms of an OSS license.

**13. TAXES.** The price of this Proposal does not include duties, sale, use, excise or other similar taxes unless required by federal, state or local law or unless stated otherwise in this Proposal. Customer shall pay, in addition to the stated price, all taxes not legally required to be paid by BT or, alternatively, shall provide BT with acceptable tax exemption certificates.

**14. FORCE MAJEURE/DELAYS.** BT shall be excused from performance and shall not be liable for any delay or failure to fulfill its obligations under this Agreement due to causes beyond its reasonable control resulting from or attributed to acts or circumstances beyond BT's reasonable control, including but not limited to war, acts of terrorism, state or municipal emergencies, epidemics, pandemics, acts of God, man-made or natural disasters (such as earthquakes, fire, severe weather conditions or floods), medical crisis, criminal acts, transportation delays, Government

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required shut-downs, labor disputes or strikes, conditions of the premises, acts or omissions of the Customer, owner or other contractors or delays caused by an inability to obtain labor (direct or subcontracted) or materials, products, equipment or software.

All prices for goods are subject to change in response to tariffs, duties, surcharges, or other taxes imposed on BT by any governmental authority. BT will provide the Customer with written notice of any such changes as soon as reasonably practicable. Any such tariffs, taxes, or regulatory fees that directly increase the BT's cost of goods will be passed through to the Customer. If a tariff or tax is imposed retroactively or after an order is placed, BT reserves the right to adjust pricing accordingly. In the event of a dispute regarding such adjustments, both Parties agree to engage in good-faith negotiations to resolve the issue.

15. **COMPLIANCE.** BT and Customer shall comply with all applicable federal, state, and local laws and regulations. Customer acknowledges that both Customer and BT are required to comply with applicable export/import laws and regulations relating to the sale, export, import, transfer, assignment, disposal and use of the products, BT's Services and software updates, including any export/import license requirements. Customer agrees that products will not at any time directly or indirectly be used in a manner which will result in non-compliance with any export/import laws and regulations. Permits required for the execution of the Services shall be obtained and paid for by the Customer, unless provided otherwise in the Proposal.

16. **TERMINATION.** Customer or BT may suspend or terminate this Agreement, in whole or in part, at any time for convenience upon a minimum of thirty (30) days prior written notice. All invoices for Services performed shall be paid in full as a condition to a Customer requested cancellation. This Agreement may be terminated by either party if the other party commits a material breach of this Agreement and fails to cure such breach within thirty (30) days of its receipt of written notice from the non-breaching party.

For avoidance of doubt, Customer's payment obligations under this Section 15 are in addition to, and not in lieu of, any payment obligations set forth in Section 16 (TSA Retrofit Termination provision) or Section 17 (Subscription Services).

For clarity, Customer may not terminate, suspend, or modify any third-party platform, license, or subscription procured under this Agreement. Customer acknowledges and agrees that its rights and obligations with respect to such third-party platforms, licenses, and subscriptions are governed solely by the applicable third-party provider's terms. Termination or expiration of this Agreement, for any reason, shall not relieve Customer of its obligation to pay the full contract price or any remaining fees due for the entire subscription term of such third-party platforms, licenses, or subscriptions, whether used or unused. Upon termination or expiration of this Agreement, BT shall have the immediate right to invoice Customer for, and Customer shall promptly pay, the entire unpaid balance of all third-party platform, license, or subscription fees committed under this Agreement. Customer further agrees that no refunds, whether prorated or otherwise, shall be provided for any unused portion of a third-party license or subscription.

17. **TSA RETROFIT TERMINATION.** If this Agreement is terminated for any reason prior to the end of its applicable term, the Customer shall pay BT, within thirty (30) days of termination, the full outstanding balance for the retrofit portion of the Agreement, for any amounts beyond the initial payment that remains unpaid.

18. **SUBSCRIPTION SERVICES.** For any recurring or subscription-based services (including, without limitation, cloud services, virtual machine subscriptions, or monitoring platforms) provided under this Agreement, Customer acknowledges and agrees that such subscriptions are billed in advance and continue until terminated. Upon expiration or termination of this Agreement for any reason, Customer shall have thirty (30) days to re-execute a renewal agreement with BT. If Customer fails to do so, BT may suspend or permanently disable access to the applicable subscription services, including the shut-down of virtual machines or hosted environments. Any request by Customer to reactivate or restore suspended or disabled subscription services shall be subject to BT's approval and may require payment of a reactivation fee in addition to any past due subscription charges.

19. **APPLICABLE LAW & JURISDICTION.** This Agreement and all disputes between the parties arising out of or related thereto shall be governed by the laws of the State of Arizona except for its choice of law rules; the United Nations Convention on the International Sale of Goods shall not apply. Any and all disputes, controversies, differences, or claims arising out of or relating to this Agreement shall be resolved exclusively through binding arbitration, except that either party shall have the right to seek interim injunctive relief at any time, under seal to maintain confidentiality to the extent permitted by law, solely in either the Arizona state or federal courts, with venue in Phoenix, to which the parties consent to jurisdiction. A request by a party to a court of competent jurisdiction for such interim measures shall not be deemed incompatible with, or a waiver of, this agreement to arbitrate. The arbitration proceedings shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association ("AAA") as amended from time to time, except as modified by this clause or by mutual agreement of the parties and shall be governed by the United States Federal Arbitration Act. Within 14 days after the commencement of arbitration, the parties shall endeavor to mutually select one person to act as arbitrator; if the parties are unable to agree, the arbitrator shall be selected by the AAA pursuant to the Commercial Arbitration Rules. The arbitration shall be conducted in Phoenix, Arizona. The arbitrator's award shall be final and binding. Each party shall bear its own attorney fees and costs, and each party shall bear one half the cost of the AAA and the arbitrator, unless the arbitrator finds a claim(s) or defense(s) to have been frivolous or harassing, in which case fees and costs for such claim(s)/defense(s) may be assessed in the arbitrator's discretion. The parties agree that a primary purpose of this arbitration agreement is to increase efficiency and reduce expense in resolving disputes. Accordingly, in setting the discovery permitted and timeframe for the arbitration, the arbitrator shall give significant weight to the foregoing purpose. Discovery shall not be permitted that is disproportionate to the reasonable value of the dispute. The arbitrator shall have no authority to award punitive damages, or any other damages excluded herein, to the maximum extent permitted by law. Except as may be required by law, neither a party, its counsel, nor the arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. Nothing herein shall limit any rights under construction lien laws.

20. **WAIVER & SEVERABILITY.** Upon a party's breach or default hereunder, the other party's failure to exercise a right hereunder will not be deemed to be a waiver to that right as to any future claim for breach or default. If any provision or portion of this Agreement shall be judged as invalid or unenforceable, that provision or portion of this Agreement shall be deemed omitted and the remaining provisions and portions shall

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remain in effect. The parties agree to negotiate in good faith, in order to replace the invalid provisions with valid provisions that conform as closely as possible to the economic and commercial intent of the invalid provisions.

**21. ENTIRE AGREEMENT & MODIFICATION OF TERMS.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes all prior understandings, representations, negotiations, writings, memoranda and agreements, either oral or written, with respect thereto. This Agreement may only be modified by a written instrument signed by authorized representatives of both parties. No additional documents, purchase orders, or contracts can alter the terms of this Agreement.

**22. INDEPENDENT CONTRACTOR.** It is understood and acknowledged that in providing the Services under this Agreement, BT acts in the capacity of an independent contractor and not as an employee or agent of the Customer. Neither party has any authority to commit, act for or on behalf of the other party, or to bind the other party to any obligation or liability. Neither party shall be eligible for and shall not receive any employee benefits from the other party and shall be solely responsible for the payment of all taxes, FICA, federal and state unemployment insurance contributions, state disability premiums, and all similar taxes and fees relating to the fees earned by it hereunder.

**23. CONFIDENTIALITY.** Both parties acknowledge that, in connection with this Agreement, they may have access to or receive confidential information of the other party, including but not limited to proprietary business information, technical data, and other sensitive or proprietary information ("Confidential Information"). Such Information will be marked "Confidential", "Proprietary" or otherwise designated orally as confidential when provided to the other party, or otherwise by its nature should reasonably be considered confidential. Each party agrees to maintain the confidentiality of the other party's Confidential Information and to use it solely for the purpose of performing under this Agreement. Confidential Information shall not be disclosed to any third party without the prior written consent of the disclosing party, except as required by law or valid court order. If a Party is required to by law or valid court order to disclose Confidential Information, that party shall promptly notify the other party prior to such disclosure, unless prohibited by law. These obligations will not apply to any Information that was in the public domain at the time it was communicated by the disclosing party; was in the receiving party's possession free of any obligation of confidence at the time it was provided by the disclosing party; or was independently developed by the receiving party before it was communicated by the disclosing party to the receiving party. This confidentiality obligation shall survive the termination of this Agreement.

**24. SURVIVAL.** All payment obligations of Customer under this Agreement, including without limitation those related to third-party platforms, licenses, subscriptions, retrofit costs, and subscription services, shall survive expiration or termination of this Agreement. In addition, the following Sections shall survive expiration or termination of this Agreement: Sections 3 (Warranty), 5 (Indemnification), 6 (Limitation of Liability), 7 (Subcontracting & Assignment), 8 (Customer Obligations), 9 (Data Use; Third Party Platforms), 10 (Insurance), 11 (Third Party Software), 12 (Taxes), 13 (Force Majeure/Delays), 14 (Compliance), 15 (Termination), 17 (Subscription Services), 18 (Applicable Law & Jurisdiction), 19 (Waiver & Severability), 20 (Entire Agreement & Modification of Terms), 21 (Independent Contractor), 22 (Confidentiality), 23 (Survival), 24 (Notices), 25 (Headings), and 26 (Counterparts).

**25. NOTICES.** All notices made under this Agreement shall be in writing and shall be deemed to have delivered (a) on the date personally delivered, (b) three days after the date mailed, postage prepaid by certified mail with return receipt requested, or (c) on the date sent via facsimile or email, provided confirmation of receipt is obtained.

**26. HEADINGS.** Headings in this Agreement are for reference only and shall not affect the meaning of the provisions.

**27. COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement. Execution and delivery of this Agreement by electronic means, including facsimile, PDF, or electronic signature (e.g., DocuSign), shall have the same legal effect as an original signature.