

## AGREEMENT TO OBTAIN TELECOMMUNICATIONS SERVICES

This AGREEMENT to obtain Telecommunications Services (this "**Agreement**") is made as of May 22, 2007, by and between OPENBAND AT LANSDOWNE TOWN CENTER, LLC, a Virginia limited liability company ("**OBLTC**") and LANSDOWNE VILLAGE GREENS HOMEOWNERS ASSOCIATION, a Virginia non-stock corporation (the "**HOA**") (individually, a "Party" and collectively, the "Parties").

### RECITALS

A. OBLTC is a Virginia limited liability company formed with two members, OPENBAND SPE III, LLC, a Virginia limited liability company ("OSPE"), and LTC Communications, LLC, a Virginia limited liability company ("LTC"), which is governed by the Operating Agreement between those two parties of even date herewith, (the "Operating Agreement");

B. The HOA is a Virginia non-stock corporation and is governed by the CC&R's (as defined herein), for, among others, the purpose of providing services to homeowners in, and residents of, the Development (as defined in Section 1.1 herein);

C. OBLTC is the owner of the Infrastructure (as such term is defined in Section 1.1 herein);

D. The Infrastructure will provide access points for video, telephone, high-speed Internet access, and a community intranet site, and may also provide access points for security monitoring, home automation and other video, utility and electronic services to, among others, all residential lots located within the Development;

E. The Services provided by the Infrastructure are, or will be, a customized suite of Services provided at a reasonable cost to Homeowners, and the provision of such Services is in the best interest of the Parties and the Homeowners; and

F. The HOA desires to provide Platform Services (as such term is defined in Section 1.1 herein) to the Homeowners of the Development, and the HOA desires to engage OBLTC to supply such services to the Development.

G. The HOA and OBLTC wish to enter into this Agreement to set forth their respective rights, duties and obligations.

In consideration of the mutual covenants and agreements set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

## ARTICLE I DEFINITIONS

### Section 1.1 Definitions.

“Agreement” shall mean this Agreement to Obtain Telecommunications Services entered into by and between OBLTC and the HOA.

“CC&R’s” shall mean collectively, (i) Amended and Restated Declaration for Lansdowne Village Greens, and (ii) the Declaration for Lansdowne Village Greens originally recorded in Instrument #20060301-0019131, as amended and/or restated, including any future amendments.

“Comparable Providers” shall mean telecommunication service providers that provide residential services in Loudoun County, Virginia and who have similar technical service and performance abilities and who offer reputable levels of customer service as required in this Agreement. Initially, Comparable Providers shall be Verizon and/or the then-incumbent local exchange carrier (for telephone), Adelphia, Verizon and/or the then-incumbent franchised cable television provider(s) (for video) (satellite video providers are not considered Comparable Providers), and Verizon, Adelphia and Cox (for Internet access), to the extent their residential services apply to the area specified herein. Comparable Providers must actually offer benchmarked services in Loudoun County, Virginia. If no Comparable Provider provides a particular service within Loudoun County that OpenBand provides hereunder, and pricing for such service(s) are only available from the Comparable Providers in the geographic regions outside of Loudoun County, this data shall not be used as a comparison until the pricing and services are available in Loudoun County.

“Customer” shall mean any individual or entity that receives one or more Services, delivered by the Infrastructure, from OBLTC.

“Development” shall mean the residential development commonly known as Lansdowne Town Center located in Loudoun County, Virginia, the legal description for which is stated, as well as a plat showing the location, in Exhibit A to this Agreement.

“Force Majeure” shall mean the events specified in Section 8.10 of this Agreement.

“FCC” shall mean the Federal Communications Commission.

“HOA” shall mean the Lansdowne Village Greens Homeowners Association, a Virginia non-stock corporation, and its successors and assigns.

“Homeowner” shall mean each purchaser or tenant of a residential dwelling in the Development.

“ILEC” shall mean incumbent local exchange carrier.

“Infrastructure” shall mean the telecommunications infrastructure located within the Development that is used to deliver the Services. The Infrastructure is owned by OBLTC.

“Intellectual Property” shall mean all manufacturing and assembly information, test results, software, processes and procedures, marketing data information, demographic data, designs, trademarks, trade secrets, drawings, patents, inventions, or copyrights, including any related registrations or applications for registration, to be used by OBLTC in operating the System and/or providing the Services, and any other information not reasonably necessary to the operation, performance or maintenance of the System.

“Internet Service” shall mean a service which permits access to the worldwide system of computer networks as originally conceived by the Defense Advanced Research Project Agency (DARPA) and as continues to evolve. Technically it is distinguished by its use of the internet Protocol (IP), offering local and global connectivity and applications. IP based applications such as the following: email, www, hypertext, browsing, dial transfer, internet chat and internet telephony are considered internet applications. For Development residential subscribers, under Mandatory Subscription, the network connection at the home will be 100 MB Ethernet connection to a Network Interface Device (NID) connected to a passive Optical Distribution Network (ODN) utilizing an industry-standard protocol and operating at a data transmission rate of 1Gbps (or higher) with a split ratio of 1:32. For condominiums and other multi-dwelling units, the Network Interface Device (NID) providing the interface to the ODN may be located inside the unit or in a shared space allocated for electrical and other utility access to the building. OBLTC shall advise the HOA of the natural technological progress or evolution of Internet Service for the purpose of including such evolved service within the meaning of this definition.

“Mandatory Subscription” shall mean the required payment for those Platform Services required to be purchased by the HOA and/or Homeowners pursuant to this Agreement.

“Platform Services” shall mean telecommunication services for which residents pay as a mandatory part of their required HOA fees in accordance with this Agreement, attached as Exhibit B hereto. Wherever evolved services are included within the definitions of Telephone Service, Internet Service or Video Service (as set forth in each respective definition), and such evolved service is a replacement for same then the evolved service shall be included within the meaning of Platform Services.

“Premium Services” shall mean those Services provided or made available to the Development and/or to Customers on an elective basis that are not identified as Platform Services. The Premium Services to be initially provided are described in Exhibit C.

“Services” shall mean the services specifically delineated as Platform and Premium, provided over the term of this Agreement. Wherever evolved services are included within the definitions of Telephone Service, Internet Service or Video Service (as set forth in each respective definition), such evolved services shall be included within the meaning of Services.

“Telephone Service” shall mean the service that provides access to the public switched telephone network (PSTN), and mobile wireless voice communications services, which offer bi-directional or full duplex voice path, dial tone and ringing signals, and ten-digit subscriber dialing. Also included are related applications and adjunct services, including without limitation, voicemail, call waiting, caller ID, conference calling, call forwarding, local dialing services and

long distance dialing services. OBLTC or its designee may utilize a traditional circuit based system, a Voice over Internet Protocol (VoIP), or other industry standard method to provide Telephone Service to subscribers. OBLTC shall advise the HOA of the natural technological progress or evolution of Telephone Service for the purpose of including such evolved service within the meaning of this definition.

“Three-Way Agreement” shall mean the agreement to be entered into between OBLTC, its subcontractor and a Homeowner, as contemplated in this Agreement.

“Video Service” shall mean the service that provides linear (broadcast) television programming throughout the community in either analog and/or digital format, including without limitation the programming received from the source content providers via satellite, over the air transmission, and the Internet. Also included are advanced services such as pay-per-view, video-on-demand, and interactive television. OBLTC shall advise the HOA of the natural technological progress or evolution of Video Service for the purpose of including such evolved service within the meaning of this definition.

“VSCC” shall mean the Virginia State Corporation Commission.

**Section 1.2 Recitals.** All recitals set forth above are hereby incorporated by reference as set forth in this Agreement.

## **ARTICLE II ENGAGEMENT**

**Section 2.1 Engagement of OBLTC.** Subject to the terms and conditions of this Agreement, the HOA hereby engages OBLTC, and OBLTC accepts the engagement, to (i) be the provider or arrange for the provision of the Platform Services to Homeowners, so that the HOA shall not engage any other provider of Platform Services and (ii) non-exclusively provide or arrange for the provision of the Premium Services. OBLTC will design, install, and operate (or cause to be designed, installed and operated) at its own expense, the Infrastructure to provide the Services under the terms set forth herein.

2.1.1. Use of Third Party Providers. The HOA acknowledges that OBLTC may engage one or more third party service providers to provide one or more of the Services.

2.1.2. Infrastructure Not a Part of this Agreement. The parties hereto specifically acknowledge that (i) the Infrastructure is owned by OBLTC and (ii) OBLTC may use the Infrastructure and/or the System to provide, on a non-exclusive basis (x) Telephone, Video and Internet Service to customers outside the Development (y) Premium Services to Homeowners and/or customers outside the Development and (z) Services to Homeowners and/or customers outside the Development. Use of the System and/or Infrastructure by OBLTC and/or its subcontractor to serve such customers outside the Development is not subject to the terms, conditions or covenants of this Agreement.

2.1.3. Premium Services. OBLTC shall provide to Homeowners the option to obtain from OBLTC Premium Services. Notwithstanding anything to the contrary contained in this Agreement, Premium Services shall not be governed by the terms of this Agreement, but are

to be governed by the Three-Way Agreement and applicable tariffs. OBLTC shall contract directly, or through a subcontractor, with the Homeowners for the provision of Premium Services and shall not be required to provide Premium Services to Homeowners who do not agree to the terms and conditions offered by OBLTC.

## **Section 2.2    Homeowner Arrangements.**

2.2.1. Homeowner Arrangements for Platform Services. The HOA, on behalf of each Homeowner, agrees that each Homeowner, concurrently with the closing by such Homeowner on a house within the Development, will be required to enter into the Three-Way Agreement, regardless of whether such Homeowner actually uses the Platform Services. The HOA will use reasonable efforts to cause Homeowners to enter into such Three-Way Agreement. The HOA agrees to deliver a copy of the Three-Way Agreement to each new Homeowner contemporaneously with closing. The HOA agrees to notify OBLTC weekly of all resale certificates it has issued during the previous week under the Virginia Real Property Act. The HOA shall establish a procedure for notifying OBLTC of resale move-ins, to coordinate activation. Once the Three-Way Agreement is signed by a new Homeowner at closing, the HOA will forward a copy of such signed Three-Way Agreement to OBLTC.

2.2.2. Homeowner Arrangements for Premium Services. The HOA on behalf of each Homeowner, agrees that if any Homeowner desires to obtain Premium Services, they shall have the option, but not the obligation, to engage OBLTC or its subcontractor to provide specifically identified Premium Services to such Homeowner. In such event, such Homeowner will be permitted to contract directly with OBLTC or its subcontractor for such Premium Services, to pay additional sums to OBLTC or its designee in accordance with the terms hereof and applicable rate schedules set forth from time to time by OBLTC or its designee for such Premium Services. Any such fees for Premium Services shall be in addition to any sum, fee or assessment such Homeowner is automatically required pay for the Platform Services by virtue of its ownership of any parcel of real property within the Development.

2.2.3. Homeowner Arrangements with Alternate Providers. Homeowners shall have the option, throughout the term of this Agreement, in their sole discretion, to obtain any Services, including Platform or Premium Services from any and all providers other than OBLTC ("Alternative Provider"). In such event, Homeowners will not be relieved of their obligation to pay for Platform Services, but will not be required to pay for any Premium Services or for anything other than Platform Services (except to the extent they have subscribed for such Premium Services).

## **ARTICLE III SERVICES**

**Section 3.1    Service Standards.** The provision of the Platform Services by OBLTC shall be at a level taken as a whole which level is not consistently and substantially below the overall technical quality of service provided by the Comparable Providers providing services under comparable rate plans ("Service Quality"). Upon written notice to the HOA, OBLTC may, from time to time, change the identity of the Comparable Provider for the purposes of both Sections 3.1 and 5.7.

**Section 3.2 Intranet and Host Website.** If requested by the HOA, OBLTC or its subcontractor will install and design an Intranet and host website (the "Intranet System") to be utilized by Homeowners within the Development. The Intranet System and associated routers and facilities will be designed to operate ninety-nine and nine-tenths percent (99.9%) of the time. OBLTC will reasonably cooperate with the HOA to ensure that the Intranet System is functional and fully operational in accordance with reasonable industry standards at the time of launch and that the HOA will be in position to operate the Intranet System. At the time the Intranet system is launched, OBLTC or its subcontractor shall provide training in the use and operation of the Intranet to representatives of designated by the HOA. Such training shall include instruction on the features and capabilities of the Intranet, including instruction in the use and activation of all basic features of the Intranet. OBLTC shall have no right to any advertisement revenues received by the HOA, including, without limitation, in connection with its portion of the Intranet System and/or website. A portion of the HOA's Intranet System and website shall be reserved by the HOA for exclusive use by OBLTC in connection with advertising banners and a hyperlink to OBLTC's or its subcontractor's website; the HOA shall have no right to any advertisement revenues received by OBLTC or its subcontractor, including, without limitation, in connection with such portion of the Intranet System and/or website.

**Section 3.3 Residential Use.** Due to the fare structure and demand requirements, the Internet Service provided under this Agreement shall be used for residential, home office or telecommuter use only.

**Section 3.3 Compensation Related to Performance.** Homeowners shall be entitled to compensation related to performance in accordance with the schedule attached as Exhibit D hereto.

#### **ARTICLE IV MARKETING**

OBLTC and the HOA will, during the build-out of the Development, cooperate to ensure appropriate and effective use of marketing materials, consistent with the overall marketing plan of the Developer. To the extent that the HOA controls the Visitors Center, the HOA agrees to provide an area of such Visitor's Center to OBLTC or its subcontractor (and reasonable public access thereto) to demonstrate the benefits of the Services and the HOA agrees to cooperate reasonably with all such marketing and demonstration efforts.

#### **ARTICLE V PAYMENT; FEES; PRICING OF SERVICES**

**Section 5.1 Bills for Platform Services.** Pursuant to the CC&R's, (i) each Homeowner is required to pay homeowner assessments for liabilities of the HOA, which liabilities include for Platform Services, whether or not such Homeowner uses any of the Platform Services; and (ii) the HOA budgets for and collects monthly dues or fees from all Homeowners for Platform Services rendered to the Development or otherwise included in the CC&R's. The HOA shall include the charges for the Platform Services in the billing to the Homeowner as part of its regular periodic HOA fee and assessment, which will be no less frequently than monthly. Based on the rates attached hereto as Exhibit B, as adjusted from time

to time, OBLTC will submit a monthly invoice to the HOA for the Platform Services. Such invoice will reflect each Homeowner's address, the date of service activation, the Platform Service fee, (prorated if necessary), applicable tax and regulatory fees, and an extended and grand total of the monies owed for Platform Services rendered. The HOA acknowledges that OBLTC will bill the Homeowners directly, or through an agent, for any applicable installation or activation charges. Within thirty (30) days after the HOA's receipt of such invoice, the HOA will pay OBLTC or its designee, all amounts shown on such invoice. If the HOA fails to make such payments within thirty (30) days after they are due, the HOA shall be assessed a late fee of one and one half percent (1½%) per month of the outstanding balance due until paid. The monies owed to OBLTC for Platform Services shall not be contingent upon the HOA's collection of HOA fees or dues from Homeowners. OBLTC will, with the HOA's reasonable cooperation, provide updates in advance of annual price changes of Platform Service to the HOA sufficient to permit the HOA to adjust its budget accordingly to collect the appropriate fees and/or assessments from the Homeowners. OBLTC shall, with the HOA's reasonable cooperation, ensure that all billings will be sufficiently detailed and in all respects that all arrangements with the Homeowners comply with truth-in-billing rules of the FCC or VSCC. It is expressly understood that the HOA will only collect charges or fees for the Platform Services as part of the collection of monthly dues or assessments from the Homeowners, and the HOA shall have no right or obligation to invoice or collect fees for Premium Services unless agreed in writing in advance.

**Section 5.2 Bills for Premium Services.** OBLTC or its designee will bill or invoice each Homeowner separately and directly for all Premium Services requested by such Homeowner. Each bill or invoice to a Homeowner will include instructions for such Homeowner to remit payment directly to OBLTC or its designee, by or on a date of the month designated by OBLTC or its designee following the month in which the billed charges were incurred. OBLTC shall be responsible to ensure that the billings will be sufficiently detailed to comply with all applicable laws and rules including, without limitation, truth-in-billing rules of the FCC or VSCC. The HOA acknowledges that OBLTC or its designee has the right to commence any and all collection actions available to it under applicable law.

**Section 5.3 Late Payment for Dues and Assessments by a Homeowner.** Notwithstanding the failure of a Homeowner to pay timely HOA dues or assessments, which pursuant to the terms of the CC&R's, and the terms hereof include all properly due applicable charges for Platform Services, the HOA shall nevertheless pay the amount invoiced under Section 5.1 above to OBLTC or its designee. If a Homeowner does not pay its HOA dues to the HOA within thirty (30) calendar days of receipt by the Homeowner of a late payment notice from the HOA, upon the request of the HOA, OBLTC or its subcontractor shall, to the extent consistent with applicable rules and laws, suspend the Platform Services (and any other Services dependent thereon) to the delinquent Homeowner.

**Section 5.4 Late Payments for Premium Services.** Late payments by Homeowners for Premium Services will be governed by the Three-Way Agreement that will be entered into between OBLTC and its subcontractor and each Homeowner who orders Premium Services.

**Section 5.5 Interest and Late Charges.** Nothing herein will be construed to prohibit, consistent with applicable law, (i) OBLTC from charging Homeowners interest, collection fees

and/or late fees on any overdue or pastdue amounts for Premium Services and (ii) the HOA from charging Homeowners interest and/or late fees or on any overdue or past due amounts for HOA assessments not timely paid by such Homeowner.

**Section 5.6 Cost of Services.**

(a) The initial monthly prices of Platform Services to each Homeowner as of the date hereof for each of the Platform Services are agreed to by the Parties and are set forth in Exhibit B of this Agreement. During the first calendar year of operation, a proposed fee increase or decrease may be implemented by OBLTC to be effective as of January 1 of the following calendar year, consistent with this Section. After the first calendar year, prices may be amended once per twelve month period by OBLTC. Notwithstanding the foregoing, OBLTC may, subject to and in accordance with applicable legal and regulatory requirements, include taxes and regulatory fees in the monthly prices of Platform Services.

After the first calendar year, the monthly prices may increase or decrease due to factors such as inflation, System upgrades and technological developments and competitive pricing. During the term of this Agreement, the costs of each of the Platform Services shall not exceed an amount equal to ninety percent (90%) of the rate charged by the Comparable Provider, or the average rate charged by Comparable Providers if there is more than one Comparable Provider, for similar Internet, video and ILEC telephone service of equal quality as required under this Agreement (excluding short-term and promotional pricing) determined once a year at the time OBLTC announces its annual rate structure. OBLTC shall not raise the cost of Internet Service more than five percent (5%) each year. Internet speed will be compared to Comparable Providers of similar services, and such comparison shall include the average of forward and reverse bit rates and shall be based upon the cost per bps. All activation fees will be at or below seventy-five percent (75%) of the average rate of the fees charged by Comparable Providers (excluding short-term and promotional pricing). OBLTC may, from time to time, designate a new Comparable Provider upon the provision of written notice to the HOA. OBLTC will not raise or lower its prices more than once during a calendar year and the HOA will accordingly adjust the Homeowner assessment. Any Homeowner may challenge OBLTC's pricing as violating this Section. Such Homeowner shall bring an action within six (6) months of the effective date of the new rates in accordance with the dispute resolution process described in Section 8.1 below. If such action is successful, Homeowners shall be entitled to a rebate or credit (at OBLTC's election) of the difference between the rate actually charged and the maximum rate allowable under this Section. If the audit in Section 5.8 below shows that the HOA has overpaid its fee to OBLTC, the HOA will be entitled to a rebate or credit (at OBLTC's election) of the amount of the overpayment.

**Section 5.7 Homeowner Deposits.** OBLTC or its subcontractor may collect any deposit from each Homeowner in connection with Premium Services and only equipment deposits in connection with Platform Services (collectively, the "Deposit"). The Deposit(s) shall be no greater than the rate charged by Comparable Providers and otherwise allowed by applicable law. Deposits, unless arising out of a Homeowner breach, shall be returned by the last day of the month following the month in which such Homeowner moved out of his or her house.



**Section 5.8 Corrections to Payments.** If upon further review or audit OBLTC determines that the amount billed by it to the HOA or paid by the HOA was less than that required by this Agreement, then the HOA shall pay such deficiency within sixty (60) business days of such determination. In the event that OBLTC is required by a determination of a regulatory agency, court or governmental body to charge an FCC Access Fee or the like, such fee shall be included as a Regulatory Fee on future billings and the HOA shall reimburse OBLTC if required to pay and/or collect such fee for a prior time period (up to twelve (12) months), unless precluded by applicable law. In the event the provisions of this Section 5.8 apply, a revised statement shall be issued.

## **ARTICLE VI TERM, BREACH, DEFAULT AND REMEDIES**

**Section 6.1 Term.** This Agreement shall be effective as of the Effective Date and shall continue in force and effect for twenty-five (25) years, unless terminated sooner pursuant to the terms of this Agreement. OBLTC shall have the option to renew this Agreement for four successive ten (10) year periods by giving notice to the HOA of its decision to renew twelve (12) months prior to the then-scheduled expiration of this Agreement. This Agreement may not have an aggregate term in excess of seventy-five years.

**Section 6.2 Default.** The following actions shall constitute an event of default ("Event of Default") under this Agreement.

(a) **Breach Notice.** During the term of this Agreement, a Party ("Claimant") may assert that the other Party has committed a breach of the terms of this Agreement (a "Breach"), by providing a written notice detailing the nature of the Breach (the "Breach Notice") to the Party against whom the Breach is being claimed (the "Breaching Party").

(b) **Cure Period.** The Breaching Party shall have forty-five (45) calendar days from receipt of the Breach Notice to cure said Breach, unless the cure period for such Breach is otherwise established in this Agreement (the "Breach Cure Period").

(c) **Dispute Notice.** If the Breaching Party contests the validity of the Breach Notice, this Section 6.2(c) shall govern any such contest. The Breaching Party must contest the validity of the Breach Notice within ten (10) business days after receipt of the Breach Notice by providing written notice to Claimant regarding its intent to contest the Breach Notice (the "Dispute Notice"). No more than two (2) business days after the Dispute Notice is received by Claimant, representatives of the Breaching Party and Claimant shall meet at a mutually agreeable location to seek to resolve the dispute regarding the Breach. The representatives shall work diligently and in good faith for a period of up to thirty (30) business days after issuance of the Dispute Notice to seek agreement upon a resolution of the asserted Breach (the "Breach Resolution"). The Breach Resolution shall include a specific cure period for resolution of the asserted Breach ("Resolution Period"). If such dispute remains unresolved, the provisions of Section 8.1 provide the exclusive method of resolving such dispute.

**Section 6.3 Rights and Remedies.** If the Breaching Party does not cure the Breach in the Breach Cure Period, the Breach shall constitute an Event of Default. Upon an Event of

Default, the non-defaulting party shall be entitled to all damages, rights and remedies available, subject to Section 6.4, in a Dispute Resolution proceeding under Section 8.1 of this Agreement. The non-defaulting party shall be entitled to all costs and expenses (including reasonable attorneys' fees, collections, service fees and other costs of collection) incurred in connection with enforcing its rights in a Dispute Resolution proceeding under Section 8.1 of this Agreement.

**Section 6.4 Termination by the HOA.** If the Service Quality fails to meet the standards set forth in Section 3.1 for three (3) consecutive months, the HOA may give OBLTC a Breach Notice of such circumstance pursuant to Section 6.2 and the procedures therein. Subject to Section 8.1 of this Agreement, within the Breach Cure Period, OBLTC may cure such Breach by improving the service to a level consistent with Section 3.1 of this Agreement. If OBLTC fails to do so during such Breach Cure Period, then, subject to the thirty (30) business-day negotiation period pursuant to Section 6.2(c), either party may bring a Dispute Resolution proceeding pursuant to Section 8.1 of this Agreement for resolution of the dispute. No termination will be effective unless either the arbitration pursuant to Section 8.1 so rules or OBLTC accepted such termination notice by express written notice to the HOA of its acceptance of termination.

**Section 6.5 Suspension by OBLTC.** The Platform Services contemplated under this Agreement may be suspended by OBLTC upon the occurrence of any of the following events:

At any time, consistent with applicable law and rules regarding discontinuance of such services, if the HOA's payments to OBLTC pursuant to this Agreement are in arrears for more than sixty (60) days, OBLTC has provided the HOA with written notice of its intent to suspend Platform Services to all Homeowners (including those who are current in their homeowner assessments) thirty (30) days after the date of such notice, and the HOA has not brought the arrearage current prior to the expiration of such thirty (30) day period. Any such suspension of Platform Services shall continue until such time as the arrearage has been brought current.

**Section 6.6 Effect of Termination.** Termination of this Agreement shall not affect the rights of either OBLTC or the HOA with respect to any claims or damages either shall have suffered as a result of any breach of this Agreement by the other, nor shall it affect the rights of OBLTC or the HOA with respect to any liabilities or claims accrued, or based upon events occurring prior to the date of termination. Upon termination of this Agreement pursuant to Section 6.4, OBLTC shall have the right to bill the Homeowners directly for Platform Services and to appoint a collection agent to collect the Platform Service fees from the Homeowners.

**Section 6.7 Survival Upon Termination.** The covenants, representations and warranties provided in this Agreement shall survive the termination or expiration of this Agreement, and shall remain in full force and effect for a period of two (2) years following such termination or expiration.

## ARTICLE VII COVENANTS, REPRESENTATIONS AND WARRANTIES

**Section 7.1 Covenants and Representations of OBLTC.** OBLTC covenants, represents and warrants as follows:

(a) Organization and Standing. OBLTC is a limited liability company duly organized, solvent, validly existing and in good standing under the laws of the Commonwealth of Virginia.

(b) Authorization and Binding Obligation. OBLTC has full company power and authority to enter into, deliver and fully perform this Agreement. This Agreement has been duly executed and delivered by OBLTC, and constitutes the valid and binding obligation thereof, enforceable against OBLTC in accordance with its terms, except to the extent such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws affecting creditor's rights generally, and by the application of equitable remedies. OBLTC will employ or engage a sufficiently skilled and licensed staff that is capable of performing the duties and obligations of OBLTC pursuant to this Agreement.

(c) No Prohibition on Performance. There exists no event or circumstance within the control of OBLTC or to the knowledge of OBLTC which precludes or prohibits OBLTC from performing its obligations pursuant to this Agreement.

(d) Intellectual Property. OBLTC has or will obtain valid title, license to, interest in and right to the Intellectual Property necessary to operate the System and/or provide the Platform Services pursuant to the terms of this Agreement.

**Section 7.2 Covenants and Representations of the HOA.** The HOA covenants, represents and warrants as follows:

(a) Organization and Standing. The HOA is a non-stock corporation duly organized, validly existing and in good standing under the laws of the Commonwealth of Virginia.

(b) Authorization and Binding Obligation. The HOA has full corporate power and authority to enter into, deliver and perform fully this Agreement. This Agreement has been duly executed and delivered by the HOA, and constitutes the valid and binding obligation thereof, enforceable against the HOA in accordance with its terms, except to the extent such enforceability may be limited by bankruptcy, insolvency, reorganization or similar laws affecting creditor's rights generally, and by the application of equitable remedies.

(c) No Prohibition on Performance. There exists no event or circumstance within the control of the HOA or to the knowledge of the HOA which precludes or prohibits the HOA from performing its obligations under this Agreement.

(d) CC&Rs. The HOA covenants that the CC&Rs are a binding obligation of the HOA and enforceable against the HOA in accordance with their terms. The HOA covenants not to amend the CC&Rs such that the amendment would (i) result in a termination of this Agreement or allow the HOA to terminate this agreement or (ii) have a materially adverse effect on OBLTC.

## ARTICLE VIII GENERAL PROVISIONS

**Section 8.1 Dispute Resolution.** Wherever this Agreement requires the use of Dispute Resolution, the process contained in this Section shall be used. For purposes of this Section, the notice of dispute ("DR Notice") must be in writing and provided by means provided in Section 8.3. The notice shall specify the issues in dispute and the outcome desired by the Party giving such notice ("Noticing Party"). The Noticing Party shall file a request ("Request for Arbitration") with the American Arbitration Association ("AAA") to appoint an arbitrator with expertise in communications-related issues ("Arbitrator"). Each Party to the dispute will appoint an expert with knowledge of the subject matter of the dispute ("Party Experts") within thirty (30) days after the Request for Arbitration. The Request for Arbitration shall include a copy of this Section and a statement directing the Arbitrator to conduct the proceedings and render a decision consistent herewith. The Party Experts shall meet for a thirty (30) calendar day period (unrelated to Section 6.2(c)) commencing upon appointment of the Party Experts and (1) negotiate in good faith in an attempt to develop a consensual resolution, and (2) develop a position acceptable to each such Party as to the appropriate final resolution of the dispute ("Final Position"). If the dispute is still unresolved after such Period, the Parties will, within thirty (30) calendar days after the conclusion of such Period, submit their Final Positions in writing, with a written statement of reasons, to the Arbitrator and to all other Parties ("Submission"). The Arbitrator will then be required to render a final decision, with reasons stated. Failure to submit a Submission within the required time shall be deemed a waiver of such Party's right to submit a Submission, unless a late submittal is expressly permitted by all other Parties to the dispute. The Arbitrator's decision will be final and binding upon the Parties. Any arbitration decision shall include a written statement of the reasons. The Arbitrator may, in his or her discretion, convene one or more hearings, on no less than seven (7) business days written notice. Availability of discovery shall always be permitted under this Section 8.1. Any request for discovery shall be made at the time of submittal of the Submissions, with reasons stated. Unless otherwise stated or modified, all other applicable rules of the AAA shall apply. The Arbitrator shall award costs, including attorney's fees, incurred in pursuing such Dispute Resolution in his or her discretion, in furtherance of Section 8.14 of this Agreement.

**Section 8.2 Limitation of Liability.** No party shall be liable to the other parties for any consequential or special damages arising out of or related to this Agreement.

**Section 8.3 Notice.** Any notice, request, demand, report, consent or other document or instrument which may be required or permitted to be furnished to or served upon a party hereunder shall be in writing which shall be personally delivered or sent by facsimile (with a duplicate copy sent by any other permitted method), telegram, cable or telex or deposited in the United States mail, registered or certified mail, return receipt requested, postage prepaid, addressed to the party entitled to receive the same at its address set forth below (or such other address as such party shall designate by notice to the other party given in the manner set forth herein):

To OBLTC: OpenBand at Lansdowne Town Center, LLC  
c/o LTC Communications, LLC  
19112 Xerox Drive  
Lansdowne, Virginia 20176  
Attn: Leonard Mitchel

-AND-

OpenBand at Lansdowne Town Center, LLC  
c/o OpenBand SPE III, LLC  
22461 Shaw Road  
Dulles, Virginia 20166  
Attn: William Dean

With a copy to: Faegre & Benson LLP  
2200 Wells Fargo Center  
90 South Seventh Street  
Minneapolis, Minnesota 55402-3901  
Attn: Mark D. Pihlstrom

-AND-

OpenBand at Lansdowne Town Center, LLC  
% OpenBand SPE III, LLC  
22461 Shaw Road  
Dulles, Virginia 20166  
Attn: General Counsel

To the HOA: Lansdowne Village Greens Homeowners Association  
19112 Xerox Drive  
Lansdowne, Virginia 20176  
Attn: President

With a copy to: Faegre & Benson LLP  
2200 Wells Fargo Center  
90 South Seventh Street  
Minneapolis, Minnesota 55402-3901  
Attn: Mark D. Pihlstrom

Such notice shall be effective, (i) if sent by facsimile transmission, when a facsimile confirmation of effective delivery is received or upon date of refusal or acceptance of delivery of the confirmation hard copy, whichever shall first occur, or (ii) if mailed or sent by courier, upon the date of delivery or refusal as shown by the return receipt therefor.

**Section 8.4 Successors and Assigns.** The HOA may assign this Agreement, or any rights it may have, only after receiving the written consent of OBLTC. This Agreement shall be binding upon OBLTC and the HOA and their respective successors in interest and permitted assigns.

**Section 8.5 Further Assurances.** Each party agrees that it shall execute and deliver such further instruments, provide all information, and take or forbear from taking such further action and things as may be reasonably required or useful to carry out the terms, intent and purpose of this Agreement and as are not inconsistent with the terms of this Agreement, including, without limitation amending the CC&Rs from time to time to carry out the terms and intent of this Agreement.

**Section 8.6 Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the Commonwealth of Virginia without giving effect to the provisions, policies or principles to the conflict of laws.

**Section 8.7 No Waiver.** No failure or delay by a Party in exercising any default, right or remedy under this Agreement and no course of dealing between the Parties shall operate as a waiver of any such right or remedy. No single or partial exercise of any default, right or remedy by a Party under this Agreement preclude any other or further exercise of such default, right or remedy. The rights and remedies available to the Parties are cumulative and not exclusive of any other rights and remedies provided by law or equity.

**Section 8.8 Severability; Compliance with Laws.** The parties agree that the activities under this Agreement shall be subject to and comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or the subject matter of this Agreement. If any portion of this Agreement is declared invalid or unenforceable by a court or governmental authority of competent jurisdiction, this shall not affect the validity or enforceability of any remaining portion, which such remaining portion(s) shall remain in full force and effect as if this Agreement had been executed with the invalid or unenforceable portion(s) eliminated.

**Section 8.9 Federal and State Regulations.** Notwithstanding anything contained herein to the contrary, OBLTC shall not be required to perform any obligations under this Agreement if such performance would violate and federal or state law or regulation and OBLTC shall be allowed and required to perform all requirements specifically mandated by federal or state law or regulation.

**Section 8.10 Force Majeure.** Each Party shall have no liability to the others for any failure to perform its obligations hereunder, to the extent such failure is due to severe unusual weather, an act of God, fire, strike (or other labor dispute), riot, act of terrorism, failure of performance by a common carrier, failure of performance by a public utility, governmental action, vandalism or failure of performance by an entity providing prerequisite services related to the provision of Services to the Development. OBLTC shall also have no liability to any Party for any failure to perform its obligations hereunder for any equipment failure(s) not due to the action or inaction of OBLTC so long as OBLTC timely performs under its disaster recovery plan.

**Section 8.11 Amendment; Entire Agreement.** This Agreement may be amended only by a written amendment executed by the undersigned parties. All Exhibits to this Agreement are intended to be attached to this Agreement and, whether or not so attached, are incorporated

herein by reference as if set forth in full. Any addenda attached to this Agreement are incorporated herein by reference.

**Section 8.12 Counterparts.** This Agreement may be executed in any number of counterparts and each shall be considered an original and together they shall constitute one Agreement.

**Section 8.13 Headings.** All headings contained herein are for convenience only and have no legal meaning.

**Section 8.14 Recovery of Costs.** The prevailing Party in any litigation, proceeding or action commenced in connection with enforcing any of the provisions of this Agreement shall recover any and all legal expenses incurred in pursuing such litigation, proceeding or action from the non-prevailing Party.

**Section 8.15 Interest.** In connection with all payments to be made in accordance with this Agreement, a Party shall be required to pay interest on any payments past due more than thirty (30) days at an annual rate equal to the prime rate interest (as stated in the Wall Street Journal measured on the date thirty (30) calendar days preceding the date that such payment became past due), plus five percent (5%), from the date due until the date paid. If, from any circumstances whatsoever, at the time of payment of any interest pursuant to this Section is due, such payment exceeds the limit currently prescribed by any applicable usury statute or law, with regard to payments of like character and amount, then such payment shall be reduced to the limit permitted, so that in no event shall any payment due in accordance with this Section, exceed the current limit permitted; but such payment shall be fulfilled to the limit permitted.

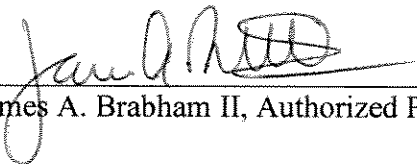
**Section 8.16 Day References.** References to "business" days within this Agreement shall mean any day between and including Monday through Friday, but is not meant to include federal holidays that may fall on such day. Additionally, if the date of any notice required to be given or action to be taken hereunder falls on a weekend or federal holiday, such notice or action may be delivered or taken on the next business day. Unless specifically stated, references to "days" mean calendar days.

**Section 8.17 Confidentiality.** All documents and information exchanged between the Parties under this Agreement shall be held in confidence and solely for the purposes of implementing and enforcing this Agreement.

**Section 8.18 Memorandum.** Any Party may record this Agreement or a memorandum of this Agreement among the land records of the applicable jurisdiction in which the Development is located and the Party requesting such recordation will pay the costs of such recordation. Upon the written request of any Party to execute such memorandum, all other Parties will promptly execute such memorandum and if any Party fails to promptly execute such memorandum, such Party appoints any other Party as attorney-in-fact to execute such memorandum.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

**OPENBAND AT LANSDOWNE TOWN CENTER, LLC**, a Virginia limited liability company

By:   
James A. Brabham II, Authorized Person

**LANSDOWNE VILLAGE GREENS HOMEOWNERS ASSOCIATION**, a Virginia non-stock corporation

By:   
Leonard S. Mitchel, President



**Exhibit A**

**LEGAL DESCRIPTION OF THE DEVELOPMENT**

[See attached.]

METES AND BOUNDS DESCRIPTION  
A COMPILATION OF  
PARCEL 2A (PIN 113-40-5108), PARCEL 3A (PIN 113-40-7919),  
PARCEL 4A (PIN 113-30-4839) AND PARCEL 5A (PIN 113-20-5995)  
OF LANSDOWNE TOWN CENTER, LLC  
INSTRUMENT NUMBER 20040225-0016687  
INSTRUMENT NUMBER 20060301-0019308(BLA)  
BROAD RUN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

Being a portion of the property acquired by a Lansdowne Town Center, LLC as recorded in Instrument Number 20040225-0016687 among the Land Records of Loudoun County, Virginia and being more particularly described as the following:

Beginning at the intersection of Riverside Parkway, Virginia State Route 2401, variable width right-of-way and Belmont Ridge Road, Virginia State Route 659, variable width right-of-way;

Thence; running with the southwesterly right-of-way line of said Riverside Parkway the following courses and distances:

South 28°09'48" East 212.57 feet to a point;

South 21°19'14" East 100.72 feet to a point;

South 28°09'48" East 120.57 feet to a point;

South 29°52'54" East 200.09 feet to a point;

South 28°09'48" East 29.79 feet to a point;

South 30°30'37" East 122.10 feet to a point;

South 28°09'48" East 297.10 feet to a point;

South 21°19'14" East 41.97 feet to a point;

South 28°09'48" East 263.74 feet to a point;

Along the arc of a curve 89.31 feet to the left, having a radius of 2,145.00 feet, through a central angle of 02°23'08", and a chord bearing and distance of South 29°21'22" East, 89.30 feet to a point;

South 34°30'25" East 120.66 feet to a point;

Along the arc of a curve 431.35 feet to the left, having a radius of 2,173.29 feet, through a central angle of  $11^{\circ}22'19''$ , and a chord bearing and distance of South  $39^{\circ}24'01''$  East, 430.64 feet to a point;

South  $38^{\circ}02'08''$  East 28.76 feet to a point;

Along the arc of a curve 360.85 feet to the left, having a radius of 2,145.00 feet, through a central angle of  $9^{\circ}38'19''$ , and a chord bearing and distance of South  $50^{\circ}54'03''$  East, 360.42 feet to a point;

South  $57^{\circ}47'09''$  East 60.40 feet to a point;

Along the arc of a curve 518.54 feet to the left, having a radius of 2,173.29 feet, through a central angle of  $13^{\circ}40'14''$ , and a chord bearing and distance of South  $63^{\circ}45'53''$  East, 517.31 feet to a point, on the southwesterly right-of-way line of said Riverside Parkway, said point being an easterly property corner of Parcel F of Lansdowne;

Thence; departing said Riverside Parkway and running with Parcel F of said Lansdowne the following courses and distances:

South  $71^{\circ}12'26''$  West 587.20 feet to a point;

North  $56^{\circ}54'53''$  West 266.51 feet to a point;

North  $66^{\circ}14'22''$  West 632.24 feet to a point;

South  $85^{\circ}35'56''$  West 488.00 feet to a point;

South  $29^{\circ}13'15''$  West 210.88 feet to a point, the northwesterly property corner of said Parcel F, Lansdowne, said point being situated on the northeasterly right-of-way line of Harry Byrd Highway, Virginia State Route 7, variable width right-of-way;

Thence; running with the northeasterly right-of-way line of said Harry Byrd Highway the following courses and distances:

North  $58^{\circ}34'26''$  West 956.00 feet to a point;

North  $57^{\circ}04'01''$  West 130.63 feet to a point, on the northeasterly right-of-way line of said Harry Byrd Highway, said point being the southwesterly property corner of Parcel 1 of said Lansdowne Town Center;

Thence; running with the property lines of said Parcel 1 the following courses and distances:

North  $31^{\circ}25'34''$  East 271.62 feet to a point;

Along the arc of a curve 148.07 feet to the left, having a radius of 473.30 feet, through a central angle of  $17^{\circ}55'29''$ , and a chord bearing and distance of South  $68^{\circ}58'36''$  East, 147.47 feet to a point;

South  $77^{\circ}56'21''$  East 44.16 feet to a point;

Along the arc of a curve 6.07 feet to the right, having a radius of 246.20 feet, through a central angle of  $1^{\circ}24'47''$ , and a chord bearing and distance of South  $77^{\circ}13'58''$  East, 6.07 feet to a point;

North  $22^{\circ}34'11''$  East 154.36 feet to a point;

Along the arc of a curve 98.90 feet to the right, having a radius of 189.00 feet, through a central angle of  $29^{\circ}58'53''$ , and a chord bearing and distance of North  $37^{\circ}33'38''$  East, 97.77 feet to a point;

North  $52^{\circ}33'04''$  East 352.80 feet to a point;

North  $37^{\circ}26'56''$  West 252.91 feet to a point;

North  $52^{\circ}33'04''$  East 249.57 feet to a point;

North  $37^{\circ}26'56''$  West 580.11 feet to a point, the northerly property corner of said Parcel 1, said point being situated on the southeasterly right-of-way line of said Belmont Ridge Road;

Thence; running with the southeasterly right-of-way line of said Belmont Ridge Road the following courses and distances:

Along the arc of a curve 171.20 feet to the right, having a radius of 2,847.00 feet, through a central angle of  $3^{\circ}26'44''$ , and a chord bearing and distance of North  $58^{\circ}10'33''$  East, 171.18 feet to a point;

North  $67^{\circ}54'01''$  East 98.18 feet to a point;

North  $61^{\circ}50'11''$  East 350.31 feet to a point;

South  $71^{\circ}16'31''$  East 64.38 feet to the point of beginning, containing 2,597,955 square feet or 59.64084 acres of land.

**PLATFORM SERVICES**

The Parties to this Agreement acknowledge and agree that the mandatory Platform Services described below may be revised from time to time, in accordance with the terms of this Agreement. Notwithstanding anything contained herein to the contrary, nothing in this appendix shall modify or limit any requirements set forth in this Agreement.

**Basic Telephone Service**

Definition: Access to the Public Switched Telephone Network (PSTN)

Includes:

- One Telephone Number
- Unlimited Local calling
- Access to all locally available long distance common carriers
- Access to operator services
- Access to directory services
- E-911
- 900, 976 number blocking
- Collect call blocking

Price: \$22.00/month\*

**Basic Internet Service (High Speed Internet Access)**

Definition: Access from the home to Internet and community network resources via a dedicated fiber connection to each home or unit.

Includes:

- Network Interface Device (NID) connected to OpenBand's ODN at 1Gbps (or higher)
- 100Base-TX Ethernet connection to the home (or unit) Local Area Network (LAN)
- Private IP Subnet
- Dynamically Assigned IP Addresses
- Use of OpenBand DNS Servers
- 5 Mail User Accounts, 250Mb Mailbox Storage Limit
- Use of OpenBand SMTP Relay for Outbound Mail
- 50 Mb disk space on Web Hosting Server
- Webmail Access with SPAM blocking options
- Access to Web Based Account Management

- Access to Community Intranet

Price: \$73.45/Month\*<sup>1</sup>

**Basic Video Television Service (Analog and Digital Video Delivered Programming Services)**

Definition: Television programming consisting of analog and digital channels, as well as digital audio programming

Includes:

- Minimum of 170 channels of video and digital music programming
- Access to Pay Per View programming
- Access to Video on Demand (VOD) content
- 1 Digital set top
- 1 Multiple device remote control

Price: \$47.28/Month\*

\*Prices do not include federal, state, and local taxes, surcharges, and regulatory fees.

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<sup>1</sup> The rates set forth herein contemplate residential, home office and/or telecommuter use only.

**PREMIUM SERVICES**

The Parties to this Agreement acknowledge and agree that the Premium Services described below may be revised from time to time, in accordance with the terms of this Agreement. Notwithstanding anything contained herein to the contrary, nothing in this appendix shall modify or limit any requirements set forth in this Agreement.

**Premium Telephone Services**

Definition: Services that will be available immediately at an increased or per usage cost to the user.

Services Include:

- Voice Mail
- Anonymous Call Rejection with Caller ID
- Anonymous Call Rejection without Caller ID
- Call Forwarding Busy Line
- Call Forwarding Busy Line and Don't Answer
- Call Forwarding Variable
- Call Waiting/Cancel Call Waiting
- Caller ID Deluxe (Name and Number)
- Caller ID Standard (Number Only)
- Hunting
- Priority Call
- Remote Access to Call Forwarding
- Repeat Call
- Return Call
- Select Forward
- Special Ring (per dependent number)
- Three Way Calling/Call Hold
- Long Distance Services
  - Intralata
  - Interlata
- Calling Card Services
- Personal 800-Numbers
- Guardian Services

### **Premium Internet Services**

Definition: Services that provide complementary or value added Internet services

Services Include:

- Level 2 through 4 Extended Mail and Web Hosting Tiers
- Publicly Reachable IP Addresses
- Additional Email Accounts
- On Site Setup and Support
- Guardian Services

### **Premium Video Services**

Definition: Services that provide additional viewing selections to the consumer

Services Include:

- Premium Plexes (Multiple screens)
  - HBO
  - Showtime/The Movie Channel
  - Cinemax
  - Encore/STARZ!
- Pay-Per-View
  - Movies
  - Sports
  - Adult
  - Special Events
- High Definition Services
- Digital Video Recording (DVR)
- Additional Set Tops with Remote
- Guardian Services



**Exhibit D**

**COMPENSATION RELATED TO PERFORMANCE**

<b><u>Damages</u></b>	
Yes (\$25)	Under Normal Operating Conditions, interrupted telephone service shall be restored in forty-eight (48) hours or less from the time a Service Interruption is reported.
Yes (\$25)	Under Normal Operating Conditions, basic telephone orders received before close of business and not requiring a premise visit must be completed by next business day after the order was received. The payments are on a per occurrence basis.
Yes (\$25)	Under Normal Operating Conditions, basic telephone order received before close of business and requiring a premise visit must be completed with 3 business days after the date the order is received. The payments are on a per occurrence basis.
Yes (\$25)	Under Normal Operating conditions, premium telephone order will be completed by the close of business 5 business days after the order was received. The payments are on a per occurrence basis.
\$25.00	Under Normal Operating Conditions, must commence work on interruptions within 48 hours of customer notification unless customer requests late date.
\$25.00	For installations and service calls requiring Homeowner appointments, the appointments may be scheduled for a specific time or during a 4 hours time block during Normal Business Hours. Appointments shall not be canceled with a Homeowner after the close of business on the business day prior to said appointment. If OBL is unable to fulfill an appointment as scheduled, the Customers shall be notified at least 24 hours in advance of the scheduled appointment or OBL will pay Homeowner \$25 within 3 days of appointment. The \$25 increases \$5 every five years.
10.0%	“Under Normal Operating conditions, for valid complaints not the result of customer action, OBLTC shall make every effort to successfully repair Service Interruptions during the agreed appointment with the Homeowner. If the Service Interruption is not repaired within 48 hours of the agreed appointment because of service repair quality including insufficient or incompetent labor, inadequate inventory of parts, rework, lack of equipment, or other actions that reflect deficient customer service quality, the Homeowner will receive a credit equal to ten percent (10%) of the Homeowner’s normal monthly billing for the Service(s) interrupted. For each additional 48 hours that the repair is not fixed due to customer service/repair deficiencies the Homeowner will receive an additional 10% credit. The credit applies to individual Homeowner service calls.
\$25.00	Standard installations must be completed in 7 business days of order. The payments are on a per occurrence basis.