

EXHIBIT F

Sensor Hosting Services Terms

Last Updated Date: July 14, 2026

These Sensor Hosting Services Terms (these “**Sensor Hosting Services Terms**”) apply to Customer (hereinafter referred to as “**HOST**”) placing and maintain lightning sensors, weather stations, and/or other environmental sensors (collectively, the “**Sensors**”) provided by AEM (collectively, the “**Sensor Hosting Services**”) under the Master Products and Services Agreement of AEM (the “**Agreement**”) and the Order Form.

These Sensor Hosting Services Terms adopt and incorporate by reference the terms and conditions of the Agreement. Capitalized terms used in these Sensor Hosting Services Terms that are not defined herein shall have the meanings ascribed elsewhere in the Agreement

1. **Sensors.** AEM will supply to HOST the Sensors and associated Software licenses, in each case as described in the Order Form, to collect and report environmental data.
2. **Title.** HOST acknowledges that, as between HOST and AEM, AEM owns all right, title, and interest, including all intellectual property rights, in and to data measured, calculated, and generated by the Sensors or imagery from cameras (collectively “**Sensor Data**”) and the Sensors.
3. **Data License.**
 - (a) Subject to the terms and conditions of the Agreement and these Sensor Hosting Services Terms, AEM hereby grants to HOST a non-exclusive, non-sublicensable, and non-transferable license during the Term to use the Sensor Data solely educational, research, or internal operational purposes within HOST’s facilities (the “**Permitted Use**”).
 - (b) HOST shall only use the Sensor Data for the Permitted Use and shall not disclose, release, distribute, or deliver the Sensor Data, or any portion thereof, to any third party, including any government agency, without AEM’s prior written consent. Any purpose or use not specifically authorized herein is prohibited unless otherwise agreed to in writing by AEM. Without limiting the foregoing and except as otherwise expressly set forth in the Master Agreement, HOST shall not at any time, directly or indirectly: (i) copy, modify, or create derivative works of the Sensor Data, in whole or in part; (ii) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Sensor Data; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to the source of the Sensor Data or methods used to compile the Sensor Data, in whole or in part; (iv) remove any proprietary notices included within the Sensor Data; or (v) publish, enhance, or display any compilation or directory based upon information derived from the Sensor Data.
 - (c) AEM reserves all rights not expressly granted to HOST in these Sensor Hosting Services Terms. Except for the limited rights and licenses expressly granted herein or in the Agreement, nothing herein grants, by implication, waiver, estoppel, or otherwise, to HOST or any third party any intellectual property rights or other right, title, or interest in or to the Sensor Data.
 - (d) HOST hereby grants to AEM a non-exclusive royalty-free, worldwide, perpetual license to store, reproduce, distribute, and display the HOST Data (as defined below) in connection with the provision of Sensor Hosting Services. Notwithstanding anything to the contrary herein, AEM has the right to aggregate HOST Data with other information in one or more data sets in a manner that does not reveal the identity or the source of such information, and AEM and its licensors will be free (during and after the Term) to use such HOST Data (as aggregated with other information and de-identified) for purposes of product or service development and improvement, for analytical purposes, and to make general public statements regarding industry trends and/or the efficacy of AEM’s products and services. As used in this Agreement, “**HOST Data**” means information, data, and other content, in any form or medium, that is submitted, posted, or otherwise transmitted by or on behalf of HOST or any employee, member, constituent, or authorized user of the Sensor Hosting Services.
4. **Disclaimer of Warranties.** THE SENSOR DATA IS, AND THE SENSOR HOSTING SERVICES ARE, PROVIDED “AS IS” AND AEM HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS,

IMPLIED, STATUTORY, OR OTHERWISE. LICENSOR SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT, AND ALL WARRANTIES ARISING FROM COURSE OF DEALING, USAGE, OR TRADE PRACTICE. AEM MAKES NO WARRANTY OF ANY KIND THAT THE SENSOR DATA, OR ANY PRODUCTS OR RESULTS OF ITS USE, OR ANY FOF THE SENSOR HOSITNG SERVICES WILL MEET HOST'S OR ANY OTHER PERSON'S REQUIREMENTS, OPERATE WITHOUT INTERRUPTION, ACHIEVE ANY INTENDED RESULT, BE COMPATIBLE OR WORK WITH ANY SOFTWARE, SYSTEM, OR OTHER SERVICES, OR BE SECURE, ACCURATE, COMPLETE, FREE OF HARMFUL CODE, OR ERROR FREE.

5. **Software License.** To the extent AEM licenses any Software to HOST as part of the Sensor Hosting Services, the terms and conditions of the Software License Terms shall apply for such Software license. To the extent AEM provides any Software and Data as a Service to HOST as part of the Sensor Hosting Services, the terms and conditions of the Software and Data as a Service Terms shal apply for such Software and Data as a Service.
6. **Installation and Maintenance.** AEM shall be responsible for the installation of the Sensors; provided, however, that HOST shall provide the suitable host specified on the Order Form pursuant to the hosting requirements set forth in Section 7 below. AEM shall be responsible for the maintenance of the Sensors; provided, however, that HOST shall be responsible for the security of the Sensors and to maintain all electrical and power necessities for the Sensors to remain functionable at all times. AEM shall provide online and telephone technical support. Upon prior written notice, HOST will provide AEM with access to the Sensors for the purpose of AEM supplying maintenance and/or the installation of additional equipment. AEM reserves the right to remove the Sensors upon termination of the Agreement.
7. **Site Requirements.** In addition to any additional requirements set forth on an Order Form, HOST shall provide, at no cost to AEM, the following: (a) 100-240VAC electrical power; (b) secure indoor and outdoor (1x1m) space; (c) electrical ground; and (d) 10mbps internet. HOST should expect the Sensor to use approximately 15 GB of internet on a monthly basis.
8. **Service Level Requirements.** AEM shall monitor the lighting sensor's health in terms of its packet arrival rate ("PAR"), expressed as a percentage. Given proper installation and maintenance, a Sensor has a PAR of at least 95%. If AEM's monitoring of the applicable Sensor shows performance has dropped below such PAR threshold, AEM will contact HOST to assist with troubleshooting such Sensor. The Sensor will be considered non-performing if its PAR goes below 80% for a period of more than three (3) consecutive months and there has been no reasonable attempt on HOST's part to assist AEM to resolve such depreciation of PAR for such Sensor. Notwithstanding anything to the contrary herein or in the Agreement, this Agreement will automatically terminate in the event of a non-performing Sensor.
9. **Indemnification.** HOST shall indemnify, defend, and hold harmless AEM and its affiliates and its and their respective officers, directors, employees, agents, successors, and permitted assigns (each, an "***AEM Indemnified Party***") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and costs (collectively, "***Losses***") arising out of or resulting from any claim of a third party arising out of or occurring in connection with: (a) bodily injury, death of any person, or damage to real or tangible personal property resulting from HOST's willful, fraudulent or negligent acts or omissions; or (b) HOST's negligence, willful misconduct, or breach of the Master Agreement.
10. **Survival.** The rights and obligations of the Parties set forth in this Section 11 and in Sections 2, 4, and 9 of these Sensor Hosting Services Terms, and any right or obligation of the Parties in these Sensor Hosting Services Terms which, by its nature, should survive termination or expiration of these Sensor Hosting Services Terms, will survive any such termination or expiration of these Sensor Hosting Services Terms.

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