



bodeEV – Network Management Agreement

1. Introduction

This Agreement explains how bodeEV (“we”) and the Property Owner (“you”) work together to install, operate, and support electric vehicle charging at your site. Our goal is to keep this partnership simple, fair, and effective. bodeEV manages the technology, network services, and ongoing monitoring. You provide the site access and basic requirements needed to keep the chargers available and safe for drivers.

This document is written in a clear, business-friendly way while still covering all the important terms required for a professional commercial agreement.

2. What bodeEV Provides

bodeEV provides a complete end-to-end charging solution designed to optimize charging and deliver a great driver experience.

Our responsibilities include:

- Equipment configuration and activation
- Network services, connectivity, and software
- Monitoring, alerts, and issue detection
- Remote diagnostics and troubleshooting
- 24/7 driver support (phone + email)
- Reporting and usage analytics
- Coordination of onsite repairs when needed
- Optional preventive maintenance services

3. What the Property Owner Provides

To support installation and keep the site operating smoothly, the Property Owner agrees to:

- Provide reasonable access for installation, inspection, and maintenance
- Maintain safe lighting, pavement markings, bollards, and signage in needed
- Notify bodeEV promptly if vandalism, damage, or hazards occur
- Provide electrical power and networking if required by the chosen model



- Coordinate with bodeEV on any construction or site modifications
- Ensure the site remains compliant with any ADA accessibility requirements

These responsibilities help maintain a safe, attractive, and reliable charging environment for drivers while bodeEV handles the technical side of operations.

4. Term Length & Renewal

The Agreement remains active for the initial term agreed upon in writing (typically 3–5 years). At the end of the initial term, the Agreement automatically renews each year unless either party provides written notice at least 60 days before the renewal date.

We use auto-renewal to avoid service interruptions and ensure consistent driver experience. The Property Owner may request contract length adjustments based on project size or operational needs.

5. Financial Model Options

bodeEV offers flexible financial models that work for different types of properties and budgets:

- Subscription Model – Fixed annual fee per port/charger
- Profit Share (A) – A percentage split between BodeEV and the Host (bodeEV pays electrical)
- Revenue Share (B) – 50/50 split between bodeEV and the Host (host pays electrical)
- Operator-Owned – Host pays nothing; bodeEV installs and owns the equipment

All fees, percentages, and schedules are clearly documented in Exhibit A.

Billing is transparent and includes detailed statements each month.



6. Installation & Site Preparation

If this is a new installation, the Property Owner is responsible for preparing the site for installation, including electrical upgrades, trenching, conduit, concrete pads, and any required civil work.

bodeEV supports the Property Owner by providing:

- Installation diagrams and layout guidance
- ADA compliance guidance
- Utility coordination assistance
- Required EVSE technical specifications
- Commissioning checklists
- Remote activation and configuration services

The goal is to make installation as smooth and predictable as possible for all parties involved.

7. Data & Privacy

bodeEV follows strict data protection practices to ensure driver and host data remain secure. We collect only the data needed for operating the charging service, such as charging session metrics, equipment health, and anonymized driver usage patterns.

We do NOT sell personal information.

We do NOT share driver identities with third parties.

We support all rights under California CPRA/CCPA and similar privacy laws.

The Property Owner may request reports at any time, and BodeEV provides clear summaries of energy use, uptime, revenue, and site performance.

8. Insurance Requirements

Both parties maintain basic commercial insurance to ensure protection during installation and operation of the charging equipment.

- General Liability – Minimum \$1,000,000
- Workers' Compensation – As required by state law



- Property Coverage – For any Host-owned infrastructure
- Additional Insured – Added upon request

Insurance certificates may be provided upon request. The goal is to ensure proper coverage without unnecessary administrative burden.

9. Limitation of Liability

Neither bodeEV nor the Property Owner is held responsible for indirect losses such as lost profits or business interruption. Each party is responsible for its own negligence.

This Agreement keeps liability simple and balanced:

- Each party covers its own mistakes
- Neither party accepts unlimited liability
- Both parties work together to prevent issues

This approach protects both sides while keeping risks fair and manageable.

10. Termination

If either party is not meeting their responsibilities, the other may request a correction (“cure”). Most issues can be resolved quickly, and both sides agree to communicate clearly when problems arise. If the issue cannot be corrected within a reasonable timeframe, either party may end the Agreement.

After termination:

- bodeEV will deactivate and remove equipment it owns
 - Any Host-owned infrastructure remains on the property
 - Final reports and financial settlements will be completed
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- The goal is to ensure a smooth, professional transition should the partnership end.



11. Governing Law

- This Agreement is governed by the laws of the state of [insert state of Station/Site owner].

12. Signatures

Station/Site Owner:

Name: _____

Title: _____

Signature: _____

Date: _____

bodeEV:

Name: _____

Title: _____

Signature: _____

Date: _____