

COMMISSIONING COMPLETION NOTICE

Between

San Diego Gas & Electric Company (Tenant)

AND

Sanford Burnham Institute for Medical Research (Landlord)

For 10905 Road to the Cure, San Diego, CA 92037

Pursuant to Section 3.1 of the Facility Lease Agreement and 2.2.2 of the Energy Services Agreement, SDG&E hereby notifies Landlord that the Installation Phase of this project is complete.

The Energy System has been commissioned and placed into service. This notification commences the Generation Phase Term of the Energy Services Agreement by SDG&E.

Landlord acknowledges that Landlord has had an opportunity to inspect the Property and hereby agrees to proceed with the Generation Phase Term in accordance with the Energy Services Agreement.

Commissioning Completion Date January 28, 2011

Expiration Date of Initial Term January 27, 2021

Energy System Size (California Energy Commission AC Rating in kW) 200.2

Pursuant to Section 4.0 of the Facility Lease Agreement the annual Rent payment for the Initial Term is calculated as follows:

Energy System Size in kW x 1,700 kWh per kW x \$0.01 per kWh

$200.2 \times 1,700 \times \$0.01 = \$3,403.40$

The five year up-front Rent payment is calculated as follows:

$\$3,403.40 \times 5 = \$17,017.00$

SDG&E
San Diego Gas & Electric Company

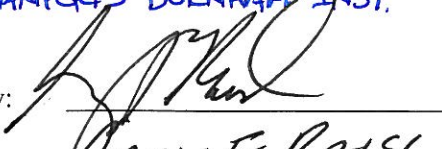
By:  _____

Name: Joe Frani

Title: Project Manager

Date: February 23, 2011

Customer
~~Pacific Ridge School~~
SANFORD BURNHAM INST.

By:  _____

Name: Gary F. Raisl

Title: EVF/CFO/CAO

Date: 8/30/11