

Exhibit H

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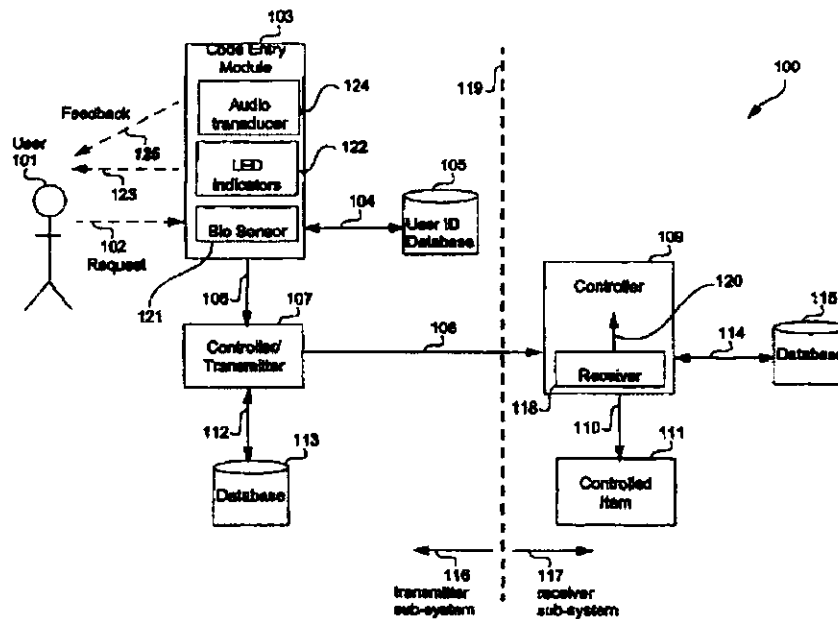
**SUBJECT TO FRE 408
 VIA FEDEX**

Yale Residential
 225 Episcopal Road
 Berlin, CT 06037

Re: Charter Pacific Corporation Ltd. Patent Portfolio

Dear Sir/Madam:

We represent Charter Pacific Corporation Ltd/ (“Charter”) in connection with its licensing and enforcement of its patent portfolio generally directed to electronic access security measures. That portfolio includes U.S. Patent No. 9,665,705 (“the ‘705 Patent”). A **copy of the ‘705 Patent** is attached hereto as **Exhibit A**. The invention of that patent is graphically depicted in Figure 2 therein:



As shown in Figure 2, the major components of the claimed invention are transmitter and receiver subsystems, which work in concert to provide access to a “controlled item.” A “controlled

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item” can be “an electronic key circuit in a personal computer” that is to be accessed by the user. ‘705 Patent, col. 6, lines 17-20. Representative claim 10 of the ‘705 Patent reads as follows:

A transmitter sub-system for operating in a system for providing secure access to a controlled item, wherein the transmitter sub-system comprises:

a biometric sensor configured to receiving a biometric signal;

a controller configured to match the biometric signal against members of a database of biometric signatures to thereby output an accessibility attribute; and

a transmitter configured to emit a secure access signal conveying information dependent upon said accessibility attribute; and

wherein the controller is further configured to:

receive a series of entries of the biometric signal, said series being characterized according to at least one of the number of said entries and a duration of each said entry;

map said series into an instruction; and

populate the data base according to the instruction, wherein the controlled item is one of: a locking mechanism of a physical access structure or an electronic lock on an electronic computing device.

The “biometric signature” can be a fingerprint (*id.*, col. 7, line 40), and the “biometric sensor” can be a fingerprint sensor (*id.*, col. 5, lines 60-63). A claim **chart** showing how claims 1, 2 10, 11, 14, 15, *inter alia*, of the ‘705 Patent reads on Yale Smart Locks as attached hereto as **Exhibit B**, also reflected In Yale’s products below:



A similar invention is claimed in U.S. Patent No. 9,269,208 (“the ‘208 Patent”), which issue from the parent application to the ‘705 Patent. A copy of the ‘208 Patent is attached hereto

as **Exhibit C**. The '208 Patent contains the **same Figure 2** as in the '705 Patent. Representative claim 9 of the '208 Patent reads as follows:

A transmitter sub-system for operating in a system for providing secure access to a controlled item, wherein the transmitter sub-system comprises:

a biometric sensor configured to receive a biometric signal;

means for matching the biometric signal against members of the database of biometric signatures to thereby output an accessibility attribute; and

means for emitting a secure access signal conveying information dependent upon said accessibility attribute; and

wherein the transmitter sub-system further comprises means for populating the data base of biometric signatures, the population means comprising:

means for receiving a series of entries of the biometric signal, said series being characterised according to at least one of the number of said entries and a duration of each said entry; means for mapping said series into an instruction; and

means for populating the data base according to the instruction, wherein the controlled item is one of: a locking mechanism of a physical access structure or an electronic lock on an electronic computing device.

A claim chart showing how claim 9 of the '208 Patent, among others, reads on Yale Smart Locks attached hereto as **Exhibit D**. I have also attached hereto as **Exhibit E** a list of patent assets owned by Charter and available for licensing.

I would appreciate the chance to discuss this matter with you further, and propose a telephone conference on October 28, 2021 at 10:00 your time. If there is another date and time that would be more convenient for you, please let me know. If you refer this matter to another individual, please provide me the contact information for that individual.

Very truly yours,

/s/ George C. Summerfield
George C. Summerfield