

AMENDMENT TO SERVICE CONTRACT

AND NOW, this July 21, 2023, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Cleantech of Philadelphia, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about April 28, 2021 ("Contract");

NOW THEREFORE, in consideration of the mutual premises and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The recitals set forth above and the Contract referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment.
2. The parties are adding an additional scope of work, as per Exhibit A Towers at Wyncote, Bromley, Gardens of Mt. Airy, Meadowbrook, Park at Westminster, Regency, and Rosedale.
3. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

INTENDING TO BE LEGALLY BOUND, the parties have executed this Amendment the day and year first above written.

PROPERTY NAME:

MANAGING AGENT:

LINDY COMMUNITIES

Brian Kroker
By: Brian Kroker
Date: 7/24/23
Title: COO

CONTRACTOR:

CLEANTECH
Joseph Dicks
By: JOSEPH DICKS
Date: 7/24/23
Title: OPS. MGR.

intentionally
blank

Exhibit A



Service Agreement:

Date: 6/6/2023

Customer: Lindy Property Management

Location: Towers at Wyncote
8440 Limekiln Pike
Wyncote, Pa.
19095

Contact: Frank Baer

Term: 1 year with right to renew annually if approved by Lindy

Proposal Amount: \$27,059.90 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service

Designated Area (s): 7 Day Porter for Building 1

Description of Service:

Daily Porter Service for Bldg 1 to include: Pull all trash from each floor and put in appropriate containers, switch out compactor daily. Disinfect and deodorize trash rooms daily. Inspect daily, dust, sweep and mop laundry rooms on a rotation basis Vacuum common hallways (minimum of 3 floors per day) and inspect for staining on a rotation basis. Leasing office, reception, and meeting area; remove trash from all cans and replace liners as needed, full vacuum on daily basis, wipe/ dust all furniture, replenish all supplies in bathrooms, clean front and side glass in leasing center to remove smudges and fingerprints. Sweep, mop and wipe down elevators daily and clean glass. Clean lobby restrooms daily to include sweeping, mopping, disinfecting and replenishing paper and soap. Inspect fire towers daily and sweep and mop as needed with a minimum of 1x per week. Detail clean front lobby daily and glass weekly and inspect and correct daily to address smudges and fingerprints. Dust and polish lobby furniture daily. Vacuum lobby carpet and mop tile daily. Detail clean all lobby mirror glass weekly and inspect and correct daily. Walk the building front to ensure there is no trash on the grounds. Gym: Clean restrooms daily and replenish supplies. Wipe equipment down daily. Vacuum and mop rubber floor daily. Dust mop basketball court as needed and spot mop. Clean glass front doors and mirrors to keep free of hand oils and smudges. Weekend Service consists of pulling trash, lobbies, leasing office and gym.

7 Day Porter for Building 2

Description of Service: Daily Porter Service to include Pull all trash from each floor and put in appropriate containers, switch out compactor as necessary. Disinfect and deodorize trash rooms daily. Inspect daily, dust, sweep and mop laundry rooms on a rotation basis. Vacuum common hallway on a rotation basis. Sweep, mop and wipe down elevators daily and clean glass. Clean lobby restroom daily to include sweeping, mopping, disinfecting and replenishing paper and soap (provided by the building) .

Operations Center:

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Quality Service Since 1971

Inspect fire towers daily and sweep and mop as needed with a minimum of 1x per week. Detail clean front lobby glass weekly and inspect and correct daily to address smudges and fingerprints. Dust and polish lobby furniture daily and dust as needed. Vacuum lobby carpet and mop daily. Detail clean all lobby mirror glass weekly and inspect and correct daily. Walk the building front to ensure there is no trash on the grounds and keep dock area clean. Weekend service focuses on trash removal, lobby service and elevators.

Employees cannot move items greater than 25lbs (furniture or other items without assistance from the building or a request to send additional employees at time and material) Cleantech is not responsible for move out furniture that is left on the floors.

- All Materials will be provided by Lindy Property Management.

*Cost reduced from \$9,500 per month to \$9,000 per month in consideration for the following adjustment to service for the leasing office and clubhouse as follows:

- Front restrooms in the leasing office and reception will be cleaned and supplied daily.
- Clubhouse, rear restrooms, and offices will be cleaned on a one time per week basis.

7 Day Porter for Building 3

Description of Service: Daily Porter Service to include Pull all trash from each floor and put in appropriate containers, switch out compactor as necessary .Disinfect and deodorize trash rooms daily. Inspect daily, dust, sweep and mop laundry rooms on a rotation basis Vacuum common hallways and inspect for staining on a rotation basis. Sweep, mop and wipe down elevators daily and clean glass. Clean lobby restrooms daily to include sweeping, mopping, disinfecting and replenishing paper and soap. Inspect fire towers daily and sweep and mop as needed with a minimum of 1x per week. Detail clean front lobby glass weekly and inspect and correct daily to address smudges and fingerprints. Dust and polish lobby furniture daily. Vacuum lobby carpet and mop tile daily. Detail clean all lobby mirror glass weekly and inspect and correct daily. Walk the building front to ensure there is no trash on the grounds.

- All Materials will be provided by Lindy Property Management.

Lindy Property Managemenet

CLEANTECH OF PHILADELPHIA, INC.

BY: _____

BY: Joseph Dixon

DATE: _____

DATE: 6/6/2023 Rev.1

Operations Center:

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Quality Service Since 1971

Service Agreement:

Date: 6/6/23

Customer: Lindy Property Management

Location: Bromley
6001 Old York Rd.
Philadelphia, Pa.
19126

Contact: Dawn Buck

Term: 1 year with right to renew annually if agreed to by Lindy

Proposal Amount: \$3,360.76 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service

Bromley- Day Porter Service Checklist

Leasing Office (Reduced to Monday/ Wednesday / Friday per Alison)

- o Pull out trash.
- o Vacuum
- o Clean restrooms
- o Dust office

Lobbies and Vestibules: A, B, C, D Buildings

- o Sweep and mop entrance.
- o Vacuum one building per day; all first floors need to be vacuumed daily.
- o Clean glass, cobwebs, top of mailboxes
- o Clean lights monthly
- o Clean laundry rooms, wipe down machines, mop floor, lift and clean under mats as well as top of mats. **(Do 2x per week Monday and Thursday)**
- o Elevators: wipe wall panels, sweep and mop floor, vacuum track daily, dust elevator exhaust fan
- o Dust furniture and chair rails weekly
- o Police grounds at entrances for trash daily, including cigarette butts at entrances.

Fitness Center (Reduce to 3x per week Monday/Wednesday/ Friday per Alison)

- o Wipe down equipment.
- o Spot clean glass
- o Clean restroom

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Common Hallways (One building per day)

- Vacuum hallways
- Wipe glass
- Wipe chase
- Deodorize
- Wipe door from trash room and fire exit
- Vacuum Carpeted fire towers weekly.
- Check Fire towers for trash and sweep and Mop.

Trash Rooms (4 per building, 2 trash bins on each) Mon-Saturday

- Pull trash and haul to dumpster.
- Clean and mop trash room as needed.
- Wash trash binds as needed.
- Deodorize daily.

Lindy Property Managemenet

CLEANTECH OF PHILADELPHIA, INC.

BY: _____

BY: Joseph Dixon

DATE: _____

DATE: 6/6/23 Rev. 1



Service Agreement:

Date: 6/6/2023

Customer: Lindy Property Management

Location: Gardens of Mt. Airy
1133 E. Mt. Airy Ave.
Philadelphia, Pa.
19150

Contact: Doris Scipio

Term: 1 year with right to renew annually if agreed to by Lindy

Proposal Amount: \$997.50 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service

Description of Service: Cleaning of elevator each visit. Remove trash from building fronts only. Dusting, vacuuming, trash removal within all hallways, entrances, common areas and stairwells of Floors A, B, C & D. Sweeping and mopping of entrances and foyers. Cleaning of glass, doors, fixtures, and entry ways within facility. Vacuuming and dusting stairwells. Dusting, wiping of surfaces and sweep and mopping of floor's laundry room with trash removal. Wiping of all cobwebs in stairwells and halls. Vacuuming of floor hallways. Dusting of baseboards and sweeping and mopping of Fire Tower.

Lindy Property Managmenet

CLEANTECH OF PHILADELPHIA, INC.

BY: _____

BY: Joseph Dixon

DATE: _____

DATE: 6/6/2023



Service Agreement:

Date: 6/6/2023

Customer: Lindy Property Management

Location: Meadowbrook
200 Meadowbrook Drive
Huntingdon Valley, Pa
19006

Contact: Lori Kolinchak

Term: 1 year with right to renew annually if agreed to by Lindy

Proposal Amount: \$8,827.50 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service:

Provide janitorial service, Monday through Friday, to common area and tenant hallways on a rotation basis assuring a 2x month cleaning to all entrances (approximately 200 entrances), Cleaning will include a complete dusting full vacuuming. Cleaning of front glass and policing front entrance for trash/cigarette butts. Any issues that cannot be resolved will be reported to the property manager. Provide Janitorial service, Monday through Friday, Club House, Leasing Center, and Conference Center, Grounds around Swimming Pool and Tennis Courts, This Includes cleaning of seven (7) bathrooms. Procurement of paper products and trash can liners is the responsibility of Lindy property manager and CleanTech will be responsible for distribution and stewardship of this material, Reporting will be done by our on-site supervisor directly to the property manager. Make ready for furnished units and breakdown after use to include laundering of all bedding and towels, and restock bathroom and kitchens as required. Provide detail cleaning/make readies for tenant move-in, move outs.

Lindy Property Managemenet

CLEANTECH OF PHILADELPHIA, INC.

BY: _____

BY: Joseph Dixon

DATE: _____

DATE: 6/6/2023 Rev 1.



Quality Service Since 1971

Service Agreement:

Date: 6/6/2023

Customer: Lindy Property Management

Location: The Park at Westminster
600 Valley Rd.
Warrington, Pa.
18976

Contact: Ketty Bailey

Term: 1 year with right to renew annually if approved by Lindy

Proposal Amount: \$3,285.00 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service

Park At Westminster

Office (Reduced to Monday/Wednesday/Friday per Alison)

- Remove trash
- Vacuum rugs
- Clean Glass of fingerprints
- Wipe Kitchenette area down
- Clean bathroom

Fitness

- Wipe Machines Down
- Clean Bathroom

Community Room (Reduced to one time per week Monday per Alison)

- Vacuum Carpet
- Mop Ceramic Tile
- Clean Bathroom

Lobby/Vestibules (5) (during building service rotation)

- Remove trash
- Vacuum rugs
- Clean Glass of fingerprints
- Sweep and mop hard surfaces
- Dust tables and furniture

Elevators (during building service rotation.)

- Sweep/mop/ Vacuum
- Wipe panels/walls of fingerprints and dirt

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Laundry Rooms (during building service rotation)

- Remove trash
- Wipe exterior of Machines
- Sweep and mop Floors

Grounds: (only service listed below)

Trash and cigarette butts removed from entrances of buildings during service day or when traveling from building to building.

Rotating through Week Starting with Building A on Monday so all buildings are fully vacuumed 1x a week.

- Tenant floors
- Vacuum hallways on all floors
- Dust for cobwebs

Stairwells

- Dust for cobwebs
- Sweep stairs
- Mop stairs as needed

Lindy Property Managmenet

CLEANTECH OF PHILADELPHIA, INC.

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DATE: 6/6/2023

Operations Center:

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Service Agreement:

Date: 6/6/2023

Customer: Lindy Property Management

Location: Rosedale
2223 Florey Lane
Abington, Pa.
19001

Contact: Andrea Reusser

Term: 1 year with right to renew annually if agreed to by Lindy

Proposal Amount: \$ 840.00 per month plus applicable taxes

Description of Service:

Rosedale: (Tuesday and Friday)

Clean office and bathroom, Vacuum hallways and steps , clean entrances of cobwebs and clean glass, laundry rooms sweep and mop and wipe machines, wipe railings as needed clean gym: Wipe machines, mop floors, clean mirrors, pull trash, dispose of circulars

Lindy Property Managmenet

CLEANTECH OF PHILADELPHIA, INC.

BY: _____

BY: Joseph Dixon

DATE: _____

DATE: 6/6/2023



Quality Service Since 1971

Service Agreement:

Date: 6/6/2023
Customer: Lindy Property Management
Location: Regency
6301 N. 10th St.
Philadelphia, Pa.
19141
Contact: Dawn Buck
Term: 1 year with right to renew annually if agreed to by Lindy
Proposal Amount: \$1,563.50 per month plus taxes -Term 6/1/23- 6/1/24

Description of Service

Regency Main building and Townhouses

Monday/ Wednesday/ Friday

Fitness

- Wipe Machines Down
- Clean Glass for spots
- Remove trash

Common Hallways

- Vacuum Carpet
- Clean Glass
- Dust for cobwebs
- Deodorize
- Window sills to be cleaned 1x per week

Laundry Rooms

- Remove trash
- Wipe exterior of Machines
- Sweep and mop Floors

Lobby/Vestibules

- Remove trash
- Vacuum rugs
- Clean Glass of fingerprints
- Sweep and mop hard surfaces
- Dust tables and furniture

Elevators

- Sweep/mop/ Vacuum
- Wipe panels/walls of fingerprints and dirt

Grounds

Trash and cigarette butts removed from entrances of buildings.

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Lindy Property Managmenet

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