

AMENDMENT TO SERVICE CONTRACT

AND NOW, this July 24, 2025, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Guardian Service Industries, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about December 5, 2024 ("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 outlined in Exhibits A and B for The Emerald at Lansdale.
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



By:
Date: Brian Kroker, EVP
Title: 7.25.25

CONTRACTOR:



By: Jeffrey Logan
Date: 7.29.25
Title: Vice President

Exhibit “A”

SERVICES

Scope of work – JANITORIAL

PERIODIC SERVICES – DAILY

General Common Area, Private Offices, Amenity Space and Lobby

- Empty all wastebaskets waste baskets must be labeled and clearly marked “trash”
- Empty all recycling bins and transport to designated areas.
- Clean and sanitize drinking fountains.
- Spot clean reception lobby glass including front door.
- Spot clean interior glass in partitions and doors including atrium glass rails.
- Dust and clean interior of elevator cabs including saddles.
- Remove fingerprints from doors, frames, light switches, kick and push plates and handles.
- Spot vacuum hallways and remove small stains.
- Wet mop all refuse rooms.
- Empty trash and recycling from all refuse rooms for disposal.
- Spot clean the walls.

Restrooms

- Clean, sanitize all fixtures including toilet bowls, urinals and hand basins.
- Clean and sanitize all flush rings, drain and overflow outlets.
- Clean and polish all chrome fittings.
- Clean and sanitize toilet seats, both sides.
- Spot Clean all glass and mirrors.
- Empty all containers and disposals and insert replacement liners.
- Wash and sanitize exterior of all containers, and empty and sanitize the interior of the containers
- Remove spots, stains and watermarks from the areas adjacent to the sinks, and fingerprints from doors, frames, light switches, kick plates and handles.
- Refill all napkin, soap, tissue, paper towel, seat holder and cup dispensers to appropriate levels. Monitor and assist with the operation of soap and napkin dispensers.

Amenity Space/Lounge Space

- Empty all trash containers and disposals. Sanitize interior and provide liners.
- Wash and sanitize exterior of all containers.
- Spot clean glass
- Remove fingerprints from doors, frames, light switches
- Dust mop or sweep, then damp mop, sanitize and remove all spills, smears, etc.
- Vacuum all rugs and carpeted areas including traffic and open areas. Spot clean stains, only those contained within the common areas.

General Cleaning Responsibilities

- Turn off all lights, except those required to remain active. Lock all doors that are required to be locked.
- Prepare and complete a logbook and communications program for the prompt and professional reporting of all observed irregularities, deficiencies, etc.
- Provide proper training and supervision of our personnel, including scheduled regional supervision visits.

PERIODIC SERVICES – WEEKLY

General Common Area, Offices, Lounge and Meeting Rooms

- Dust all furniture including desks, chairs and tables. No items on and under desks will be moved. Only desks that are cleared of work papers and files will be cleaned.
- Dust all exposed filing cabinets, bookcases and shelves and telephones.
- Low dust all horizontal surfaces within reach including shelves, moldings and ledges. High dust these areas.
- Remove spots, stains and marks within reach.
- Clean all common area HVAC diffusers.
- Clean door saddles.
- Sweep and vacuum and dust the stairwells in the common areas.

Restrooms

- Dust metal partitions and tops of lockers.
- Low dust all horizontal surfaces within reach including shelves, moldings, sills, frames and ledges. High dust as well.
- Dust all furniture including tables, chairs, etc.

PERIODIC SERVICES – MONTHLY

General Common Area, Offices, Lobby & Lounge, Restrooms

- Damp wipe all cleared windowsills.
- Remove dust and other debris from ceilings.
- Vacuum diffuser outlets in ceilings.
- Hand dust wood paneling.
- Wash and sanitize metal partitions.
- Flush toilet bowls and urinals with bowl cleaner.
- Damp wipe and sanitize lavatory tile walls.
- Vacuum diffuser outlets in ceiling and walls
- Scrub, refinish and maintain common areas.
Clean entire interior glass in partitions and doors.

THIS IS A GENERIC SCOPE AND MAY CHANGE DEPENDING ON CLIENT AND PROPERTY. ALL REQUESTS SHOULD BE DISCUSSED AND CAN BE ADDED, ETC.

Exhibit “B”

PRICING

August 1, 2025 – December 31, 2026

\$3,694.00 PLUS TAX

(40 weekly cleaning hours)

- The above pricing is inclusive of background checks, labor, supervision, uniforms, and training.
- DOES NOT include cleaning supplies or cleaning equipment.
- On call 24/7, if called in for an emergency you will be billed 1.5 the hourly rate.
- Six (6) holidays if worked, will be billed at 1.5 times the hourly rate. (New year’s Day, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas)
- If a FT employee chooses health, this will be a bill back