

Exhibit A

Expanding Services Addendum

WHEREAS, the Parties entered into the Original Contract dated Jan 9, 2024 for animal management;

WHEREAS, the Parties desire to amend the Original Contract to provide for a discounted rate for rolling out the product to the entire portfolio;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

Discounted Rate: The Provider agrees to lower the price to \$1.50 per door for rolling out the product to the Client's entire portfolio, totalling approximately 6,211 doors.

Scope of Discount: This discounted rate applies only to the rollout of the product to the entire portfolio. All other terms of the Original Contract are outside the scope of this addendum and will be subject to the terms set forth in the Original Contract or as otherwise agreed upon by the Parties in writing.

No Other Changes: Except as expressly provided in this Addendum, all other terms and conditions of the Original Contract shall remain in full force and effect.

MASTER SUBSCRIPTION AGREEMENT

THIS MASTER SUBSCRIPTION AGREEMENT (“**AGREEMENT**”) GOVERNS YOUR SUBSCRIPTION TO OUR PET POLICY™ BRAND SERVICES.

BY CLICKING ON THE “I ACCEPT” BUTTON OR SIGNING THIS AGREEMENT, YOU ACCEPT THIS AGREEMENT AND AGREE TO ITS TERMS AND CONDITIONS. IT IS IMPORTANT THAT YOU READ THIS ENTIRE AGREEMENT BEFORE ACCEPTING THIS AGREEMENT. IF YOU ARE ACCEPTING THIS AGREEMENT ON BEHALF OF AN ENTITY, YOU REPRESENT THAT YOU HAVE THE AUTHORITY TO BIND SUCH ENTITY TO THESE TERMS AND CONDITIONS. THE TERMS “YOU” OR “YOUR” SHALL REFER TO SUCH ENTITY. IF YOU DO NOT HAVE SUCH AUTHORITY, OR IF YOU DO NOT AGREE WITH THESE TERMS AND CONDITIONS, YOU MUST NOT ACCEPT THIS AGREEMENT AND MAY NOT USE THE SERVICES. YOUR USE OF THE SERVICES IS CONDITIONED ON YOUR ACCEPTANCE OF THIS AGREEMENT AND YOUR COMPLIANCE WITH THE TERMS AND CONDITIONS PROVIDED HEREIN. WE ENCOURAGE YOU TO REVIEW THIS AGREEMENT AND ALL RELATED DOCUMENTS IN THEIR ENTIRETY BEFORE ACCEPTING.

YOU MAY NOT ACCESS THE SERVICES IF YOU ARE OUR DIRECT COMPETITOR EXCEPT WITH OUR PRIOR WRITTEN CONSENT. ONLY AUTHORIZED PERSONS MAY OBTAIN OR UTILIZE ISSUED USERNAMES OR PASSWORDS. YOU MAY NOT ACCESS THE SERVICES FOR PURPOSES OF MONITORING THEIR AVAILABILITY, PERFORMANCE OR FUNCTIONALITY, OR FOR ANY OTHER BENCHMARKING OR COMPETITIVE PURPOSES.

THIS AGREEMENT WAS LAST UPDATED BY US ON SEPTEMBER 22, 2023. WE MAY AT ANY TIME REVISE THIS AGREEMENT, IN WHICH CASE WE WILL NOTIFY YOU OF THE REVISIONS AND GIVE YOU THE OPPORTUNITY TO TERMINATE THIS AGREEMENT WITHIN 30 DAYS AFTER YOUR RECEIPT OF SUCH NOTICE, OTHERWISE THE REVISIONS WILL BECOME EFFECTIVE AND BINDING ON YOU AS OF THE DATE OF YOUR RECEIPT OF SUCH NOTICE. THIS AGREEMENT IS EFFECTIVE AS OF THE DATE AND TIME IN OUR LOCATION WHEN YOU ACCEPT THIS AGREEMENT.

1. DEFINITIONS

“**Affiliate**” means any entity which directly or indirectly controls, is controlled by, or is under common control with the subject entity. “**Control**,” for purposes of this definition, means direct or indirect ownership or control of more than 50% of the voting interests of the subject entity.

“**Business Day**” means any day on which commercial banks in Boise, Idaho are open for business.

“**Documentation**” means any written information provided to You by Us in connection with the Services.

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“Doors” means rental units that are designated by You as covered by the Services.

“Fees” means the amounts payable to Us by You in exchange for the Services You order from Us, as specified in the Orders and subject to the Terms, and any additional amounts otherwise due and payable under this Agreement or the Terms, including, without limitation, late fees and collection costs.

“Malicious Code” means viruses, worms, time bombs, Trojan horses, and other harmful or malicious code, files, scripts, agents, or programs.

“Orders” means the purchase orders, term sheets, invoices, purchase agreements, or other sales documents agreed by Us and You, whether in writing or via electronic communication, that may specify the Services ordered by You and to be delivered by Us; the number of anticipated Users; the number of anticipated Doors; the subscription period for the Services, the Fees due and payable by You in exchange therefor and the basis for calculating those Fees, and any applicable delivery or payment terms.

“Services” means any online, cloud-based, or web-based platform and services and any associated mobile applications or offline components that You order from Us. Included in these services is the verification of Emotional Support Animal and Service Animal accommodation requests.

“Terms” means the terms and conditions applicable to Your use of the Services provided by Us. The Terms include, without limitation, all the terms and conditions set forth in this Agreement, any Orders, and one or more of the following additional agreements and other documents:

“Tenant Management Records” means the information we need to properly identify, organize, and communicate with Resident. This includes: Resident(s) Name, Property & Unit, contact information (email/phone), and animal information.

(1) Our **“Terms and Conditions of Use”**, which governs the use of Our website:

Following are the terms and conditions or “Terms” that govern your use of any website that links to these Terms (the “Site”). By using or visiting the Site, you expressly agree to be bound by these Terms and all applicable laws and regulations governing the Site. Landlord Tech Inc, and its subsidiaries and/or affiliates (collectively, “we,” “us,” or “our”) reserve the right to change these Terms at any time, effective thirty days after giving written notice of the changes. If you violate these Terms, we may terminate your use of the Site, bar you from future use of the Site, and/or take appropriate legal action against you.

Permitted Use

You agree that you are only authorized to visit and view pages of this Site for your own personal use, and that you shall not duplicate, publish, modify or otherwise distribute the material on this Site for any purpose other than as set forth herein. You may only use the Site as permitted by law, including applicable export and re-export laws and regulations. The software on this Site and any Content posted on the Site are our property and are protected by U.S. and international copyright laws. You agree that you will not remove, obscure or alter any legal notices displayed on the Site.



You agree that you will not use the Site (i) in connection with or to promote any products, services, or materials; (ii) in any manner or for any purpose that violates any law or regulation, any right of any person, including but not limited to intellectual property rights, rights of privacy, or rights of personality; (iii) to post any information that disparages or defames any person or entity; (iv) to upload or transmit viruses or malicious code; (v) to harass, bully, or intimidate any users; or (vi) to post content that is hateful, threatening, violent, pornographic, defamatory, abusive, deceptive, or otherwise inappropriate.

If you have comments, questions or requests, please

Access & Interference

You agree that you will not use any robot, spider, other automatic device, or manual process to monitor or copy our Site or the Content contained thereon, to access or capture data, or for any other unauthorized purpose without our prior express written permission. You agree that you will not use any device, software or routine to interfere or attempt to interfere with the proper working of the Site. You agree that you will not take any action that imposes an unreasonable or disproportionately large load on our infrastructure. The Content is protected by copyright laws, international copyright treaties, as well as other laws and conventions related to intellectual property. You agree that you will observe such laws and in particular shall not modify, conceal or remove any alphanumeric code, marks or copyright notices from the Content, the software or documentation, or any copies thereof.

Accounts

Certain functionality on this Site may require the use of an account. You are solely responsible for maintaining the security of your ID and password. If you suspect that someone else knows or has changed your password, please reset it so that no one else can sign in to your account. You agree not to (i) provide false information when creating your account; (ii) create an account for others without their permission; (iii) create more than one account; (iv) share your login information with others; (v) attempt to access an account belonging to someone else or to solicit login information from others; or (vi) create another account without our permission if your account has been disabled. In addition, you agree to provide accurate profile and contact information and to keep such information up to date.

Unauthorized Use of the Site

Illegal and/or unauthorized uses of the Site, including, but not limited to unauthorized framing of or linking to the Site, or unauthorized use of any robot, spider or other automated device on the site, will be investigated and appropriate legal action will be taken, including without limitation civil, criminal and injunctive redress. You agree that you will comply with any security processes and procedures (such as passwords) we specify with respect to access to or use of the Site. Further, you agree not to access or attempt to access any areas of or through a Site which are not intended for general public access, unless we have provided you with written authorization to do so.



Compliance with Laws

You agree that you will only use the Site only for lawful purposes. You will not transmit, post, store, distribute, display or present any information, software, data, file or material in violation of any applicable law or regulation. You will not use the Site to facilitate, or otherwise assist others in, the violation of any law or regulation. You are solely responsible for ensuring that materials transmitted, posted, stored, distributed, displayed or presented using the Site comply with this Agreement and all applicable laws and regulations.

- You may not use the Site or the services to violate any law, statute, ordinance or regulation including export, intellectual property and privacy laws.
- United States export control laws govern your use of this Site and services. These laws apply to you and your use of this Site and services regardless of whether you actually reside in the United States. Additional information about United States export laws is available from the United States government's portal to exporting and trade services at <http://www.dhs.gov/secure>.
- We do not represent that Content on the Site is applicable, appropriate, or available for use in locations outside the United States. Persons who choose to access the Site from locations outside of the United States do so on their own initiative, and are solely responsible for compliance with local laws, if and to the extent local laws are applicable.

We may make available via the Site content, including information, articles, videos, comments, reviews and other texts, photos, pictures and other images, software, or applications (together referred to as "Content"). You agree that we and/or licensors own all Content made available through the Site. Such Content is subject to U.S and international copyright, trademark or other intellectual property rights and laws.

User Content

The Site may allow you to create or otherwise submit information, data, text, messages, or other materials ("User Content"). You may not place or send any User Content or information over this system that violates any law or infringes on the rights of any third party. In those instances where you store information that is intended to be used only by you (or someone representing you) and/or us, we claim no ownership or control over any User Content submitted, posted or displayed by you on or through the Site. You or a third party licensor, as appropriate, retain all patent, trademark and copyright rights to any User Content you submit, post or display on or through the Site and you are responsible for protecting those rights, as appropriate. When you enter, upload or otherwise submit User Content to the Site that is intended to be available to members of the public or others you have chosen to share it with, you give us a worldwide, royalty-free license to use, host, store, reproduce, modify, communicate and distribute such User Content as intended. This license continues even if you stop using our Site (for example, User Content posted for a forum). We reserve the right to delete or eliminate any User Content you provide that we deem improper or inappropriate. You represent and warrant you have the necessary rights to grant us this license for all User Content submitted to the Site.



Violation of the Terms

You understand and agree that in our sole discretion, and without prior notice, we may terminate your access to the Site, or exercise any other remedy available if we believe that your use is (i) inconsistent with these Terms or (ii) has violated our rights, the rights of another user, or the law. You agree that monetary damages may not provide us with a sufficient remedy for violations of these terms and conditions, and you consent to injunctive or other equitable relief for such violations. We may release user information about you if required by law or subpoena, or if the information is necessary or appropriate to release to address an unlawful or harmful activity.

Copyright

Unless otherwise specified, the copyrights in all copyrightable subject matter on the Site are either owned by us or used lawfully by us. To the extent that we have the right to do so without compensation to third parties, and except for materials or information specifically provided under other terms, we grant you permission to copy or otherwise download from the Site, information and materials (including related graphics), provided:

- The materials are for your internal use only, and
- Any copies of materials or portions thereof must include the copyright notice specified on the Site.
- You may not copy or display for redistribution to third parties any portion of the Site without our prior written permission. Documents we post on the Site may contain other proprietary notices or describe products, services, processes or technologies owned by us or third parties. Nothing contained herein shall be construed by implication, estoppel or otherwise as granting to the user a license under any copyright, trademark, patent or other intellectual property right of us or any third party.

Trademark

Our name and logo and all related product and service names, design marks and slogans are our trademarks, service marks or registered trademarks and may not be used in any manner without our prior written consent. Other products and service marks are trademarks of their respective owners.

Limitation of Liability

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR THE PROPER USE OF THIS SITE AND THE INTERNET. IN NO EVENT SHALL WE BE LIABLE FOR ANY DIRECT, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO LOSS OF USE, DATA, OR PROFITS, WITHOUT REGARD TO THE FORM OF ANY ACTION, INCLUDING BUT NOT LIMITED TO CONTRACT, NEGLIGENCE, OR OTHER TORTIOUS ACTIONS, ARISING OUT OF OR IN CONNECTION WITH THE USE, OF THIS SITE. THE CONTENT OF THIS SITE MAY INCLUDE TECHNICAL INACCURACIES OR TYPOGRAPHICAL ERRORS. FROM TIME TO TIME, CHANGES ARE MADE TO THE CONTENT HEREIN. . NOTHING STATED HEREIN OR ELSEWHERE SHALL EVER LIMIT OR NEGATE OUR INDEMNIFICATION OF YOU AS STATED IN THE MASTER SUBSCRIPTION AGREEMENT.



Warranty Disclaimer

WE DO NOT PROMISE THAT THE SITE OR ANY SERVICES PROVIDED HEREUNDER WILL BE ERROR-FREE, UNINTERRUPTED, NOR THAT IT WILL PROVIDE SPECIFIC RESULTS FROM USE OF THE SITE OR ANY CONTENT, FUNCTIONALITY OR LINK ON IT. ACCESS TO THE SITE (INCLUDING ANY INFORMATION OR MATERIALS THEREIN) IS PROVIDED ON AN "AS IS" BASIS, WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF TITLE, NONINFRINGEMENT OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO ADVICE OR INFORMATION GIVEN BY US OR OUR EMPLOYEES SHALL CREATE ANY WARRANTY. WE DO NOT WARRANT THAT THE INFORMATION OR MATERIALS ON, OR ACCESS TO, ANY SITE WILL BE WITHOUT INTERRUPTION OR ERROR FREE. NOTHING STATED HEREIN OR ELSEWHERE SHALL EVER LIMIT OR NEGATE OUR INDEMNIFICATION OF YOU AS STATED IN THE MASTER SUBSCRIPTION AGREEMENT.

Disputes

If there is any dispute about or involving the Site, by using the Site, you agree that the dispute will be governed by the laws of the Commonwealth of Pennsylvania without regard to its conflict of law provisions. You agree to personal jurisdiction by and venue in the state and federal courts of the Commonwealth of Pennsylvania.

Indemnity

You agree to indemnify and hold us, our officers, agents and other partners and employees, harmless from any loss, liability, claim or demand, including reasonable attorneys' fees, made by any third party due to or arising out of your use of the Site in violation of this agreement, including also your use of the Site to provide a link to another site or to upload Content or other information to the Site.

If You agree to participate in testing any of Our pre-release services, You may also be asked to enter into a memorandum of understanding or beta agreement regarding your use of such pre-release services. These are stand-alone agreements and the terms and conditions set forth in

(2) Our "**Privacy Policy**", which governs the use of any private information we gather from Users maintains and discloses information collected from users (each, a "User") of any website that links to these Terms (the "Site")

Personal identification information

As the Data Controller for our Users' data, we may collect personal identification information from Users in a variety of ways, including, but not limited to, when Users visit our site, register on the site, fill out a form, respond to a survey, and in connection with other activities, services, features or resources we make available on our Site. Users may be asked for, as appropriate, name, email address, phone number. The collected information is not used for any additional purposes, such as to profile those who access our website. We do not make automated decisions based on the data any User provides.



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Users may visit our Site anonymously. Users can always refuse to supply personal identification information, except that it may prevent them from engaging in certain Site-related activities.

Personal identification information

As the Data Controller for our Users' data, we may collect personal identification information from Users in a variety of ways, including, but not limited to, when Users visit our site, register on the site, fill out a form, respond to a survey, and in connection with other activities, services, features or resources we make available on our Site. Users may be asked for, as appropriate, name, email address, phone number. The collected information is not used for any additional purposes, such as to profile those who access our website. We do not make automated decisions based on the data any User provides.

Users may visit our Site anonymously. Users can always refuse to supply personal identification information, except that it may prevent them from engaging in certain Site-related activities.

Non-personal identification information

We may collect non-personal identification information about Users whenever they interact with our Site. Non-personal identification information may include the browser name, the type of computer and technical information about Users means of connection to our Site, such as the operating system and the Internet service providers utilized and other similar information.

Web browser cookies

Our Site may use "cookies" to enhance User experience. User's web browser places cookies on their hard drive for record-keeping purposes and sometimes to track information about them. User may choose to set their web browser to refuse cookies, or to alert you when cookies are being sent. If they do so, note that some parts of the Site may not function properly. We use Facebook Pixel, LinkedIn Pixel, and Google Analytics to gather and re-target to our audience.

How we use collected information

Landlord Tech Inc may collect and use Users personal information for the following purposes:

- To run and operate our Site: We may need your information to display content on the Site correctly.
- To improve customer service: Information you provide helps us respond to your customer service requests and support needs more efficiently.
- To personalize user experience: We may use information in the aggregate to understand how our Users as a group use the services and resources provided on our Site.
- To improve our Site: We may use feedback you provide to improve our products and services.
- To run a promotion, contest, survey or other Site feature: To send Users information they agreed to receive about topics we think will be of interest to them.



- To send periodic emails: We may use the email address to respond to their inquiries, questions, and/or other requests.

Your Data Rights

Under the GDPR (General Data Protection Regulation) policies with which we comply, EU Users have eight data rights as follows:

- The right to be informed: We will be transparent about how we use your data.
- The right of access: Users will know exactly how we process their data, as well as what data about them is currently being stored.
- The right of rectification: Users can have data rectified if it is incorrect or incomplete.
- The right to erasure: Users may have their data deleted if they so choose. This is also known as the “right to be forgotten.”
- The right to restrict processing: Users may restrict or completely block the processing of their personal data.
- The right to data portability: Users may reuse their personal data for individual use.
- The right to object: In some instances, Users may object to the use of their personal data.
- The rights of automated decision making and profiling: Users may object to their use of their data as it relates to automatic processing without human intervention and consequences that have legal bearing on the User.

Additional Rights for California Residents:

The California Consumer Privacy Act (“CCPA”) provides California resident consumers with specific rights regarding their Personal Information. “Personal information” means information that identifies, relates to, describes, is reasonably capable of being associated directly or indirectly, with a particular consumer or household, this may include, but is not limited to full name, postal address, unique personal identifier, email, and phone number. “Personal information” does not include publicly available information. California consumers have the right to make the following requests regarding their Personal Information.

- Right to Know. You have the right to request the categories of personal information that we collected, and the information about how we collect, use and disclose your personal information.
- Right to Delete. You have the right to request the deletion of the personal information we have collected from you.
- Right to Opt-Out. You have the right to opt-out of having your personal information sold.
- You have the right to request a copy of the specific personal information we collected about you during the twelve months prior to your request. You have the right not to be discriminated against for exercising your right to know, delete or opt-out.

If you would like to exercise your rights



Your Choices: Access, Correction, Deletion

We respect your privacy rights and provide you with reasonable access to the personal data that you may have provided through your use of the Site. If you wish to access or amend any personal data we hold about you, or to request that we delete any information about you, you may . At your request, we will have any reference to you deleted or blocked in our database.

You may decline to share certain personal data with us, or choose to request the restriction or suppression of your personal data, in which case we may not be able to provide to you some of the features and functionality of the Site.

At any time, you may object to the processing of your personal data, on legitimate grounds, except if otherwise permitted by applicable law.

How we protect your information

We adopt appropriate data collection, storage and processing practices and security measures to protect against unauthorized access, alteration, disclosure or destruction of your personal information, username, password, transaction information and data stored on our Site.

Sharing your personal information

We may use third party service providers to help us operate our business and the Site or administer activities on our behalf, such as sending out newsletters or surveys. We may share your information with these third parties for those limited purposes provided that you have not opted-out of these services.

Law Enforcement and Legal Process

We may report to law enforcement agencies any activities that we believe to be unlawful. We may also report any activities that we believe may aid a law enforcement investigation into unlawful activity. We also reserve the right to access, read, preserve, and disclose any information as we reasonably believe is necessary, in our sole judgement, to (i) satisfy any applicable law, regulation, legal process or governmental request, (ii) enforce this Privacy Policy and our Terms of Service, including investigation of potential violations hereof, (iii) detect, prevent, or otherwise address fraud, security or technical issues, (iv) respond to user support requests, or (v) protect the rights, property or safety, of the Site, the public, or another user. This includes exchanging information with other companies and organizations for fraud protection and spam/malware prevention.

Compliance with children's online privacy protection act

Protecting the privacy of the very young is especially important. For that reason, we never collect or maintain information at our Site from those we actually know are under 13, and no part of our website is structured to attract anyone under 13.



Sharing Your Information as Permitted By Law

We may share your information with others as required by law. We may also share your information with others as required by law. This may include sharing your information with government entities or third-parties in response to subpoenas, court orders, and other legal processes. We may also share your information if we believe it is necessary to exercise our legal rights, to defend against legal claims that have been brought against us, or to defend against possible legal claims that we determine might be brought against us.

Electronic newsletters

If a user has opted-in, they will receive emails that may include company news, updates, related product or service information, advertisements, etc. The User gives explicit consent to receive the Site's newsletters by filling out the Site's registration and/or form. If at any time the User would like to unsubscribe from receiving future emails, we include the unsubscribe link at the bottom of each email.

International transfer of data

If you are visiting this Site from outside the United States, please note that any personal data you agree to submit will be transferred to and housed in our U.S. servers. That data may then be transferred within the United States or transferred to other countries outside of the United States, where stringent data protection laws may not be in place. However, our collection, storage, and use of this data will continue to be governed by this privacy policy.

Any data transferred from the EEA to the United States through our Site is compliant with the EU-US Privacy Shield.

Changes to this privacy policy

Landlord Tech Inc has the discretion to update this privacy policy effective thirty days after giving you written notice of the change. We encourage Users to frequently check this page for any changes to stay informed about how we are helping to protect the personal information we collect. Landlord Tech will also send email notification of any changes to the privacy policy as updates are made.

Your acceptance of these terms

By using this Site, you signify your acceptance of this policy. If you do not agree to this policy, please do not use our Site. Your continued use of the Site following the posting of changes to this policy will be deemed your acceptance of those changes.



(3) One or more “**Addendum**”, which for convenience and simplicity We may use from time to time to set forth any agreed-upon amendments, changes, or other modifications to, or waivers of, any of the standard terms and conditions set forth in any of the foregoing agreements or other documents; such modifications shall be binding on all parties (including the Users) if set forth in a written Addendum attached by Us to this Agreement and signed by both You and Us.

The terms and conditions set forth from time to time in the Orders or any of these additional agreements or other documents are hereby incorporated into this Agreement by this reference and made a part of this Agreement. We may at any time revise such terms and conditions, which said revisions will be effective within 30 days of receipt of notice of change. Except as may be limited or qualified by the Terms, We will provide you with notice of any such revisions.

these agreements are not incorporated herein or otherwise made a part of this Agreement or the Terms and only apply to your use of such pre-release services.

“**Third-Party Goods or Services**” means any goods or services provided to You by third-parties to interoperate with the Services, including, without limitation, any smartphones, tablets, computers, online, web-based, or cloud-based applications, or offline software or other hardware products that are provided by third-parties.

“**Users**” means individuals who are authorized by You to use the Services, for whom subscriptions have been purchased, and who have been supplied user identifications and passwords by You (or by Us at Your request). Users may include, but are not limited to, Your employees, consultants, contractors, and agents, or third parties with which You transact business.

“**We**,” “**Us**”, or “**Our**” means Landlord Tech, Inc., a Delaware corporation.

“**You**” or “**Your**” means the company or other legal entity for which You acknowledge You have the authority to accept, bind, and enter into this Agreement.

“**Your Data**” means all electronic data or information submitted by You in connection with the Services.

2. SUBSCRIPTION

Provision of Services. We shall make the Services available to You as purchased by You through Orders pursuant to this Agreement and subject to the Terms. You agree that Your purchases are neither contingent on the delivery of any future functionality or features or dependent on any oral comments made by Us regarding future functionality or features.

Subscriptions. You agree that (i) Services are purchased as subscriptions and may not be accessed or used by You, the Users, or any of your employees, contractors, or other participants in excess of the number of Users or Doors specified in the Orders, (ii) additional subscriptions may be added during the subscription period at the same pricing as that for the pre-existing subscriptions, prorated for the remainder of the subscription period in effect at the time the additional subscriptions are added, and (iii) the added subscriptions shall terminate on the same date as the pre-existing subscriptions.



Except as otherwise specified by Us in the Orders, subscriptions are based on the persons designated by You as the permissible Users and the rental units designated by You as Doors covered by the Services and cannot be shared or used by anyone or with any other properties or rental units except as permitted in the Orders. You are responsible for ensuring that the Users comply at all times with the Terms in using the Services.

3. USE OF THE SERVICES

Use. The Services consist of software running remotely on servers controlled by Our third-party hosting provider, but may also include related mobile applications and offline capabilities. You have no right to receive either an object code or source code version of the software operating on the remote servers. Your usage rights are constrained by the Terms and are limited to accessing the Services via a designated portal using username(s) and password(s) provided to You by Us or on Our behalf in Our sole discretion. You must have a high speed internet connection, hardware,

and software that is compatible with the Services, as indicated by Us. You may need to upgrade Your equipment in order to use the Services.

Our Responsibilities. As part of the Services, We will provide You and Your Users forms of service animal and emotional support animal agreements and related documents. We may also investigate and determine whether a service animal or emotional support animal eligibility claim by a prospective or actual renter of a Door is legitimate and eligible under applicable law and communicate with a prospective or actual renter of a Door regarding our investigation and determination. We will also provide You basic support for the Services at no additional charge. We shall provide the Services to You in accordance with the terms of this Agreement and applicable laws and government regulations.

Your Responsibilities. You shall (i) be responsible for Users' compliance with this Agreement, (ii) be solely responsible for the accuracy, quality, integrity, and legality of Your Data and of the means by which You acquired Your Data, (iii) prevent unauthorized access to or use of the Services, and notify Us promptly of any such unauthorized access or use, and (iv) use the Services only in accordance with the terms of this Agreement and applicable laws and government regulations. You shall not (i) make the Services available to anyone other than Users or with respect to any properties or rental units other than Doors, (ii) sell, resell, rent or lease the Services, (iii) use the Services to store or transmit Malicious Code, (iv) interfere with or disrupt the integrity or performance of the Services or third-party data contained therein, (v) attempt or permit others to attempt to gain unauthorized access to the Services or their related systems or networks, (vi) load test the Services in order to test scalability, or (vii) copy, reproduce, publicly perform or create derivative works based upon the Services or Documentation or make or have made any feature or functionality of the Services. You agree to use the Services on a regular basis and to communicate with Us regularly regarding any issues with the Services.

4. THIRD-PARTY GOODS OR SERVICES

Acquisition of Third-Party Goods or Services. You may wish to purchase and use Third-Party Goods and Services to interoperate with the Services provided by Us to You. Any purchase or use by You of any Third-Party Goods or Services is solely between You and the third-party provider. You agree to comply with all terms and conditions applicable to such purchase or use of the Third-Party Goods or Services.

We are not responsible for Third-Party Goods or Services and We do not warrant or support Third-Party Goods or Services, whether or not they are designated by Us as “certified” or otherwise. You bear all risks associated with the purchase, access, and use of all Third-Party Goods or Services.

Third-Party Goods or Services and Your Data. If You install or enable Third-Party Goods or Services, You acknowledge that We may allow third-party providers to transport Your Data as required for the interoperation of such Third-Party Goods or Services with Our Services. We shall not be responsible for any disclosure, modification or deletion of Your Data resulting from any such access. The Services may allow You to restrict such access by restricting Users from installing or enabling any additional Third-Party Goods or Services not purchased by You.

5. ORDERS, FEES, AND PAYMENT

Orders. In order to facilitate Your order, purchase, and use of Services, We will prepare and send to you Orders from time to time, either in writing or via electronic communication. The Orders may specify the Services ordered by You and to be delivered by Us; the number of anticipated Users; the number of anticipated Doors; the subscription period for the Services, the Fees due and payable by You in exchange therefor and the basis for calculating those Fees, and any applicable delivery or payment terms.

User Fees. You shall pay all Fees specified in Your Orders pursuant to the Terms. Except as otherwise specified by Us: (i) all Fees are quoted and payable in United States dollars; (ii) all Fees are based on Services ordered by You and not actual usage; (iii) payment obligations are non-cancelable and Fees paid are non-refundable; and (iv) the number of subscriptions cannot be decreased during the applicable subscription period. Unless otherwise specified in Your Orders, all Fees are based on the number of Doors during the applicable subscription period; and, therefore, Fees for Doors added in the middle of a subscription period will be prorated and charged for the remainder of the subscription period. We will perform checks on a regular basis to determine the number of Doors actually covered by the Services compared to the number of Doors specified in Your Orders and true-up any Fees payable by You. You agree to permit us access to Your tenant management records to perform these checks and true-ups and to otherwise cooperate with Us in this regard.

Invoicing and Payment. You will provide Us with valid and updated credit card information, or with a valid purchase order or alternative document reasonably acceptable to Us. If You provide credit card information to Us, You authorize Us to charge such credit for all Fees due and payable according to Your Orders, including, without limitation, any sales tax or applicable processing or credit card fees. Unless otherwise specified in Your Orders, all Fees for subscriptions shall be paid by You in advance on a monthly basis on a date determined by Us. If We agree that payment will be by a method other than a credit card, We will invoice You accordingly. Unless otherwise agreed, invoiced Fees are due net-30 days from the invoice date. You are responsible for maintaining complete and accurate billing and contact information with Us.

Overdue Fees. If any Fees are not paid by You when due then such Fees may accrue a late fee at the rate of 1.5% of the outstanding Fees per month, or the maximum rate permitted by law, whichever is lower, from the date the Fees were due until paid and We may condition future Orders on different payment terms specified in this Agreement or Your prior Orders.



Suggestions. In order to avoid any misunderstandings or disputes relating to the Services and the ownership of all related intellectual property rights, please do not send Us unsolicited ideas, including but not limited to ideas for features, product improvements, promotions, products, processes, code, marketing plans, or product names. However, We welcome Your feedback regarding the Services and Our business. If You want to send Us feedback, please contact Us at support@ourpetpolicy.com.

6. CONFIDENTIALITY

Definition of Confidential Information. As used herein, “**Confidential Information**” means all confidential information disclosed by a party (“**Disclosing Party**”) to the other party (“**Receiving Party**”), whether orally or in writing, that is designated as confidential or that

reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Your Confidential Information shall include Your Data; Our Confidential Information shall include the Services; and Confidential Information of each party shall include the terms and conditions of this Agreement, as well as business and marketing plans, technology and technical information, product plans and designs, and business processes disclosed by such party. However, Confidential Information (other than Your Data) shall not include any information that (i) is or becomes generally known to the public without breach of any obligation owed to the Disclosing Party, (ii) was known to the Receiving Party prior to its disclosure by the Disclosing Party without breach of any obligation owed to the Disclosing Party, (iii) is received from a third party without breach of any obligation owed to the Disclosing Party, or (iv) was independently developed by the Receiving Party.

Protection of Confidential Information. Except as otherwise permitted in writing by the Disclosing Party, (i) the Receiving Party shall use the same degree of care that it uses to protect the confidentiality of its own confidential information of like kind (but in no event less than reasonable care) not to disclose or use any Confidential Information of the Disclosing Party for any purpose outside the scope of this Agreement, and (ii) the Receiving Party shall limit access to Confidential Information of the Disclosing Party to those of its employees, contractors and agents who need such access for purposes consistent with this Agreement and who have signed confidentiality agreements with the Receiving Party containing protections no less stringent than those herein.

Protection of Your Data. We shall not (i) modify Your Data, (ii) disclose Your Data except as compelled by law in accordance with Section 6 (Compelled Disclosure) or as expressly permitted in writing by You, or (iii) access Your Data except to provide the Services, prevent or address service or technical problems, or at Your request in connection with customer support matters.

Compelled Disclosure. The Receiving Party may disclose Confidential Information of the Disclosing Party if it is compelled by law to do so, provided the Receiving Party gives the Disclosing Party prior notice of such compelled disclosure (to the extent legally permitted) and reasonable assistance, at the Disclosing Party's cost, if the Disclosing Party wishes to contest the disclosure. If the Receiving Party is compelled by law to disclose the Disclosing Party's Confidential Information as part of a civil proceeding to which the Disclosing Party is a party, and the Disclosing Party is not contesting the disclosure, the Disclosing Party will reimburse the



Receiving Party for its reasonable cost of compiling and providing secure access to such Confidential Information.

Separate NDA. In the event of a conflict between the terms in this Section 6 and any Non-Disclosure Agreement (“NDA”) in place between You and Us, the terms of the NDA shall govern. In the event of a conflict between the terms in this Section 6 and our Privacy Policy, the terms of our Privacy Policy shall govern.

7. LIMITED WARRANTIES AND DISCLAIMERS

Our Limited Warranty. We warrant that the Services shall be provided by Us in a professional, competent, and workmanlike manner and in accordance with this Agreement. We shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services. The Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Us or third-party providers, or because of other causes beyond Our control, but We shall use reasonable efforts to provide advance notice of any scheduled service disruption.

Mutual Representations and Warranties. Each party represents and warrants that (i) it has the legal authority to enter into this Agreement and be bound by its terms and conditions, and (ii) it will not transmit to the other party any Malicious Code.

Disclaimer. EXCEPT AS EXPRESSLY PROVIDED HEREIN, WE MAKE NO WARRANTIES OF ANY KIND TO THE EXTENT PERMITTED BY APPLICABLE LAW.

8. INDEMNIFICATION

- a. **Your Indemnification of Us.** You shall indemnify, defend, and hold harmless Us and Our Affiliates, and Our respective officers, directors, managers, contractors, and agents, from and against any claim made or brought against an indemnified party by a third-party based on Your use of the Services in violation of the Terms, including any damages awarded against an indemnified party and any reasonable attorney’s fees and court costs incurred by an indemnified party in connection with any such claim; provided, that We (i) promptly give You notice of the claim, (ii) give You control of that portion of the defense and settlement of the claim that relates to You (provided that You may not settle any claim unless the settlement unconditionally releases all indemnified parties of all liability), and (iii) provide You with all reasonable assistance at Our reasonable expense.
- b. **Our Indemnification of You.** We shall indemnify, defend, and hold harmless You and Your Affiliates, and Your respective officers, directors, managers, contractors, and agents, from and against any claim made or brought against an indemnified party by a third-party based on Us providing the Services (including any communication performed by Us to a tenant and the official denial of an invalid accommodation request for an Emotional Support Animal or a Service Animal) in violation of applicable law, including any damages awarded against an indemnified party and any reasonable attorney’s fees and court costs incurred by an indemnified party in connection with any such claim; provided,



1. that You (i) promptly give Us notice of the claim, (ii) give Us control of that portion of the defense and settlement of the claim that relates to Us (provided that We may not settle any claim unless the settlement unconditionally releases all indemnified parties of all liability), and (iii) provide Us with all reasonable assistance at Your reasonable expense.

9. TERM AND TERMINATION

- b. **Term of Agreement.** This Agreement commences on the date You accept it and continues until we are no longer providing You with any Services or this Agreement is terminated pursuant to Section 9.3 below.
- c. **Term of Subscriptions.** Subscriptions purchased by You commence on the start date specified in the Orders and continue for the subscription period specified in the Orders. Except as otherwise specified in Your Orders, all subscriptions shall automatically renew for additional periods equal to the expiring subscription period until this Agreement is no longer in effect. The per-Door pricing during any subscription period shall be the same as that during the prior subscription period unless We have given You written notice of a pricing increase at least 30 days before the end of such prior subscription period and You accept the price increase, in which case the pricing increase shall be effective upon renewal and thereafter.
- d. **Refund or Payment upon Termination.** Upon termination of this Agreement, You have the obligation to pay any Fees payable to Us for any subscription period or periods prior to the effective date of termination.
- e. **Termination.** A party may terminate this Agreement at any time for any reason (i) upon 30-days' written notice to the other party or (ii) if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation, or assignment for the benefit of creditors. We may also terminate this Agreement at any time upon 30-days' written notice to You.
- f. **Refund or Payment upon Termination.** Upon termination of this Agreement, We shall refund You any prepaid Fees covering the remainder of the current subscription period as of the effective date of termination. In no event shall any termination relieve You of the obligation to pay any Fees payable to Us for any subscription period or periods prior to the effective date of termination.
- g. **Surviving Provisions.** Section 5 (Orders, Fees, and Payment), 6 (Confidentiality), 7 (Disclaimer), 8 (Mutual Indemnification), 9 (Refund or Payment upon Termination), shall survive any termination or expiration of this Agreement.

10. GENERAL PROVISIONS

Who You are Contracting With. *You are contracting with Landlord Tech, Inc., a Delaware corporation with a mailing address at 950 W. Bannock Street, Suite 860, Boise, Idaho 83702. You should direct all notices under this Agreement to "CEO" at that address.*

Governing Law. You agree that the substantive laws of the Commonwealth of Pennsylvania, exclusive of its choice of law provisions, will apply to the construction and interpretation of this Agreement and also with respect to any lawsuit arising out of or in connection with this Agreement.



Venue and Jurisdiction. You further agree that the state or federal courts located within Montgomery County shall have exclusive jurisdiction of, and shall be the exclusive and correct venue for, the resolution of any dispute arising out of or related to this Agreement.

Superseding Authority. In the event that the Statement of Work conflicts with the Terms of Service, the Statement of Work will supersede in authority.

Manner of Giving Notice. Except as otherwise specified in this Agreement, all notices, permissions, and approvals hereunder shall be in writing and shall be deemed to have been given upon: (i) the following Business Day after delivery pursuant to a nationally recognized, overnight courier or (ii) the third Business Day after mailing via the United States Postal Service certified mail, postage prepaid, with return receipt requested. Notices to Us shall be addressed to the address set forth in Section 10.1.

Notices to You shall be addressed to the system administrator designated by You to Us, and in the case of billing-related notices, to the relevant billing contact designated by You to Us. By Your acceptance of this Agreement, You agree to have opted-in for the receipt of email communications pursuant to the provisions of the United States CAN-SPAM Act. You agree to provide Us with a current email address for You at all times during the term of this Agreement.

Export Compliance. Each party shall comply with the export laws and regulations of the United States and other applicable jurisdictions in providing and using the Services. Without limiting the foregoing, (i) each party represents that it is not named on any U.S. government list of persons or entities prohibited from receiving exports, and (ii) You shall not permit Users to access or use the Services in violation of any U.S. export embargo, prohibition, or restriction.

Relationship of the Parties. The parties are independent contractors. This Agreement does not create a partnership, franchise, joint venture, agency, fiduciary, or employment relationship between the parties.

No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

Waiver and Cumulative Remedies. No failure or delay by either party in exercising any right under this Agreement shall constitute a waiver of that right. Other than as expressly stated herein, the remedies provided herein are in addition to, and not exclusive of, any other remedies of a party at law or in equity.

Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to law, the provision shall be modified by the court and interpreted so as best to accomplish the objectives of the original provision to the fullest extent permitted by law, and the remaining provisions of this Agreement shall remain in effect.

Attorney Fees. You shall pay on demand all of Our reasonable attorneys' fees and other costs incurred by Us to collect any Fees due Us under this Agreement. In any action arising out of or related to this Agreement, if the defendant is determined by a court of competent jurisdiction to have prevailed regarding the action, then the defendant shall be entitled to an award of its reasonable attorneys' fees and costs of defending the action.



Assignment. You may not assign any of Your rights or obligations hereunder, whether by operation of law or otherwise, without Our prior written consent (not to be unreasonably withheld). Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, their respective successors and permitted assigns.

Entire Agreement. This Agreement, including all exhibits and addenda, constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements, proposals, or representations, written or oral, concerning its subject matter. No modification, amendment, or waiver of any provision of this Agreement shall be effective unless it is either (i) set forth in a written Addendum attached by Us to this Agreement and signed by both You and Us in writing or (ii) is otherwise signed or accepted electronically by the party against whom the modification, amendment or waiver is to be asserted. However, to the extent of any conflict or inconsistency between the provisions in the body of this Agreement and any exhibit or addendum hereto, the terms of such exhibit or addendum shall prevail.



Select Plan and Pricing Options

Pro Plan 1 - Direct Invoice (Resident Does Not See)

Monthly Platform Fee	\$ 0.75 / Door
Parsed Out Screening Fee - Monthly (per door with an animal)	\$ 3.50
Curriculum	Included
Pet Mapping	Included
*Regardless of designation - Pet, Emotional Support or Service Animal - Lindy Communities will be invoiced \$3.50 per door with an animal. The \$3.50 fee is charged as a flat fee for one unit regardless of the number of animals in the unit.	Check to select Pro Plan 1 <input type="checkbox"/>

Pro Plan 2 - Split between Property and Resident

Monthly Platform Fee	\$ 0.75 / Door
Annual Subscription Fee - (resident pays when application is complete & at renewal)	\$35 for the first pet \$20 for each additional pet
Curriculum	Included
Pet Mapping	Included
*Each additional animal will be \$20.00 per pet. Emotional Support Animals and Service Animals will not be billed for any annual subscription fees. (PP2)	Check to select Pro Plan 2 <input type="checkbox"/>

Pro Plan 3 - Direct Invoice (Resident Does Not See)

Monthly Platform Fee <500 Doors	\$ 2.00 / Door
Monthly Platform Fee 501-20,000 Doors	\$ 1.75 / Door
Monthly Platform Fee <20,000 Doors	\$ 1.50 / Door
Curriculum	Included
Pet Mapping	Included
*Lindy Communities will pay a flat fee per door per month regardless of existence of an animal or animal status. Residents will see no charges.	Check to select Pro Plan 3 <input checked="" type="checkbox"/>

BM

Contract Signature

Next Steps

To accept this offer and to begin the onboarding, please select the pricing option that best suits your needs and return to Geoff Troxel at gtroxel@ourpetpolicy.com. A 90 day *no cost* trial will commence on 1/10/2024. Ongoing services will roll over at the 90 day date unless otherwise expressed by Lindy Communities. Post pilot agreement is on a month to month basis and may be cancelled at any time with a 30 notice. ROI Guarantee.

Lindy Communities

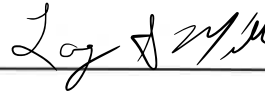


Signature

1/9/24

Date

OurPetPolicy



Signature

1/10/24

Date

OurPetPolicy ROI Guarantee Addendum

OurPetPolicy is providing a guarantee that the cost to You of Our service will provide a 100% Return On Investment (ROI) for all properties meeting the following criteria:

- Minimum \$30 monthly pet rent
- Minimum \$250 pet fee

ROI will be calculated utilizing the added incremental revenue we have generated for You from the following occurrences that convert to pets paying associated pet fees:

- Accommodation requests not approved
- Discovered, previously unknown/unauthorized animals
- Known animals previously not being charged associated pet fees

ROI is calculated as $ROI = (\text{Incremental Revenue Generated} - \text{Invoiced Cost}) / \text{Invoiced cost} * 100\%$.

Invoiced cost by plan is equal to:

- Pro Plan 1 - the monthly platform fee and parsed out screening fee
- Pro Plan 2 - the monthly platform fee (doesn't include the tenant paid annual subscription fee)
- Pro Plan 3 - the monthly platform fee

A list of pets that have contributed to the ROI calculation will be provided with the invoice.

The monthly cost will not exceed the maximum chargeable amount based on the plan in this contract.

Properties will be invoiced after the month end. Invoices are based on Net 30 payment terms.

Lindy Communities

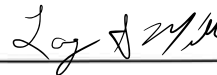


Signature

1/9/24

Date

OurPetPolicy



Signature

1/10/24

Date

OurPetPolicy ROI Guarantee Addendum Examples

ROI Example

300 units, 100% ROI Guarantee

Property Cost for this example: \$.75/unit/mo

Max monthly invoice: \$225

Example #1

Incremental Pet Revenue increased by: \$0

Invoice discounted to: \$0

*OurPetPolicy generated no revenue therefore the cost to Lindy is \$0

Example #2

Incremental Pet Revenue increased by: \$300

Invoice discounted to: \$150

*The guarantee states your cost will never exceed an amount that provides a 100% ROI. Since OurPetPolicy generated \$300 in incremental revenue for the month, the charge for the month is discounted to \$150 to assure your return is 100% ($((300-150)/150 * 100\% = 100\%)$)

Example #3

Incremental Pet Revenue increased by: \$700

Invoice: \$225

*There is no discount on the invoice for this month due to ROI exceeding 100%. The guarantee states you will never be charged more than the maximum invoice amount stated in your contract. ($ROI = (\$700 - \$225) / \$225 * 100\%$, $ROI = 211\%$).