



Contract

This agreement ("**Agreement**"), made on Dec. 12th 2019, is entered into by and between Lindy Communities ("**Managing Agent**") not personally but solely as agent for Owner of Property (as defined below) and Pineus Elevator ("**Contractor**"), for Work hereinafter defined in Exhibit A- Scope of Work ("**Exhibit A**"). Said Work to be performed at [--name of apartment community--] (the "**Property**"), a location further described in Section 2.

TERM OF AGREEMENT:

Commencement date: 6-1-17 Termination date: 5/31/22

SECTION 1. RECITALS

WHEREAS, Lindy Communities has been appointed Managing Agent of the Property and has been authorized by Owner to enter into and administer this Agreement on Owner's behalf and solely as agent for Owner, and

WHEREAS, Contractor is engaged in providing a service (as defined below) ("**Service**") for owners and managers of real estate, and

WHEREAS, Contractor wishes to provide the Service at the Property ("**Work**") on behalf of Owner and at the request of Managing Agent, said Work more particularly described on Exhibit "A."

NOW, THEREFORE, in consideration of the following mutual covenants and promises, the parties hereby agree as follows.

SECTION 2. AGREEMENT DATA AND CONTACT INFORMATION

PROPERTY NAME ("Property"): Crossings at Stanbridge
 ADDRESS: 38 Jenkins Avenue, Lansdale, Pa 19446
 VENDOR BILLING CODE: pinelev

Note: See Attachment, "Multiple Vendor Property Information" when Contractor serves more than one property in this Agreement.

SERVICE:

WORK: Service provided at the Property is more particularly described on Exhibit "A - Scope of Work," an amendment to this Agreement attached hereto and incorporated herein. In the event of any consistency between this description and Exhibit "A," this Agreement will control.

Contractor and Managing Agent hereby agree that Contractor's proposal ("Contractor Proposal") may be attached hereto as Exhibit B - Contractor Proposal, (Exhibit "B") solely for reference purposes. In the event of any inconsistency between this Agreement and Exhibit "B", this Agreement will control.

Contractor and Managing Agent hereby agree that the insurance documents required per this Agreement come attached hereto as Exhibit C - Insurance Requirements for Vendors and Contractors, (Exhibit "C"). In the event of any inconsistency between this Agreement and Exhibit "C", the amendment Exhibit "C" will control.

CONTRACTOR:

NAME Pineus Elevator Co.
 ADDRESS 901 S. Bolmar St., West Chester, Pa 19382
 TELEPHONE (office) 610-738-4350
 EMAIL SSanziani@pineuselevator.com

LICENSE NUMBER
FEDERAL I.D. NUMBER

23-2374 004

AUTHORIZED REPRESENTATIVE:

NAME
TITLE
TELEPHONE (cell)
EMAIL

Matt Pincus
Owner
mpincus@pincuselevator.com

CONTACT PERSON (if different from Authorized Representative)

NAME
TITLE
TELEPHONE (cell)
EMAIL

Tony Belluscio

LINDY COMMUNITIES INFORMATION
CORPORATE OFFICE:

MANAGER

Name: Billie Jo Schott
Cell Phone: 215-840-4089

MAINTENANCE

Name: David Weldon
Cell Phone: 215-669-5158

FACILITIES MANAGER

Name: Lori Kolchinsk
Cell Phone: 267-800-6730

SECTION 3. PAYMENT AND INVOICING

3.1 Payment. Managing Agent will pay for the performance of the Work the amount set forth in **Exhibit "A"** attached hereto, and said amount to include all applicable taxes, insurance, supervision, overhead and profit, 30 days in arrears.

In the event of any inconsistency between this Section and **Exhibit "A"**, this Section 3 will control. In addition, in the event of any inconsistency between this Section and the remainder of this Agreement, this Section 3 will control.

Managing Agent will not be required to make any payment to or at the request of Contractor until Managing Agent confirms that the Work performed by Contractor is complete and acceptable to Managing Agent. Payments made hereunder will not be deemed to be an admission or approval by Managing Agent of the sufficiency or adequacy of the Work.

3.2 **Invoicing.** See Exhibit "A" for particular instructions on invoicing.

SECTION 4. TERM AND TERMINATION

4.1 **Term.** Unless otherwise canceled pursuant to the terms of this Agreement, the term of this Agreement will commence as of the Commencement Date shown on the first page of this Agreement. This agreement will renew on a month to month basis unless terminated by either party with 30 day written notice.

4.2 **Termination**

- A. **Termination with Notice to Cure.** In the event Contractor fails to perform any obligation in this Agreement in a manner satisfactory to Managing Agent, Managing Agent may, by written notice to Contractor, specify in detail the nature of the failure to perform and provide thirty (30) days from receipt of written notice for the Contractor to cure the failure. If the failure remains uncured, in the sole opinion of Managing Agent, at the end of the thirty (30) days a 30-day notice to terminate the Agreement takes effect.
- B. **Termination with or without Cause.** With or without cause, Managing Agent may, by written notice to Contractor, terminate this Agreement upon thirty (30) days written notice for any reason or no reason including, without limitation, the sale of the property by Owner.
- C. **Termination with Cause.** In the event Contractor fails to perform any requirement, term or specification under this Agreement in a manner satisfactory to Managing Agent, then Managing Agent may, without prejudice to any other remedy it may have, upon 5 (five) days written notice to Contractor, terminate this Agreement. Without limiting the foregoing, Managing Agent may, without prejudice to any other rights or remedies of Managing Agent at law, in equity, or under this Agreement, and without any payment to Contractor, complete the Work by whatever means or method Managing Agent may deem expedient or appropriate, and all such costs will be borne by Contractor. Managing Agent may offset such amounts against payments which may otherwise be due Contractor under this Agreement.

By way of description and not by limitation, the following provides examples of Contractor's failure to perform that may trigger a notice of Termination with Cause:

- I. Suffer bankruptcy. For purposes of this Agreement, "bankruptcy" will be deemed to occur when Contractor makes an assignment for

the benefit of creditor, files a petition in bankruptcy court, voluntarily takes advantage of any bankruptcy or insolvency law, is adjudicated bankrupt or judicially insolvent, or if a petition or an answer is filed proposing the adjudication of such Contractor as bankrupt, when such Contractor will consent to the filing thereof or 60 days after the filing thereof unless the same will have been discharged, opposed or denied.

- II. Refuse or fail to supply enough properly skilled workers or proper materials to complete the Work in a time specified in this Agreement.
 - III. Fail to make prompt payment to Contractor's Personnel, hereinafter define, for labor performed on or material furnished to the job.
 - IV. Disregard or fail to comply with any Legal Requirements or other laws, ordinances, orders and safety and health regulations relating to the Work or the completion thereof.
 - V. Otherwise breach any term, condition or provision of this Agreement, whether said breach is gross negligence or otherwise.
- D. **Not entitled to payment beyond Termination.** If Managing Agent terminates this Agreement, Contractor will not be entitled to receive any further payment under this Agreement for Work performed after the termination of this Agreement or for any Work that was not performed in accordance with this Agreement.

SECTION 5. CONTRACTOR'S DUTIES

51 Contractor's Duties. Contractor will furnish all labor, supplies, materials and equipment to perform the Work at the time or times and as more particularly described in **Exhibit "A"**. Contractor will perform the Work diligently and in a first-class manner, and with regard to recommended practices with regard to safety. Contractor will use new and excellent quality supplies, materials, and equipment. Work will be performed in such a manner as to minimize (a) the possibility of any annoyance, interference or disruption to the occupants of the property and their invitees; and (b) damage to Property, any improvements on Property, or any personal property located within Property. Contractor will immediately repair in a manner and to a condition acceptable to Managing Agent, any damage caused by Contractor, or by Contractor's employees (collectively "**Contractor's Employees**") in connection with the Work to such Property improvements or personal property. In addition, Contractor will immediately repair in a manner and to a condition acceptable to Managing Agent, any damage caused by Contractor's agents, representatives, subcontractors, suppliers, materialmen, licensees, invitees, or consultants of either Contractor or its subcontractors of every tier

(collectively "**Contractor's Agents**") who provide services or materials in connection with the Work to the Property improvements or personal property. (Collectively, Contractor's Employees and Contractor's Agents are the "**Contractor's Personnel**").

Contractor must report any defects to Managing Agent in writing, before proceeding with its work. If necessary or applicable, Contractor must allow Managing Agent a reasonable time to remedy any defects. If Contractor's work is delayed by Managing Agent's requirement of time to remedy defects, any work completion date set forth in **Exhibit "A"** may be extended pursuant to this Agreement.

The Work will not be deemed complete until all debris generated by performance of this Agreement is cleaned-up and removed from Property, with Managing Agent's consent and if in compliance with all Legal Requirements (as defined in Section 5.10), placed in a trash receptacle or dumpsite designated by Managing Agent.

If applicable, **Exhibit "D"** sets forth a schedule of Work to be performed, with Contractor hereby acknowledging that Managing Agent will have the right to rely on such schedule in notifying the occupants of Property regarding such Work.

Contractor further agrees to immediately provide to Managing Agent a written update of the schedule previously provided if and when such schedule changes. Contractor recognizes that Contractor's failure to provide any such update to a schedule for the Work will constitute a material default under this Agreement.

52 Contractor's Personnel. Contractor will provide, at its sole cost and expense, any and all Contractor's Personnel as necessary to perform its duties under this Agreement. It is recognized that Managing Agent will rely upon the skill and judgment of Contractor in providing sufficient and qualified labor in Contractor's Personnel.

Contractor will comply with the following:

- A. Contractor's Personnel who enter Property will be qualified to diligently and reputably perform the Work, and will be well supervised by Contractor to ensure that all Work is performed in a first class, workmanlike manner.
- B. Contractor's Personnel will be neat, clean and acceptable to Managing Agent at Managing Agent's sole discretion. Smoking shall not be permitted except in a designated smoking area, if any. Managing Agent may optionally require some or all of Contractor's Personnel to be dressed in a uniform subject to the approval of Managing Agent.
- C. Contractor will, at its sole cost and expense, immediately transfer or release, as Contractor deems appropriate, any of Contractor's Personnel whom, with or without cause, Managing Agent finds unacceptable (as evidenced by a request from Managing Agent to remove such individual(s) from the performance of the Work). Any such transferred or released individual will be immediately substituted by Contractor with a substitute qualified individual who meets the

requirements of this Agreement.

- D. Contractor will provide, and Contractor's Personnel will carry, an identification card indicated Contractor's name, the name and photograph of the employee, and union identification, if any.
- E. Contractor will supervise and schedule Contractor's Personnel in performing the Work in accordance with this Agreement, and as more particularly described in Exhibit "A," as well as any further Work as requested by Managing Agent.
- F. Contractor is at all times and remains fully and primarily liable for any action of Contractor's Personnel.
- G. It is understood and agreed that any and all Contractor Employees are not employees of Management Agent but are employees of Contractor, who is an independent contractor. It is understood and agreed that any and all Contractor's Agents are not agents of Management Agent but are agents of Contractor, who is an independent contractor.
- H. Contractor and all Contractor's Personnel, including Subcontractor and Subcontractor Personnel, are required to procure and maintain the insurance coverages outlined in "**Exhibit C: Insurance Requirements for Vendors and Contractors**" for the duration of the contract.

53 Inspector. "To the extent Contractor is negligent." Contractor will be responsible for the supervision and direction of the Work performed by Contractor's Personnel. Managing Agent has the option to appoint an inspector ("**Inspector**") to oversee or monitor the Work at Property. Managing Agent will inform Contractor of the name of each such Inspector appointed to oversee the Work. Contractor will cooperate fully with Inspector so that Inspector is able to conduct inspections to ensure that all Work is properly performed in compliance with this Agreement.

54 Contractor's Agents. Contractor is at all times responsible for the actions and performance of Contractor's Personnel. The failure of performance by Contractor's Personnel does not relieve, release, or affect in any manner any of Contractor's duties, liabilities or obligations hereunder, and Contractor will at all times be and remain fully and primarily liable hereunder for Contractor's Personnel.

55 Independent Contractor. Contractor is an independent contractor with respect to the Work to be performed hereunder. Any and all of Contractor's Personnel will not, for any purpose, be considered employees or agents of Managing Agent. Contractor is solely responsible to direct and supervise Contractor's Personnel. Contractor has the sole and exclusive right to hire, fire, supervise and direct its employees or agents, appoint supervisors or managerial personnel, set compensation and fringe benefits, establish wages, hours and working conditions, pay and remit all withholding taxes, social security, unemployment and

other such monies as may become payable as a result of an employer-employee relationship, and in any and every other way manage the working relationship with Contractor's Personnel. Contractor will comply with all employment laws relative to its employees including, but not limited to, wage and hour laws, workers' compensation laws, immigration laws, OSHA-type laws, and any other such monies as may become payable as a result of an employer-employee relationship.

No third-party beneficiary relationship, nor any joint employer relationship, is created between Contractor's Personnel and Managing Agent.

56 Damages. Contractor will be responsible for all damages of any nature whatsoever, whether involving bodily injury, death or damages to personal or private property caused by or in connection with the Work.

57 Payment of Taxes and Contributions. Contractor will pay any and all taxes and contributions assessed against Contractor, including but not limited to, unemployment insurance, retirement or pension benefits, pensions and annuities now imposed, or hereafter imposed by any applicable law or any governmental unit, which is measured by wages, salaries, or other remuneration paid to persons employed by Contractor in connection with the Work that Contractor is required to perform and/or has performed under the terms of this Agreement. Upon request of Managing Agent, Contractor will provide copies of its payroll books and records, including payment instruments.

58 Equipment. Contractor will provide all equipment and supplies necessary to perform the Work. Contractor will provide such equipment and supplies as are appropriate, in the professional opinion of Contractor, to perform the duties in the most efficient and safest manner possible. Contractor will only use equipment and supplies for their intended uses, and will discontinue usage of any product which, in the sole discretion of Managing Agent, is inappropriate for its designated use. However, the right of Managing Agent to prohibit usage of a product will not relieve Contractor of its requirement to exercise its professional judgment.

- A. **Equipment Repair and Maintenance:** Contractor will, at its sole cost and expense, perform any and all repairs, maintenance and adjustments to equipment placed at Property in connection with the Work so as to maintain its complete and efficient operation at all times; such repairs, maintenance and adjustment will include but will not be limited to, regularly scheduled repainting/refurbishing of such equipment to maintain a new appearance.
- B. **Equipment/Material Delivery and Storage:** In each and every instance, Contractor will coordinate with Managing Agent Prior to delivery to Property of equipment and/or material used in performing the Work outlined herein. Contractor will not store equipment and/or materials on-site without written permission from Managing Agent, which permission Managing Agent may withhold in its sole and absolute discretion. Storeroom(s), if provided to Contractor in Managing Agent's sole and absolute discretion, will be kept in a neat, orderly and broom clean condition by Contractor at its sole cost and

expense. Managing Agent assumes no liability or responsibility for Contractor's equipment or materials stored, placed or otherwise brought to or onto Property.

- C. **Equipment Ratings:** All devices installed, or equipment used by Contractor will meet all federal, state and local ordinances and U.L. ratings or its equivalent standards which pertain to the use of said equipment. Contractor will maintain said equipment in accordance with the original manufacturer's specifications and in accordance with industry standard maintenance procedures.
- D. **Termination/Removal of Equipment and Materials:** Upon expiration or termination of this Agreement, Contractor will, at its sole cost, remove all of its equipment and/or materials placed at the property, leaving the area where the equipment and/or materials were located in neat, orderly and broom clean condition. Said removal will be completed no later than 11:59 p.m. Eastern Time of the same day that this Agreement expires or is terminated.

59 Insurance Requirements. Contractor and all Contractor Personnel, including Subcontractor and Subcontract Personnel agree to have and maintain the minimum requirements set forth in **Exhibit "C"** entitled "Insurance Requirements for Vendors and Contractors", a copy of which is attached hereto and incorporated herein. All policies, endorsements, certificates, and/or binders shall be subject to approval by Lindy Communities as to form and content. These requirements are subject to amendment or waiver only if so approved in writing by Lindy Communities. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

- A. **Failure to Fulfill:** Any failure to fulfill any insurance obligation contained in this Section 5.09 (or in **Exhibit "C": Insurance Requirements for Vendors and Contractors** attached hereto) will constitute a material breach of this Agreement.
- B. **Right to Examine:** Managing Agent will have the right to examine and copy, or to require duplicate originals of at all times during business hours as requested by Managing Agent, all original insurance policies and additional insured endorsements and all other endorsements secured by Contractor.
- C. **Third Party Consultant:** To the extent that Managing Agent, in Managing Agent sole and absolute discretion, designates a third-party consultant to assist in its analysis and verification of Contractor's compliance with the insurance requirements set forth herein, Contractor will cooperate fully with such third-party consultant and will provide such information as is required of Contractor pursuant to this Agreement.

510 Compliance with Federal, State and Local Law. Contractor will comply with all applicable federal, state, city, county and municipal laws, statutes, ordinances and regulations, including without limitation, any licensing, bonding and permit requirements, applicable to this Agreement and the Work to be provided herein ("**Legal Requirements**").

Contractor will be financially responsible for all the foregoing licensing, bonding and permit requirements. If such compliance is impossible for reasons beyond Contractor's control, then Contractor will immediately notify Managing Agent of that fact and the reasons such compliance is impossible. Contractor shall further comply with and give any notices required by any governmental authority including federal, state, city, county and municipal governmental bodies. In the event of Contractor's failure to comply with any Legal Requirements, Contractor will indemnify Managing Agent in accordance with Section 6.

511 Reporting. Contractor will report to Managing Agent on an "as needed" basis or promptly after Managing Agent makes such a request to Contractor, all items which Contractor or its employees recognize as being in need of repair or replacement, so that Managing Agent will be able to maintain Property in a first-class condition.

512 Non-Discrimination. Contractor, in performing the Work, will not discriminate against anyone because of race, religion, creed, color, national origin, gender, sex, familial status, disability, age, or ancestry, or any other reason set forth in law.

513 Pets. Contractor acknowledges and agrees that in no event will it bring or permit to be brought by any of Contractor's Personnel any pets or animals of any kind onto Property, other than assistance animals specially designated to assist disabled persons. This includes, but is not limited to, any animal kept in vans, pickup trucks and/or tied up on Property.

514 Alcoholic Beverages & Drugs. Contractor acknowledges and agrees that in no event will it bring or permit to be brought by any Contractor's Personnel, any alcoholic beverages or drugs onto Property, whether or not consumed on the Property. Persons consuming any such items on Property will be asked to leave and/or will be immediately removed by Contractor.

515 Community Policies and Rules and Regulations. Contractor agrees to follow the community policies of Property and the Rules and Regulations, copies of which Contractor hereby acknowledges that it has previously received. Neither Contractor nor Contractor's Personnel will loiter around the leasing office, or in any common area, or in any apartment unit while on Property.

516 Checking-in with Managing Agent. Contractor and its superintendent, on any day, must have cell phone, to which Managing Agent has access. On a daily basis, Contractor will "check-in" with Managing Agent prior to beginning that day's Work. Furthermore, Contractor will "check-out" daily at the completion of said day's Work. Any damage of any nature whatsoever, whether involving bodily injury, death, or damages to personal or private property caused by Contractor or in connection with the Work, must be immediately reported to Managing Agent verbally as well as in written form acceptable to Managing Agent before the end of the day when said damage occurred.

SECTION 6. INDEMNIFICATION

61 Indemnified Parties. Notwithstanding anything in this Agreement to the contrary, Contractor hereby covenants and agrees to indemnify, defend and hold harmless Managing Agent and Owner and each of their respective current and former general and limited partners, members, principals, affiliates, directors, officers, shareholders, beneficiaries, trustees, employees, agents, successors and assigns (collectively, the “**Indemnified Parties**”) from and against:

- A. Any claim, liability, loss, damages, cost or expense, including, without limitation, reasonable attorneys’ fees, awards, fines or judgments, arising by reason of: (1) Contractor’s default or breach of any of the provisions of this Agreement; or (2) death, bodily injury, mental anguish to persons, damage to property, whether real or personal, defective work (including, without limitation, defective materials) or in connection with the Work, whether performed by Contractor, and/or by Contractor’s Personnel, and whether such claims, liabilities, losses, damages, costs, or expenses arise in tort (including, without limitation, negligence, gross negligence, recklessness, or willful misconduct), or as a result of violations of local, state or federal laws, statutes, ordinances, regulations, common law or contract, except for those claims resulting solely from the negligence or willful misconduct of Managing Agent.
- B. Any taxes, penalties, interest and/or fines assessed by any governmental entity against Managing Agent or Owner that is connected to Contractor in performing the Work as described in this Agreement.

62 Indemnification. To the fullest extent permitted by law, Contractor agrees to hold- harmless and indemnify the Indemnified Parties, regarding any past, present, and/or future claims relating to or arising out of the Work and caused by Contractor’s negligence or willful misconduct. If a court, mediator, arbitration panel, or other body finds that Indemnified Parties are liable with respect to claims arising out of the Work and caused by Contractor’s negligence or willful misconduct, Contractor agrees to compensate Indemnified Parties for any damages awarded against Indemnified Parties. In claims against any person or entity indemnified under this Section 6.01 by Contractor or Contractor’s Personnel, the indemnification obligation under this Section shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers’ compensation acts, disability benefit acts or other employee benefit acts.

63 Release. Contractor will assume the entire and exclusive responsibility and liability as described above for any activity by Contractor’s Personnel, and will ensure that any of the Contractor’s Personnel, including as the term Contractor’s Personnel is defined, any subcontractor, will indemnify Managing Agent in the same manner as this Agreement requires Contractor to indemnify Managing Agent.

64 Warranty. The Contractor warrants to the Managing Agent that materials and

equipment furnished under the Contract will be of good quality. The Contractor further warrants that the Work will be free from defects, except for those inherent in the quality of the Work this Agreement requires or permits. Work, materials or equipment not conforming to these requirements may be considered defective.

SECTION 7. WORKS MADE FOR HIRE; CONFIDENTIALITY; TRADEMARKS; AUDIT; SURVIVAL

71 Works made for Hire. All information, reports, studies, computer programs (object or source code), customer lists, work products, works of authorship, creative or audiovisual works, and other tangible or intangible material produced by or as a result of the Work will be the sole and exclusive property of Managing Agent in its role as agent for Owner, it being intended that such material will be "works made for hire," of which Owner will be deemed the author. To the extent that notwithstanding the foregoing such material is not deemed "works made for hire" under applicable law, Contractor hereby irrevocably grants, assigns, transfers, designates, and sets over under Managing Agent in its role as agent for Owner, all right title and interest of any kind nature or description in and to such material.

72 Confidentiality. Contractor acknowledges and agrees that the tangible and intangible information obtained or developed in connection with the performance of this Agreement is deemed to be considered confidential and proprietary information ("**Confidential Information**"). Contractor will not disclose Owner's Confidential Information to any other entity or persons without Managing Agent's prior consent. Contractor will not: (i) make any use or copies of the Confidential Information except as required to provide services in connection

with the Work; (ii) acquire any right in or assert any lien against the Confidential Information; (iii) sell, assign, lease, or otherwise dispose of Confidential Information to third parties or commercially exploit such information; or (iv) refuse for any reason to promptly return Confidential Information to Managing Agent if so requested. Upon termination of this Agreement, Contractor will promptly return or, if so requested, destroy any Confidential Information in its possession (including all copies thereof) or in the possession of Contractor's Personnel. Contractor agrees to notify Managing Agent promptly and in writing of any circumstances of which Contractor has knowledge relating to any possession, use or knowledge of any portion of the Confidential Information by any unauthorized person.

73 Trademarks. Contractor acknowledges that Managing Agent in its role as agent for Owner is the sole and exclusive owner of the respective trademarks, service marks, trade names and logos of Property (together, the "**Marks**"). Contractor agrees that it will not make any use of the Marks except with Managing Agent's prior written consent. Contractor agrees and acknowledges that it will not acquire any interest in the Marks or the goodwill associated with the Marks by virtue of this Agreement or Contractor's use of the Marks. Any work product generated as a result of the Work contemplated hereunder will be deemed a "work for hire" owned exclusively by Managing Agent in its role of agent for Owner. In any event,

Contractor hereby assigns any right it may have in such work product to Managing Agent in its role as agent for Owner.

74 Audit. Contractor agrees upon reasonable request to substantiate that Contractor's billing is in conformity with the terms of the agreement and to furnish documents verifying each charge billed to Managing Agent on a time and material basis or to the extent required bylaw.

75 Survival. The provisions of this Section 7 will survive the expiration or other termination of this Agreement.

SECTION 8. LIENS AND ENCUMBRANCES

81 Liens and Encumbrances. Contractor will not, at any time, suffer or permit any lien or attachment or encumbrance to be imposed by any person, firm or corporation upon the Property or any improvements thereon, by reason of any claim or demand against Contractor, Contractor's Personnel, or otherwise. Contractor hereby agrees to indemnify, defined, and hold harmless the Indemnified Parties (as defined in Section 6 above) from and against any and all costs, losses, liabilities, claims, demands, and expenses (including, without limitation, reasonable attorneys' fees and expenses) arising from any mechanic's materialmen's or any other lien filed against the Property in connection with any labor, materials, or services furnished by or through Contractor upon or in connection with the Property.

- A. This indemnity will survive the termination of this Agreement.
- B. Contractor further agrees to execute a sworn affidavit respecting the payment and lien releases of any or all of Contractor's Personnel and a release of lien respecting the Work at such time or times and in such forms as may be reasonably requested by Managing Agent.
- C. Managing Agent will have the right to cure any liens, attachments or encumbrances in the event Contractor fails to do so and charge Contractor for any amount expended curing such items (including, without limitation, offsetting such amounts against payments which may otherwise be due Contractor under this Agreement).
- D. If required by Managing Agent: (i) executed and notarized lien waivers for material and labor in a form satisfactory to Managing Agent, must accompany each invoice for payment submitted by Contractor; and (ii) Contractor will furnish Managing Agent with sworn affidavits, Contractor's sworn statement and any other documentation as may be required by Managing Agent.

SECTION 9. ASSIGNMENTS AND SUBCONTRACTS

9.01 Assignments and Subcontracts. It is expressly understood and agreed that this Agreement is personal to Contractor and was awarded to Contractor based upon its professional skills, knowledge, and expertise. Contractor will have no right, power, or authority to assign this Agreement or any portion thereof to any third party, either voluntarily or involuntarily, or by operation of law. Contractor will have no right, power, or authority to subcontract or assign the Work or any part thereof, without Managing Agent's written approval, which may be withheld or denied in Managing Agent's sole and absolute discretion. Neither approval nor consent by Managing Agent for Contractor to enter into any subcontract or the failure or performance thereof by any such subcontractor will relieve, release or affect, in any manner, any of Contractor's duties, liabilities or obligations hereunder, and Contractor will be and remain liable hereunder to the same extent as if no subcontract had been permitted, made, or entered into. Except to the extent above indicated, all of the rights, benefits, duties, liabilities and obligations of the parties hereto will inure to the benefit of and be binding upon their respective successors and assigns.

SECTION 10. NON-RECOURSE AGREEMENT

10.01 Non-Recourse Agreement. It is expressly understood and agreed by and between the parties hereto that, notwithstanding anything contained in this Agreement to the contrary, Contractor (or any person claiming by, through or under Contractor) will have no personal recourse for the payment or performance of any obligation under, or for any claim based on this Agreement and against Managing Agent or against any other Indemnified Party under this Agreement beyond the interest of Owner in Property. Contractor hereby releases and waives all personal liability of the above-described persons and entities arising from or in any way connected with this Agreement or the Work. A negative capital account of any partner or sub-partner will not be deemed an interest of Managing Agent in Property, and recourse under this Agreement will not under any circumstances extend to any such negative capital account. Contractor acknowledges and agrees that Managing Agent would not have entered into this Agreement without the benefit of the provisions of this Section 10.

SECTION 11. ENVIRONMENTAL COMPLIANCE

11.1 No Violation of Environmental Laws. Contractor represents, warrants and covenants to Managing Agent that Contractor will at no time use or permit Property to be used in violation of any applicable laws, codes and/or regulations, including, but not limited to any laws regarding waste disposal or other environmental laws. Contractor will assume sole and full responsibility for, and will remedy at its sole cost and expense, all such violations, provided that Managing Agent's approval of all remedial actions will be first obtained in writing, which approvals will not be unreasonably withheld. Contractor will at no time use, generate, release, store, treat, dispose of, or otherwise deposit in, on, under, or about Property, any material or substance which may be hazardous or toxic as determined from time to time by any governmental body or by Managing Agent ("**Hazardous Materials**"), or permit or allow

any third party to do so, without Managing Agent's prior written consent, which may be granted or withheld in Managing Agent's sole and absolute discretion. Contractor's compliance with all applicable laws, codes and/or regulations will be at Contractor's sole cost and expense. Contractor will pay or reimburse Managing Agent for any cost or expense incurred by Managing Agent, respectively, including reasonable attorneys', engineers', and consultants' fees, to approve, consent to, or monitor the above requirements for compliance with applicable laws, codes and/or regulations, including, without limitation, above and below groundtesting.

112 Ownership and Removal of Specified Items. Any and all chemical containers, vessels or other equipment brought onto Property by Contractor will remain the property of Contractor. Upon notification from Managing Agent, Contractor will cause such items to be removed from Property and properly disposed of, in accordance with applicable laws, codes and/or regulations, and at Contractor's sole cost and expense. Contractor to leave the area where the equipment and/or materials had been located in a neat, orderly, and broom-clean condition.

113 Material Safety Data Sheets. Contractor will provide to Managing Agent any Material Safety Data Sheets ("MSDS") required pursuant to the Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 et seq.) ("OSHA"), as amended from time to time and regulations promulgated hereunder.

11.04. Owner's Right to Self-Perform. If Contractor fails to comply with the provisions of this Section #11, Managing Agent will have the right, but not the obligation, without in any way limiting Managing Agent's other rights and remedies under this Agreement, at law, or in equity, to take such actions as Managing Agent deems necessary or advisable to clean up, remove, resolve, or minimize the impact of, or otherwise deal with any Hazardous Materials on or affecting the Property due to Contractor's acts or omissions. The cost of exercising all rights will be payable by Contractor to Managing Agent upon demand.

11.05 Presence of Lead or Asbestos Containing Materials (ACM's). Managing Agent agrees to notify Contractor if Managing Agent is aware or becomes aware prior to the completion of Work of the existence of asbestos, lead, or other hazardous material in any common area, mechanical room, apartment unit, or other place in the building where the Contractor's Personnel are or may be required to perform Work. In the event it should become necessary to abate, encapsulate or remove the foregoing hazardous materials from the building, Managing Agent agrees to be responsible for such abatement encapsulation or removal, and any governmental reporting, and in such event Contractor will be entitled to (i) delay its work until it is determined to Contractor's satisfaction that no hazard exists; and (ii) reasonable compensation for delays encountered.

SECTION 12. IMMIGRATION REFORM AND CONTROL ACT, AND OFFICE OF FOREIGN ASSET CONTROL

121 Immigration Reform and Control Act. Contractor is aware of the requirements and restrictions imposed on it by the Immigration Reform and Control Act of 1986 and will comply with its applicable requirements in performing its obligations. Without limiting the foregoing, Contractor further warrants that it has (1) verified that Contractor's

Personnel are legally authorized to work in the United States for the duration of all services provided to Managing Agent; (2) required Contractor's Personnel to complete and execute Sections 1 and 2 of the DHS Form I-9; and (3) processed Contractor's Personnel through Department of Homeland Security Employment Eligibility Verification "E.E.V."

122 **Office of Foreign Asset Control.** Contractor warrants and represents to Managing Agent that Contractor is not, and will not become, a person or entity with whom Owner is restricted from doing business with under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including but not limited to, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not and will not engage in any dealings or transaction or be otherwise associated with such persons or entities.

SECTION 13. NOTICES

131 **Notices.** Any written notice made or required to be given by Contractor to Managing Agent will be addressed to the address specified in Section 2. Any written notice made or required to be given by Managing Agent to Contractor will be addressed to the address specified in Section 2.

132 **Notice Delivery.** Any and all written notices will be delivered in person, by certified or registered mail, with return receipt requested, or by reputable private courier (e.g., Federal Express, UPS), and will be deemed effective after deposited in the United States Post Office, postage prepaid, and addressed as above provided, or when delivered (or when delivery is attempted). The parties hereto may, by notice in writing, designate another address to which notice will be given pursuant to this Agreement.

SECTION 14. MISCELLANEOUS

141 **Waiver.** No provision of this Agreement will be deemed waived unless waived in writing by the party benefitted by such provision. Any failure of Contractor or its insurer to comply in full with any provisions of this Agreement and any failure by Managing Agent to enforce the provisions of this Agreement will in no way constitute a waiver by Managing Agent of any contractual right hereunder, unless such waiver is in writing and signed by Managing Agent.

142 **Severability.** In the event that any provisions of this Agreement should be held to be void, voidable or unenforceable, the remaining portions hereof will remain in full force and effect.

143 **Amendments.** This Agreement may be modified only in writing signed by the

parties.

144 Choice of Law. The laws of the State of Pennsylvania, as well as the local laws of the county and municipality wherein the Property is located, will govern this contract.

14.05. Advice of Consultants. Contractor represents that it has reviewed this Agreement, including all exhibits (including, without limitation, the scope of the Work to be performed pursuant to this Agreement) with attorneys, accountants, advisors, and such other consultants of Contractor as Contractor deems necessary and appropriate. The parties agree that the fact that one or the other has drafted and prepared this Agreement will not result in any provision of this Agreement being construed against such drafting party.

146 Time of the Essence. Time is of the essence with respect to the performance of all obligations under this Agreement.

147 Entire Agreement. All negotiations and agreements are merged herein, and there are no provisions, covenants, or other agreements between the parties other than those contained herein or incorporated herein by reference. This agreement is the entire agreement between the parties hereto with respect to the subject matter hereof.

148 Rights of Enforcement. The parties agree that despite the fact that Owner and the Indemnified Parties are not signatories to this Agreement, the Owner and the Indemnified Parties will have an independent right to enforce the indemnification (Section 6) and any other provisions of this Agreement that are for the express or implied benefit of such parties.

149 Force Majeure. Under no circumstances will either party be liable for any loss, damage or delay due to any cause beyond either party's reasonable control including but not limited to acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, weather damage, flood, earthquake, riot, civil commotion, war, or act of God.

1410 Limitation of Liability. Under no circumstance will Managing Agent or Owner be liable for any special, indirect, liquidated, consequential or any other type of damages of any kind. Damages are limited to direct damages and capped by the amount of compensation Contractor is to receive pursuant to the Agreement.

14.11. Sale of Building. In the event during the term of this Agreement, Property should change ownership, Managing Agent in its role as agent for Owner may assign the contract as part of the sale. Notwithstanding the above, as set forth in Section 4.02(B), Managing Agent will have the right to cancel the contract upon sale by providing thirty (30) days written notice of termination.

INTENDING TO BE LEGALLY BOUND, the parties hereto have executed this Agreement as of the date set forth above.

MANAGING AGENT (LINDY COMMUNITIES), solely as Agent for Owner

By:

Frank Lindy

Signature:

[Signature]

Title

President
Lindy Communities

CONTRACTOR

Authorized signatory:

By: (*printed name*)

Matthew Pincus

Signature:

Matthew Pincus

Title:

President



PINCUS ELEVATOR FullCoverage System™ SERVICE AGREEMENT

Date: 5/3/2017

To: Ms. Billie Schott, NALP
Property Manager
Crossings at Stanbridge
38 Jenkins Avenue
Lansdale, Pa. 19446
bschott@comehometolindy.com

Co. 1.17

Elevator Location: Crossings at Stanbridge, 38 Jenkins Avenue, Lansdale, Pa. 19446

Equipment Description:

<u>Number of Units</u>	<u>Manufacturer</u>	<u>Type of Unit(s)</u>
Two (2)	Cemco	#1 and #2 Passenger Hydraulic

PINCUS ELEVATOR MAINTENANCE

We propose to furnish The Pincus FullCoverage System™ Maintenance program on the Units described above. Pincus FullCoverage System™ Maintenance program is complete coverage of your entire elevator system. Providing scheduled FullCoverage System™ preventive maintenance will prolong the equipment's life.

Under this agreement, we will maintain the entire elevator units listed above on the following terms and conditions.

PERFORMANCE

- Preventative maintenance visits will be performed: Every other month.
- Regular time service calls during normal working hours.

Extent of coverage

- We will use trained personnel directly employed and supervised by us. They will be qualified to keep your equipment lubricated and adjusted, and they will use all reasonable care to maintain the entire elevator equipment in proper and safe operating condition. Our maintenance will include examinations, lubrication, adjustment, cleaning and when conditions warrant due to normal usage and wear, repair or replace the following:
- Elevator machines, motor generators, entire power unit, pump unit, oil control valves, solid state motor control units, controller components, machine brakes and all related parts including:
- Hoist motors, selectors, selector motors, selector tapes, worms and gears, bearing, v-belts, pump motor, pump, relief valve, lowering and check valves, pilot valve, rotating elements, brake magnet coils, brushes and commutators, brake shoes, linings and pins, windings and coils, contacts and relays, resistors and transformers, solid state devices, dispatching equipment, timing devices and computer devices.
- Keep guide rails properly lubricated except where roller guides are used. Replace guide shoe gibs or rollers, when conditions warrant, providing smooth and quiet operation.
- Repair or replace traveling cables when in our judgment conditions warrant.

Pincus Elevator Co., Inc.
FULL MAINTENANCE SERVICE AGREEMENT
Since 1953

- Replace signal lamps as required, during regular examinations only, except where building maintenance personnel have jurisdiction.
- Furnish lubricants compounded to our specifications.
- Periodically examine, clean, lubricate, adjust and when conditions warrant due to normal wear, repair or replace the following: Door operator parts, car door hangers, door protective devices, interlocks and door closers, buffers, over-speed governors, car and counterweight safeties, limits, direction and slowdown switches, leveling units, alarm bells, car operating devices, cam assemblies and motors, door gibs.
- Periodically examine all hoisting ropes, equalize tension. Replace when in our judgment conditions warrant.
- Examine and when in our judgment conditions warrant re-groove or replace all sheaves, all sheave assemblies including drive sheaves, governor tension sheaves, deflector sheaves and compensating sheaves.
- Periodically clean elevator hatch equipment, including rails, door hangers, tracks, hatchway switches, car top, buffers, pits and machine rooms.
- Periodically examine guide bearing, packing gland, casing gasket, piston and hydraulic fluid. Repair or replace as necessary.
- Periodically examine brake, dismantle plunger assembly, replace worn parts, clean lubricate, reassemble and adjust same.
- Included is the cleaning of the machine room, hoistway, top of car, pits and controllers.

CONSIDERABLE WEAR ITEMS

The items listed below show considerable wear due to their age, obsolete parts or technical support is no longer available. To provide you with maximum service, we are accepting them in their present condition and we will maintain them in our effort to extend their life with the understanding that you will pay, in addition to the base price, for these items if or when their replacement is needed. We will submit a separate proposal for your review at that time:

<u>UNIT NUMBER</u>	<u>TYPE OF EQUIPMENT</u>
Elevator #1	N/A
Elevator #2	N/A

PARTS INVENTORY

We will during the term of this Agreement maintain a supply of frequently used replacement parts and lubricants selected by Pincus to meet the specific routine requirements of the Units. Any replacement parts stored in the machine room remain our property until installed in the Units. We further agree to maintain a supply of routine replacement parts available for express delivery in case of emergencies.

QUALITY CONTROL

We will periodically conduct field audits of our personnel and the Units to maintain quality standards. Pincus field engineers will provide technical assistance, technical information, and Code consultation to support our maintenance.

Pincus Elevator Co., Inc.
FULL MAINTENANCE SERVICE AGREEMENT
Since 1953
SAFETY TESTING

Periodic testing is required in the state of Pennsylvania, New Jersey and Delaware. The required tests consist of full load and no load safety tests on cabled traction elevators and full and no load pressure tests on hydraulic elevators. The tests are performed at one year, three year and five year intervals. These tests are witnessed by a third party authorized inspector and will be performed per current code and governing authority. The cost of any fees related to the third party inspector is the responsibility of the owner. These referenced tests are included as noted below. If no boxes are checked testing is not included under this agreement. You will be provided a separate proposal to perform any tests which are not covered under this agreement when they are due.

SAFETY TESTS – TRACTION ELEVATORS

We will periodically examine safety devices and governors of the Units. The following test(s) are covered under this agreement.

- ☐ Annual no load test of the car and counterweight safeties, over-speed governors and car and counterweight buffers.
- ☐ Five year full load, full speed test of safeties, over-speed governors, and car and counterweight buffers. If required, the governor will be recalibrated and sealed for proper tripping speed. 125% brake test will also be performed.
- ☒ Not applicable to the type of units covered under this agreement.

SAFETY TESTS – HYDRAULIC ELEVATORS

The following test(s) are covered under this agreement.

- ☒ We will conduct an annual no load test and annual pressure relief valve test
- ☐ We will conduct the three (3) year no load test and annual pressure relief valve test
- ☐ Not applicable to the type of units covered under this agreement.

ITEMS NOT INCLUDED

We assume no responsibility for the following items which are not covered under this agreement: Car enclosures and floor covering, cab doors or gates, panels, mirrors and handrails, hoistway door hinges and hardware, panels, frames, gates and sills, light fixtures and bulbs, fans, cover plates for signal fixtures and operating stations, smoke detectors, obsolete equipment, rust to equipment due to water or weather, software, software programs, changes to program or software, computer chips, computer and microcomputer devices, such as terminal keyboards and display units. Power feeders, switches and their wiring and fusing, power fluctuations of more than 5%, buried conduits, cylinders, casings, buried piping and cylinders, communications and music systems, car heaters and air conditioners, cleaning of cab interiors and sills, and rail alignments, emergency car lights and all batteries, alarm bells, phones and phone lines.

SHARED RESPONSIBILITY

You will provide us with reasonable access, during normal business hours, and as necessary at other times on an emergency basis to the equipment to facilitate our service and provide a reasonably safe work place for our technicians. We have the responsibility to examine, lubricate, adjust, clean and when conditions warrant due to normal usage and wear, make repair or replacements required under this agreement which is due to ordinary wear and tear only. You agree to remove and remediate any waste or hazardous materials in accordance with applicable laws and regulations.

If any Unit is malfunctioning or is in a dangerous condition, you agree to immediately notify us using the **Pincus 24-hour Live Call Center**. Until the problem is corrected, you agree to remove the Unit from service and take all necessary precautions to prevent access or use. You agree to properly post, maintain, and preserve any and all instructions or warnings to passengers in connection with the use of any Units.

Pincus Elevator Co., Inc.
FULL MAINTENANCE SERVICE AGREEMENT
Since 1953

CLARIFICATIONS

The prices and services as outlined herein are based upon the purchaser furnishing to PINCUS ELEVATOR CO., INC. legible current wiring diagrams for the equipment to be serviced unless the elevators were installed by Pincus Elevator Co., Inc. We have the responsibility to make only those replacements, adjustments and repairs required under this agreement, which are due to ordinary wear and tear. We are not required to make adjustments, repairs or replacements necessitated by any other cause, including, but not limited to, obsolete equipment, accidents, vandalism, misuse, repairs by others or upgrades of the equipment. In the event adjustments, repairs or replacements are necessary due to such causes, they will be charged at our regular rate plus materials.

We shall not be required to make tests (other than those specified previously) or to install new attachments on the elevator(s) as recommended or directed by insurance companies or government, state, municipal or other authorities. You agree that you will not permit others to make alterations additions, adjustments, repairs or replacements to the equipment. We will not be required to make any repairs or replacements necessitated by these tests, inspections or failures detected during or due to such tests, inspections or any equipment including buried or unexposed hydraulic cylinders or piping. You assume responsibility for the cost of correcting all elevator code violations and existing conditions on the date we enter into this agreement unless stated on page one.

We will not be responsible for any loss, damage, detention or delay, caused by strikes, lockouts, labor troubles or disputes, fire, explosion, theft, earthquake, severe or unusual weather conditions, obsolete equipment, shortage of material or workers, failure to act on part of either party's suppliers or sub-contractors, governmental orders, acts of Gods, or any other cause beyond our reasonable control.

Possession of the equipment shall remain with you and your normal responsibility and liability as owner, lessor, lessee, possessor or custodian of equipment. We will not be liable for damages of any kind in excess of annual price of this agreement, nor will we be liable at any time for special, indirect, incidental or consequential damages.

If this Agreement is terminated prematurely for any reason, other than our own default, you agree to pay as liquidated damages, and not as a penalty, one-half (50%) of the remaining amount due under this Agreement. Should this Agreement be accepted by you in the form of a purchase order, the terms and conditions of this Agreement will take precedence over those of the purchase order.

DIAGNOSTIC/SERVICE TOOL

Should conditions arise requiring the use of an OEM diagnostic tool Pincus, we will promptly notify you. You agree, in such event, to promptly contact the OEM for diagnostic service and repair. You will be responsible for all costs related to such service and repair. You further agree that we shall not be responsible for any delays, damage, costs or claims associated with you or OEM's failure to timely provide a diagnostic tool and you will indemnify, defend and hold us harmless from any such delays, damage, cost or claim.

HOURS OF SERVICE, RATES AND OVERTIME

All work to be performed during our regular working hours of our regular working days; 8:00 am to 4:30 pm, Monday through Friday. Overtime service calls outside of regular working hours will be billed at our standard rates and include travel time and time spent on the job.

Included in this agreement are: Regular time service calls, should trouble develop with the equipment between regular preventive maintenance visits. For calls placed after 3:00 pm for same day service, overtime charges could occur if service extends past our regular working hours.

CONTRACT PRICE

Three Hundred and Eighty Dollars (\$380.00) Per month, plus 6% tax (\$22.80) = \$402.80 payable monthly

Pincus Elevator Co., Inc.
FULL MAINTENANCE SERVICE AGREEMENT
Since 1953
PAYMENTS

Beginning on the Effective Date below, payments will be due and payable on or before the first day of each month this agreement is in effect. The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law. In addition to the agreed price, you shall pay to us any future applicable tax imposed on us, our suppliers or you in connection with the performance of the work described. Agreements with payments thirty days in arrears may be subject to a delay in service.

PRICE ADJUSTMENT

This price is subject to reconsideration and adjustment on a yearly basis in which this agreement is in force, this adjustment to be based on the prevailing cost of labor and materials at that time. However, the contract price per month for the services described herein is subject to, at any time, a fuel surcharged based on the prevailing cost of fuel should it exceed \$4.00 per gallon.

TERMS

JRH
This agreement is effective for five (5) years based on the effective date below and is non-cancelable. To ensure continuous service, ~~this agreement will not be automatically renewed~~ for successive five (5) year periods, unless owner or management timely serves written notice upon the other party of its intention to renew. Notice shall be either signed agreement or sent by certified mail, return receipt requested to the address set forth on page 1 of this agreement.

In the event that you sell the building or your interest is terminated prior to the expiration of this Agreement, you agree to assign this Agreement to the new owner or successor and to cause the new owner to assume your obligations under this Agreement. If the new owner or successor fails to assume your obligations under this Agreement, then you agree to pay to Pincus all sums due for the unexpired Term.

This agreement, when signed and accepted by the purchaser below and approved by an authorized representative of the Pincus Elevator Co., Inc., shall constitute exclusively the contract between the parties, and all prior representatives or agreement, whether written or verbal, not incorporated herein are superseded.

EFFECTIVE DATE: 6-1-17 ← Please complete start date
*Please note effective date if not included in the contract.

CUSTOMER ACCEPTANCE: The foregoing contract is hereby signed & accepted in duplicate.

Respectfully submitted,
PINCUS ELEVATOR CO., INC.

Signature: *Lori Kolinchak*

Signature: *Matthew Pincus*

Title: Regional Mgr.

Name and Title: Matthew Pincus, President

Date: 5-4-17

Date: May 3, 2017

Print Name: Lori Kolinchak

Pincus Elevator Co., Inc. Acceptance

Firm Name: Lindy Communities

Accepted: *Matthew Pincus*

E-mail: _____

Name and Title: Matthew Pincus, President

Date: 5/4/17

