

AMENDMENT TO SERVICE CONTRACT

AND NOW, this January 2, 2020, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and A. Amendt Pest Control Co., Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about March 28, 2018 ("Contract");

WHEREAS, the termination date on the first page of the Contract states that the Contract will terminate on March 31, 2019; and

WHEREAS, the parties desire to extend the Contract and change the termination date to December 31, 2022.

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

1. The recitals set forth above and the Contract referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment.

2. The termination date of the parties' Contract is changed to December 31, 2022.

3. Exhibit A is revised as per the attachment.

4. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.

5. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

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

MANAGING AGENT:

LINDY COMMUNITIES

By: Brian Kroker
Signature: Brian Kroker
Title: COO

CONTRACTOR:

A. Amendt Pest Control Co. Inc.

By: John Di Domenico
Signature: John Di Domenico
Title: Sales Manager

Exhibit A



300 NORTH CHESTER PIKE ■ GLENOLDEN, PA 19036-1317

610-522-8801 ■ FAX: 610-522-8336 ■ SERVICE@AAMENDT.COM

SERVICE AGREEMENT

December 30, 2019
Lindy Property Management
Attn: Brian Kroker
309 York Road Suite 211
Jenkintown, PA 19046

Re: All Properties

Dear Brian,

Thank you for your continued confidence in our services for Lindy Property Management. The following proposal is based on our recent discussion of your pest control needs and describes your services in detail.

SERVICE SPECIFICATIONS BENEFITS OF USING AMENDT PEST CONTROL GENERAL TERMS AND CONDITIONS FEE SCHEDULE AND AGREEMENT

We are confident that we have provided the highest quality services available for a reasonable investment.

Cordially,

John DiDomenico
Sales Manager

EXPERIENCE ■ VALUE ■ INTEGRITY ■ WARRANTY



"GREEN"
PEST SERVICE



Bed Bug Dog Inspections
Bed Bug Heat Control
Mosquito And Tick Yard Guard Programs



SERVICE SPECIFICATIONS

ROUTINE SERVICES

SERVICE WILL BE RENDERED ACCORDING TO THE ATTACHED SCHEDULE FOR EACH BUILDING.

EXTERIOR BAIT STATIONS WILL BE INSPECTED, REPLENISHED AND THE BAR CODES WILL BE SCANNED FOR SERVICE VERIFICATION ONCE PER MONTH.

EACH PROPERTY WILL BE ALLOWED A SET AMOUNT OF UNITS UPON REQUEST ACCORDING TO THE ATTACHED SCHEDULE. THERE IS A \$10 FEE FOR EACH ADDITIONAL UNIT.

DOOR HANGERS WILL BE LEFT AT EACH UNIT THAT RECEIVES SERVICE.

COMMON AREAS WILL BE TREATED ONCE PER MONTH.

A LOG BOOK WILL BE MAINTAINED IN THE OFFICE TO TRACK PEST ACTIVITY THROUGHOUT THE PROPERTY.

YOU WILL RECEIVE DOCUMENTATION OF EACH SERVICE THAT INCLUDES INFORMATION REGARDING CHEMICAL USAGE, PEST ACTIVITY, AS WELL AS ANY RECOMMENDATIONS THE TECHNICIAN MAY HAVE CONCERNING STORAGE PRACTICES, SANITATION OR STRUCTURAL DEFICIENCIES.

BENEFITS OF USING AMENDT PEST CONTROL

FAMILY OWNED AND OPERATED SINCE 1955

A. Amendt Pest Control Co., Inc. has been servicing the tri-state area for half of a century. The company was started by John and Phyllis Amendt in 1955. The standards of high quality service and integrity that got their business started are still maintained today by the Amendt family.

FULL SERVICE COMPANY

A. Amendt Pest Control Co., Inc. is a full service pest control company. We provide commercial and residential services including wildlife trapping, termite treatments and bird exclusion. One call to our office will resolve any pest problem you may encounter.

FREE EMERGENCY RESPONSE

Amendt understands that the need for service may arise between your regularly scheduled visits. If an emergency for a pest covered in this agreement should arise and it is reported to our office before noon we will respond before the end of the business day. If the problem is reported after noon we will respond by the next business day at no additional charge to the client.

TECHNOLOGY AND TRAINING

A. Amendt Pest Control Co., Inc. invests in the quality of your service. We are constantly communicating with our suppliers industry experts to educate our staff throughout the year. This allows us to use the most cutting edge materials, methods and technology at your location. Our industry is constantly evolving. Our company is also constantly evolving and using the best tools available to solve your problems.

INTEGRATED PEST MANAGEMENT (IPM)

Pest Control is more than chemical applications. It is cooperative integration of housekeeping, building design, sanitation, exclusion, good storage practices, monitoring, trapping, chemical control and communication between you and your pest control professional. Our technicians are constantly educated on better ways to solve pest problems using the IPM philosophy.

GENERAL TERMS AND CONDITIONS

PESTS COVERED:

This agreement covers the control rodents and insects on the exterior of the property only. The interior of the units are not covered under this agreement. The agreement excludes all wood destroying insects, bed bugs and wildlife of any kind.

TERM OF AGREEMENT:

Service Agreements are binding on both parties for three years. During this time, A. Amendt Pest Control Co., Inc. agrees to provide service as described in this agreement with no more than a two percent increase in fees in the third year. The client agrees to maintain service for three year period. The agreement will continue after the three year period on a month to month basis.

PESTICIDE APPLICATION

All pesticides used are EPA approved and will be applied in strict accordance with label direction and restrictions.

EQUIPMENT REPLACEMENT:

Replacement of damaged or missing equipment originally installed by A. Amendt Pest Control Co., Inc. will be replaced and the client will be charged accordingly if equipment is damaged due to the fault of the client or contractors. One case of twelve Mouse master traps \$265. Exterior anchored and locked bait station \$38 each Installed

CLIENT SATISFACTION:

If at any time during the three year term of this agreement the customer is dissatisfied with the results of service, the agreement can be cancelled providing the following conditions have been met by the customer: The customer must notify A. Amendt Pest Control Co., Inc. in writing of their dissatisfaction with the results of the service and give A. Amendt Pest Control Co., Inc. a thirty-day period in which to correct the conditions. The customer must have complied with A. Amendts recommendations concerning structural or sanitation deficiencies that are conducive to the pest problem in question. After meeting these requirements the customer is still dissatisfied the customer may cancel the agreement with thirty days written notice.

FEE SCHEDULE AND AGREEMENT

PROPERTY	FREQUENCY	# UNITS	#EXTERIOR	MONTHLY FEE
7400 Roosevelt	Weekly	15	14	\$500
Academia	2 x month	15	2	\$290
Stanbridge	2 x month	5	0	\$275
Elkins Park	2 x month	3	0	\$90
Eola	2 x month	4	5	\$120
Fountain	2 x month	5	9	\$140
Haverford	2 x month	15	12	\$375
Joshua	Weekly	10	44	\$500
Longwood	2 x month	7	12	\$225
Meadowbrook	Weekly	7	0	\$300
Overlook	2 x month	3	0	\$90
Regency	2 x month	7	11	\$165
Rosedale	2 x month	5	4	\$90
Sedgewick	2 x month	6	10	\$140
The Park	2 x month	7	5	\$230
York South	2 x month	22	6	\$400
Warrington	2 x month	12	19	\$330

Westgate	2 x month	5	13	\$150
York North	2 x month	22	6	\$400
Mt Airy Arms	2 x month	5	4	\$100
Gardens	2 x month	5	4	\$100
Overlook	2 x month	5	4	\$100
Willowbend	2 x month	5	4	\$100
Gateway	Weekly	20	44	\$675
450 Green	Weekly	25	40	\$675
Enclaves	1 x month	5	0	\$125
Piazza	1 x month	7	0	\$165
Bromley House	1 x week	12	20	\$350
Olney Plaza	2 x month	12	0	\$250

Total Monthly.....\$7,450.00

FEE SCHEDULE AND AGREEMENT

The terms of this agreement will include all items covered in the proposal dated December 30, 2019.

The agreement is binding on both parties for a period of three years. During this time, A. Amendt Pest Control Co., Inc. agrees to provide services as described in this proposal with no more than a two percent increase in fees in the third year.. Lindy Property Management agrees to maintain services for three years. Service agreements will continue after three years on a month to month basis. The client agrees to pay all invoices as provided in this agreement and to assume attorney fees and court costs which may be necessary to collect fees due to the company.

Monthly Fee.....\$7,450.00 plus tax

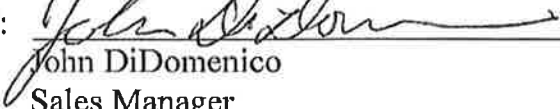
A five percent discount is granted for year in advance payment.
Initial here _____ to take advantage of the discount.

ACCEPTED FOR: Lindy Property Management

ACCEPTED BY: _____

DATE: _____

ACCEPTED FOR: A. Amendt Pest Control Co., Inc.

ACCEPTED BY: 
John DiDomenico
Sales Manager

