

AMENDMENT TO SERVICE CONTRACT

AND NOW, this January 13, 2022, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Custom Pest Solutions, LLC (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about November 11, 2020 ("Contract");

WHEREAS, the termination date on the first page of the Contract states that the Contract will terminate on November 30, 2021; 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 and will automatically renew each year on the termination date for a twelve (12) month period unless terminated by either party giving thirty (30) days' notice before the end of any renewal term. Section 4.1 of the Service Contract is stricken in its entirety.
3. The parties are adding an additional scope of work for Bromley, Regency, and Eola, as detailed in Exhibit A.
3. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

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

PROPERTY NAME:

MANAGING AGENT:

LINDY COMMUNITIES

Brian Kroker

By: Brian Kroker

Date: 1/14/22

Title: COO

CONTRACTOR:

Custom Pest Solutions, LLC

Thomas Silvestrini

By: Thomas Silvestrini

Date: 1/14/22

Title: President

CPS Custom Pest Solutions, LLC
"Your Full Service Pest Control Company"

January 10, 2022

Lindy Communities – East Oak Lane Communities
6901 Old York Rd. A-107
Philadelphia, PA 19126
Attn: Felicia Howell

RE: Pest Control Service to Bromley House, Eola Park & Regency House

Dear Felicia:

Thank you for allowing me the opportunity to propose a bid for your pest control needs at Bromley House, Eola Park & Regency House.

Bromley House – 6901 Old York Road, Philadelphia PA 19126

Weekly pest control service will consist of service to up to 8 units directed to us by management. Each service visit also includes inspection and service to the trash rooms on each floor and service to all common areas and any other areas directed to us by management. All exterior rodent bait stations will be serviced on a 1 time per month basis. I was informed that the building is experiencing issues with rodent activity. If this proposal is accepted, my approach to this issue, which has worked well at some of your other properties such as Gateway Towers and The Enclaves, would be to start with the installation of excluder rodent proof door sweeps to exterior doors that exhibit large gaps at the bottoms of the doors, more than ¼ inch, to prevent rodent entry to the building. During our inspection, we took note of large gaps allowing rodents easy access into the trash rooms. Once the rodent has entered that area, they can gain access into the building through electrical chases. Physical exclusion is the most effective form of rodent control. Regarding the 1st floor hallway drop ceilings, my intentions would be to have those areas baited with a soft palatable rodent bait, in an effort to have the rodents encounter our bait prior to entering the building. If this proposal is accepted, we will perform this service at no additional charge. When servicing units, ovens and refrigerators will be pulled from the walls and inspected for droppings and any openings in the wall, which would allow for rodent harborage. If any unit is experiencing a chronic issue, we will request that maintenance remove the dishwasher so that the area can be inspected for possible openings in the wall. If openings are found, they will be injected with a rodent tracking powder, and any openings 1 ½ inches or less will be sealed with either copper wool or a caulk like material called Rodent Stop. This caulk is designed specifically for rodent exclusion. Also, the voids under kitchen cabinets in the area where the toe plate is located will be injected with tracking powder, as these voids commonly harbor rodent activity. We will integrate between snap traps and glue boards. We took note during our inspection, that each unit contains 2 access panels which are currently not being inspected or treated when a unit is experiencing rodent activity. These access panels are commonly used runways by rodents and should be treated when

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a unit is having a rodent issue. Any units experiencing heavy rodent activity will receive a follow up inspection and service the following week to ensure that the issue has been resolved. I also took note that the base of the elevator pit had collected some debris which we would request be cleaned out to prevent rodents from harboring in that area.

When servicing units for reported insect activity, we will integrate between the use of residual sprays, insect gel bait, crack & crevice and pheromone monitors. Any units found to have a high infestation will be scheduled for a follow up treatment the following week to ensure that the issue has been resolved.

The investment for this proposed weekly pest control service will be \$120.00 plus tax per service visit. Any units requiring service after the allotted 8 will be charged \$12.00 plus tax per unit.

Regency House – 6301 N. 10th Street, Philadelphia PA 19141

2 times per month pest control service will consist of service to up to 5 units directed to us by maintenance. Each service visit will also include inspection and service to all common areas and any other areas directed to us by management. At the time of our inspection, we took note that the building has no exterior rodent bait stations. It was reported to us that this building is having a rodent issue, and it is my recommendation to place 4 Evo rodent bait stations in the front of the building, and 4 around the back of the building, and 1 at each trash corral. All exterior rodent bait stations will be inspected and serviced on a 1 time per month basis. Regarding exterior doors with gaps more than ¼ inch in size, we will recommend the installation of a rodent proof excluder door sweep. Rodent and insect control measures to units will be performed in the same manner as mentioned in the Bromley House proposal.

The investment for this proposed 2 times per month pest control service will be \$85.00 plus tax per service visit. Any units requiring service after the allotted 5 will be charged \$12.00 plus tax per service visit. The investment for the purchase and installation of the proposed 10 Evo exterior bait stations will be \$250.00 plus tax.

Eola Park – 6344 N. 8th Street, Philadelphia PA 19126

2 times per month pest control service will include service to up to 3 units directed to us by management. Each service also includes inspection and service to all common areas and any other areas directed to us by management. 1 exterior Evo rodent bait station will be installed at the trash corral at no extra charge and will be serviced on a 1 time per month basis. Rodent and insect control measures to units will be performed in the same manner as mentioned in the Bromley House proposal.

The investment for this proposed 2 times per month pest control service will be \$55.00 plus tax per service visit. Any units requiring service after the allotted 3 will be charged \$12.00 plus tax per service visit.

A log book will be provided for record keeping purposes, and our technician will check in with the manager at Bromley at each service visit.

Bed Bug pricing is as follows:

Inspections: \$50.00

Studio: \$450.00 plus tax

1 Bedroom: \$475.00 plus tax

2 Bedroom: \$500.00 plus tax

3 Bedroom: \$600.00 plus tax and up depending on conditions

Bed bug treatments include an initial intensive treatment and 2 follow up inspections and treatments in 7-10 day intervals. Treatments also include a 30-day warranty from the date of the final treatment.

Please review this proposal, and feel free to contact me with any questions you may have.

Thank you in advance for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read "Thomas Silvestrini", with a stylized flourish at the end.

Thomas Silvestrini
President