

## AMENDMENT TO SERVICE CONTRACT

AND NOW, this January 24, 2022, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Shearon Environmental Design Company, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about March 14, 2019 ("Contract");

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

1. The recitals set forth above and the Contract referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment.
2. The 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. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. The Parties are modifying the pricing for Meadowbrook and Towers at Wyncote as per Exhibit A.
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.

PROPERTY NAME:

MANAGING AGENT:

LINDY COMMUNITIES

Brian Kraker

By: Brian Kraker

Date: 3/7/22

Title: COO

CONTRACTOR:

Anthony Haughey

By:

Date: 3/3/22

Title: Vice-President

Exhibit A

Shearon  
Environmental  
Design  
Company, Inc.

October 25, 2021

C22026R1  
MM

Corporate  
5160 Militia Hill Road  
Plymouth Meeting, PA 19462  
610.828.5488 Phone  
610.828.9164 Fax  
www.shearondesign.com

Brian M. Kroker, Chief Operation Officer  
Adrinne Rose, General Manager  
Lindy Property Management Company  
309 York Road, Suite 211  
Jenkintown, PA 19046

**Re: 2022 Landscape Maintenance Contract for Meadowbrook**

Dear Adrinne,

The following is a proposal which Shearon Environmental Design Company is submitting regarding; 1) the work to be done; 2) the number of times each service is estimated to be performed at the above-named site; and 3) the terms and conditions applicable to both SEDCO and the above mentioned party.



**Services to be Performed and Estimated Occurrences**

Mulch bed maintenance.	<b>\$2,750.00</b>
<ul style="list-style-type: none"><li>• Round-up and hand weeding as necessary</li><li>• Estimated season's occurrences (10) @ \$275.00</li></ul>	
Spring clean-up and edge beds	<b>\$6,180.00</b>
<ul style="list-style-type: none"><li>• Estimated season's occurrences (1) @ \$6,180.00</li></ul>	
Apply (150) cu yd double shredded hardwood mulch	<b>\$7,725.00</b>
<ul style="list-style-type: none"><li>• Spring application</li><li>• Estimated season's occurrences (1) @ \$ 7,725.00</li></ul>	
Pre-M application for mulch beds	<b>\$357.00</b>
<ul style="list-style-type: none"><li>• Ronstar</li><li>• Estimated season's occurrences (1) @ \$357.00</li></ul>	
Sidewalk and curb edging and debris removal	<b>\$2076.00</b>
<ul style="list-style-type: none"><li>• Estimated seasons occurrences (6) @ \$ 346.00</li></ul>	
Grass cutting, rotary trimming and removal of all debris on turf area prior to each cutting	<b>\$45,720.00</b>
<ul style="list-style-type: none"><li>• Estimated season's occurrences (24) @ \$1,905.00</li></ul>	
Leaf removal from all turf areas and shrub beds	<b>\$6,864.00</b>
<ul style="list-style-type: none"><li>• Estimated season's occurrences (2) @ \$3,432.00</li></ul>	
Planting annuals - Summer	<b>\$5,855.00</b>
<ul style="list-style-type: none"><li>• May</li><li>• (125) flats</li></ul>	

West Chester  
340 Boot Road  
Downingtown, PA 19335  
610.269.9110 Phone  
610.644.5530 Fax

Voorhees  
902 Cooper Road  
Voorhees, NJ 08043  
856.424.1727 Phone  
856.424.5679 Fax

Princeton  
337 Route 31  
Hopewell, NJ 08525  
609.466.0666 Phone  
609.466.4680 Fax

Planting Pansies – Fall	\$5,150.00
• (125) flats	
	\$3,296.00
Prune summer growth on shrubs and sucker growth on minor trees	
• Estimated season's occurrence (1) @ \$3,296.00	
Turf Applications-	\$1,750.00
Fertilizer 1LB Nitrogen	
• September/October Application	
• Estimated season's occurrences (1) @ \$1,750.00	
	\$2,353.00
Fertilize with 2lb nitrogen per each 1,000sf	
• November application	
• Estimated season's occurrences (1) @ \$2,353.00	
	\$1,250.00
Pre-emergence crabgrass control – 0.5LBs	
• Pre M	
• April – May application	
• Estimated season's occurrences (1) @ \$1,250.00	
	\$1,504.00
Post-emergence broadleaf weed control	
• Herbicide (2, 4-D, MCPPO)	
• Spring application	
• Estimated season's occurrences (1) @ \$1,504.00	
	\$1,504.00
Post-emergence broadleaf weed control	
• Herbicide (2, 4-D, MCPP)	
• Fall application	
• Estimated season's occurrences (1) @ \$1,504.00	
	Sub Total: \$94,344.00
	Applicable PA Tax: \$4,368.00
	<b>Total Landscape Maintenance Contract Cost: \$98,712.00</b>

**PAYMENT SELECTION – PLEASE INITIAL TO APPROVE**

Monthly payments (including sales tax) will be **\$9,871.20** over a ten month period beginning March 2022 and ending December 2022

**Should the actual services received for the season be less than the estimated number of occurrences, then the yearly total contract price will be less. If more services than indicated above are required and authorized, the yearly total contract price shown above will be adjusted accordingly. \*\*Sales tax will be charged when applicable\***

**Please Note:** We reserve the right to add fuel surcharge to cover additional trucking and equipment costs.

C22026R1

Shearon  
Environmental  
Design  
Company, Inc.

February 23, 2022

C22039R2  
MM

Corporate  
5160 Militia Hill Road  
Plymouth Meeting, PA 19462  
610.828.5488 Phone  
610.828.9164 Fax  
www.shearondesign.com

Frank Baer  
Brian Kroker  
The Towers at Wyncote  
8440 Limekiln Pike  
Wyncote, PA 19095

Re: 2022 Shearon Comprehensive Service Contract  
Landscape & Plantscape Services

Dear Frank,

The following is a proposal which Shearon Environmental Design Company is submitting regarding; 1) the work to be done; 2) the number of times each service is estimated to be performed at the above-named site; and 3) the terms and conditions applicable to both SEDCO and the above-mentioned party.



#### LANDSCAPE SERVICES & ESTIMATED SEASONAL OCCURRENCES

West Chester  
340 Boot Road  
Downingtown, PA 19335  
610.269.9110 Phone  
610.644.5530 Fax

Voorhees  
902 Cooper Road  
Voorhees, NJ 08043  
856.424.1727 Phone  
856.424.5679 Fax

Princeton  
337 Route 31  
Hopewell, NJ 08525  
609.466.0666 Phone  
609.466.4680 Fax

<b>Maintenance</b>	(24) @ \$884.00	\$21,216.00
<b>Hard Edge Sidewalks / Curbs</b>	(6) @ \$169.00	\$1,014.00
<b>Weed All Shrub Beds / Tree Rings</b>	(10) @ \$319.00	\$3,190.00
<b>Prune All Ornamental Shrubs (summer)</b>	(1)	\$3,190.00
<b>Turf Fertilization</b>	(1)	\$1,027.00
<b>Turf Crabgrass Pre-Emergent</b>	(1)	\$358.00
<b>Turf Broad Leaf Weed Control</b>	(1)	\$805.00
<b>Seasonal Leaf Removal</b>		\$8,276.00
<b>Spring Clean-Up and Edge Beds</b>	(1)	\$5,517.00
<b>(180) cu yd. Dbl. Shredded Hardwood Mulch Spring Application</b>	(1)	\$12,952.00
<b>Pre-M Application for Mulch Beds for Weed Control</b>	(1)	\$637.00
<b>Spring Color Installation at Main Signs &amp; Club House</b>		
140 flats of pansies (March)	(1)	\$5,047.00
<b>Summer Annuals</b>		
275 flats of seasonal flowers	(1)	\$10,635.00
<b>Summer Pots</b>		
45 flats of seasonal flowers and vines	(1)	\$4,893.00
<b>Fall Annuals</b>		
275 flats of Viola and Pansy	(1)	\$8,600.00
<b>Winter Pots</b>		
30 flats Viola and Pansy		
43 5 gal. Red / Yellow Twig Dogwood or Evergreen shrub for centerpiece	(1)	\$4,980.00
<b>Resident Garden Preparation (Spring)</b>		
Clear weeds and debris to prepare for resident garden	(1)	\$2,076.00

## **LANDSCAPE SERVICES CONT.**

### **Irrigation System Start-Up**

Start up all systems	(1)	\$928.00
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### **Irrigation System Winterization**

Winterize (6) existing systems, pool system, dog park, monument sign and rain barrel	(1)	\$1,115.00
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## **2022 LANDSCAPE MAINTENANCE CONTRACT**

Maintenance/ Seasonal Flower/ Irrigation

Contract based upon the estimated items

<b>SUBTOTAL:</b>	\$96,456.00
<b>APPLICABLE PA TAX:</b>	\$4,465.91
<b>TOTAL:</b>	<b>\$100,921.91</b>

### **OPTIONAL LANDSCAPE SERVICES**

<b>Fall pruning</b>	(1)	\$3,348.00
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<b>Tennis Court Surfacing</b>		\$3,325.00
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Remove all weeds and debris, groom existing surface to distribute sand evenly, vibratory plate tamp entire surface to compact loose sand  
Supply and install ±50 bags of Har-Tru clay court material to level surface as needed

## **INTERIOR PLANTSCAPE SERVICES**

<b>Maintenance of Living Walls</b>	(12) @ \$560.00	\$6,720.00
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<b>Maintenance of Interior Plants</b>	(12) @ \$130.00	\$1,560.00
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<b>SUBTOTAL:</b>	\$8,280.00
<b>APPLICABLE PA TAX:</b>	\$383.36
<b>TOTAL:</b>	<b>\$8,663.36</b>

### **INTERIOR PLANT INVENTORY**

#### **TOWER ONE**

- (2) Living Walls w/ approx. 75- 6" plants per unit
- (3) 14" Bamboo Palms

#### **TOWER TWO**

- (2) Living Walls with approx. 45- 6" plants per unit
- (2) 14" Rhapsis Palms
- (4) Planters' w/ 3-6" ZZ each
- (1) Planters' w/ 3-6" Ag Maria

#### **TOWER THREE**

- (2) Living Walls w/ approx. 50- 6" plants per unit
- 1-14" Rhapsis
- 1-14" Sansevieria
- 1-14" Drac. Janet Craig
- 1-14" Pothos Totem
- 2-8" Aglaomena
- 3-6" Sanseveria
- 1-6" Pothos

#### **LEASING OFFICE**

- 2-14" Pothos Totem
- 1-14" Drac. Janet Craig
- 12-10" Aglaonema

### **INTERIOR PLANT GUARANTEE & SERVICE**

**GUIDELINES.** Shearon Interiors agrees provide weekly maintenance services consisting of watering, dusting / cleaning, fertilizing, pruning and rotation of plant material as necessary. All services will be performed by uniformed, trained technicians.

Shearon Interiors warrants all plant material with a replacement guarantee for the duration of the rental contract. If a plant should ever fall below acceptable aesthetic levels due to maintenance or pest issues, Shearon Interiors will promptly replace affected plant material with a selection equal to or greater than the original cost. Plants that decline due to exposure to extreme cold, extreme heat, physical damage or any other circumstances out of Shearon Interior's control shall be billed to the customer; provided that any such bill shall be pre-approved by Customer in each instance. Guarantee applies to interior plants only.

C22039R2

## Community Garden

Starter plants and onsite staff for planting day, billed per occurrence

SUBTOTAL:	\$775.00
APPLICABLE PA TAX:	\$46.50
TOTAL:	\$821.50

## Fall Decor

at the following locations, billed per occurrence

- Leasing Office/Club House entrances
- Front Security Gate
- Tower One, Two, Three Entrances
- Pumpkins, Mums, Haybales, etc.

SUBTOTAL:	\$2,200.00
APPLICABLE PA TAX:	\$132.50
TOTAL:	\$2332.00

## Holiday Interior Décor

at the following locations, billed per occurrence

- Leasing Office/Club House Interior
- Tower One, Two, Interior

SUBTOTAL:	\$4,653.00
APPLICABLE PA TAX:	\$279.18
TOTAL:	\$4,932.18

## Holiday/ Winter Exterior Pot Displays

Exterior Pot Displays

(21) @ \$90.00 per pot	\$1,890.00
SUBTOTAL:	\$1,890.00
APPLICABLE PA TAX:	\$113.40
TOTAL:	\$2,003.00

## HOLIDAY PLANT INVENTORY

### TOWER ONE LOBBY

- 1-48" Decorated - Gold/Silver/Copper (hung over credenza on left)
- 3-8" White Poinsettias on tables
- 8-6" White poinsettias on living walls (4 each per wall)
- 1-9' Bavarian Flocked trees, placed w/ reindeer

### TOWER TWO LOBBY

- 2-36" Decorated Wreaths-gold/white/silver (hung on mirrors)
- 5-8" White Poinsettias on tables in seating areas
- 6-6" White Poinsettias on living walls (4 each per wall)
- 4-12" White Poinsettia topiaries flanking living wall
- 1-7' Flocked Tree in seating area across from security

### LEASING OFFICE

- 2-8" White Poinsettias on ledge at entryway
- 1-8" White Poinsettias on coffee table
- 2-12" White Poinsettia at entry in tall gold pots
- 2-7" Flocked slim trees at fire place

### TOWER THREE LOBBY

- 1-60" Decorated wreaths-gold /white/silver (hung on wave wall)
- 1-8" White Poinsettia on security desk
- 4-8" White Poinsettia on tables
- 6-6" white poinsettias in living walls (3 per wall)
- 1-7' Bavarian Flocked Tree

### CLUB HOUSE OFFICE

- 6-8" White Poinsettias on tables
- 2- 7' Flocked slim tree pre-lit at fire place

### 1-DOG TOPIARY

- Bow on outside dog topiary red or gold

### EXTERIOR PLANTERS (21) Winter Displays

- Leasing/Club house (4)
- Tower 1 (7)
- Tower 2 (4)
- Tower 3 (4)
- Guard Station (2)