

AMENDMENT TO SERVICE CONTRACT

APRIL 21, 2022 (AK)

AND NOW, this ~~February 8, 2022~~, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Elevator Construction & Repair Co., Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about February 23, 2021 ("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: ^(AK) AS AMENDED FOR REGENCY HOUSE APTS.

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 parties are adding an additional scope of work as outlined in Exhibit A, attached, for Regency House Apartments.
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.

* ~~CONTROLLER SCHEMATICS OR WIRING DIAGRAMS OR LOST TO OBTAIN ARE THE RESPONSIBILITY OF THE "MANAGING AGENT".~~ (AK)
INTENDING TO BE LEGALLY BOUND, the parties have executed this Amendment the day and year first above written.

PROPERTY NAME:

MANAGING AGENT:

LINDY COMMUNITIES

By: Brian Kravice
Date: 4/21/22
Title: COJ

CONTRACTOR:

* Alex Kuch

By: ALEX KUCH
Date: 4/21/22
Title: DIRECTOR OF OPERATIONS

* AS AMENDED



Service Contract

This agreement ("Agreement"), made on February 23, 2021, is entered into by and between Lindy Communities ("Managing Agent") not personally but solely as agent for Owner of Property (as defined below) and Elevator Construction & Repair Co., Inc. ("Contractor"), for Work hereinafter defined in Exhibit A- Scope of Work ("Exhibit A"). Said Work to be performed at ~~Gateway Towers~~ (the "Property"), a location further described in Section 2.

REGENCY HOUSE

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TERM OF AGREEMENT:

Commencement date: February 23, 2021 Termination date: ~~February 22, 2022~~ To BE DETERMINED BASED ON THE ATTACHED FULL MAINTENANCE AGREEMENT DATED APRIL 19TH, 2022 (3 PAGES) WHICH IS PART OF THIS AGREEMENT.

AK

RECEIPT OF DEPOSIT TO ORDER MATERIAL REQUIRED AND BEGINS THIS AGREEMENT.

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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." "PROJECT SCOPE FOR REPLACEMENT OF THE MACHINE FOR REGENCY HOUSE-6301 NORTH 10TH STREET- DATED JANUARY 17, 2022- 13 PAGES PLUS PAYMENT SCHEDULE 1 PAGE" AS EXHIBIT A

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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"): ~~Gateway Towers~~ REGENCY HOUSE (AK)

Note: See Attachment, "Multiple Vendor Property Information" when Contractor serves more than one property in this Agreement. - N/A (AK)

SERVICE: Elevator Modernization and Repair

WORK:

SEE DESCRIPTION ON
PAGE 1 OF 21 (AK)

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.

3 PAGES OF
PROPOSAL FORM
(516, 9 OF PROPOSAL
FORM) (AK)

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.

NOTE MARKINGS BY OUR INSURANCE COMPANY. (AK)

AUTHORIZED REPRESENTATIVE:
NAME

CONTACT PERSON (if different from Authorized Representative)

NAME

* Alex Uy

TITLE

TELEPHONE (cell)

* AS NOTED ABOVE
(AMENDED)

EMAIL

ALEX K @ ELEVATOR CONSTRUCTION REPAIR . COM

SECTION 3. PAYMENT AND INVOICING

31. 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 EXCEPT FOR THE ATTACHED FULL MAINTENANCE AGREEMENT DATED 4/19/22 (3 PAGES) WHICH IS PART OF THIS AGREEMENT.

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.

32. Invoicing. Invoicing for work completed will be done as follows: TO BE DISCUSSED.

SECTION 4. TERM AND TERMINATION

4.1 Term. The term of this Agreement will commence as of the Commencement Date shown on the first page of this Agreement and end on February 22, 2022 provided that either party gives thirty (30) days notice to terminate the Agreement prior to the end of the term. If this Agreement is not terminated as set forth herein, it will automatically renew on a month to month basis until terminated by either party giving thirty (30) days notice before the end of any renewal term.

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.

OR
INDUSTRY
STANDARD
TO CURE

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 in compliance with all Legal Requirements (as defined in Section 5.10), placed in a trash receptacle or dumpster 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

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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~~. *AK* *R* *AK* *Bo*
- 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

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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~~ ^{but only to the extent caused in whole or in part by the negligent acts or omissions of the contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage loss or expense is caused in part by a party indemnified hereunder} 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

and add "and that results in bodily injury, including death, and or property damage including loss of use but only to the extent caused by the negligent acts or omissions of the contractor or subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage loss or expense is caused in part by a party indemnified hereunder"

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 by law.

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, defend, 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 (K) p

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 ground testing.

11.2 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.

11.3 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.

APR 11 2011
 10:11 AM
 CONTRACTOR
 IN THIS CASE
 THE MANAGING
 AGENT'S
 INDUSTRY
 PROFESSIONAL,
 APX
 ELEVATION
 INSPECTION
 & TESTING
 WILL
 DETERMINE
 THE INDUSTRY
 STANDARD
 DURATION OF
 THE CORRECTION
 (APX)
 B

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.

14.10 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.

— IN NO WAY WILL CONTRACTOR PAY FOR CONSEQUENTIAL DAMAGES.

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:

Brian Kroker

Signature:

Brian Kroker

Title

COO

Lindy Communities

CONTRACTOR

Authorized signatory:

*

ALEX KUCH

By: (printed name)

Signature:

Alex Kuch

Title:

DIRECTOR OF OPERATIONS

* AS AMENDED

4/21/22

Exhibit C:

Insurance Requirements for Vendors and Contractors

Vendor/Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

A. Worker's Compensation and Occupational Disease Insurance

Workers Compensation Coverage: Statutory requirements of the state in which the services are to be rendered.

Employers Liability minimum limits

Employers Liability - Per Accident Per Employee	\$1,000,000
Employers Liability Disease - Each Employee	\$1,000,000
Employers Liability Disease - Aggregate	\$1,000,000

Include Waiver of Right to Recover from Others Endorsement (WC 00 0310) where permitted by state law, naming Lindy Communities

B. Commercial General Liability (Occurrence Form)

Coverage must include the following perils and minimum limits:

Each Occurrence	\$1,000,000
General Aggregate (other than Prod/Comp Ops Liability)	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury Liability	\$1,000,000
Fire Damage	\$ 300,000
Medical Expense	\$ 5,000

1. The aggregate must be applicable on a per project basis.
2. Broad Form Blanket Contractual Liability for liability assumed under this Contract and all other Contracts relative to the project.
3. Broad Form Property Damage
4. Additional Insured endorsement to the Vendor's/Contractor's insurance at least as broad as ISO form CG 20 10 04 13 and CG 20 37 04 13.
5. If Vendor/Contractor sublets to another, all or any portion of the work, those subcontractors must also comply with the minimum limits outlined in this Exhibit "C."

C. Commercial Automobile Liability Insurance

Coverage must include the use of all Owned, Non-Owned, and Hired Vehicles. Minimum limits:
Bodily Injury and Property Damage \$1,000,000

D. Umbrella/Excess Liability Insurance

Coverage must include the following minimum limits:
Each Occurrence \$5,000,000
General Aggregate \$5,000,000

If the Vendor/Contractor maintains higher limits than the minimums shown on the previous page and this page, Lindy Communities requires and shall be entitled to coverage for the higher limits maintained by the Vendor/Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to Lindy Communities.

Additional Insured Status

Lindy Communities, its officers, officials, employees, and volunteers are to be covered as additional insureds on the OGL policy with respect to liability arising out of work or operations performed by or on behalf of the Vendor/Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Vendor's/Contractor's insurance at least as broad as ISO form CG 20 10 04 13 and CG 20 37 04 13.

Primary Coverage

For any claims related to this contract, the Vendor's/Contractor's insurance coverage shall be primary insurance as respects the Entity, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to Lindy Communities.

Vendor/Contractor's insurance carrier to notify Lindy Communities of any policy cancellations. Notice of cancellation must be provided to Lindy Communities within 10 days for non-payment of premium and 30 days for any other reason.

Waiver of Subrogation

Vendor/Contractor hereby grants to Entity a waiver of any right to subrogation which any insurer of said Vendor/Contractor may acquire against Lindy Communities by virtue of the payment of any loss under such insurance. Vendor/Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Lindy Communities has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by Lindy Communities. Lindy Communities may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating (www.ambest.com) of no less than A: VI, unless otherwise acceptable to Lindy Communities.

Verification of Coverage

Vendor/ Contractor shall furnish Lindy Communities with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Exhibit C. All certificates and endorsements are to be received and approved by Lindy Communities before work commences. Failure to provide the required documents prior to the work beginning is not construed as a waiver of the requirements to provide them.

In the event of any change in insurance coverage throughout the duration of the contract, Vendor/Contractor shall notify Lindy Communities contemporaneously with any such change and such change will be indicated in a revised certificate of Insurance to be delivered to Lindy Communities within five (5) days of the change(s).

Lindy Communities reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. Lindy Communities has the right to postpone the commencement if required proof of insurance is not provided.

Off Site Property Exposure

Where an Off Project Site Property exposure exists, Vendor/Contractor at its sole expense shall furnish to Lindy Communities Certificates of Insurance and other required documentation evidencing the minimum requirements of coverage. Lindy Communities is to be named as Loss Payees and shall contain a provision requiring the insurance carriers to waive their rights of subrogation against all indemnitees named in the contract.

"All Risk" Property Insurance on all materials, equipment and supplies intended to become a permanent part of the construction stored on premises away from the project site and while in transit, until actually delivered to the project site. Coverage is to be provided on a replacement cost basis.

Special Risks or Circumstances

Lindy Communities reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Subcontractors

Vendor/Contractor shall require and verify that all Subcontractors and Subcontractors Personnel maintain insurance meeting all of the minimum requirements stated herein, and Vendor/Contractor and Lindy Communities, its officers, officials, employees, and volunteers are to be covered as additional insureds on the Subcontractor's CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Vendor/ Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Subcontractor's insurance at least as broad as ISO Form CG 20 38 04 13.

— CONTRACTOR'S AUTOMOBILE LIABILITY, COMMERCIAL
GENERAL LIABILITY + WORKERS COMPENSATION
+ EMPLOYERS LIABILITY (10 PAGES)

AK

By signing below, Vendor/Contractor agrees to be bound by all of the above requirements.

Brian Jase

(Signature)
MANAGING AGENT
LINDY COMMUNITIES

Brian Kroker, COO
Print name and title

3/11/21
Date

*

Alex Kuch

(Signature)
VENDOR/CONTRACTOR

ALEX KUCH-DIRECTOR
Print name and title

3/5/21
Date

* AS AMENDED

4/21/22 Alex Kuch

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AS PART OF AGREEMENT, 3 PAGES, FULL MAINTENANCE
AGREEMENT

ESTABLISHED 1908

ELEVATOR CONSTRUCTION & REPAIR CO., INC.

215-673-3555 TEL
215-673-3155 FAX

2040 BENNETT ROAD
PHILADELPHIA, PA 19116

April 19th, 2022

LINDY PROPERTY MANAGEMENT COMPANY
309 York Rd., Suite 211, Jenkintown, PA 19046
215-886-8030
bkroker@comehometolindy.com
Attn: Brian Kroker / COO

REGENCY HOUSE
6301 N. 10th Street,
Philadelphia, PA 19141

One (1) Passenger Traction Elevator

FULL MAINTENANCE AGREEMENT

We will maintain the elevator equipment in accordance with the following terms and conditions.

1. We will use trained personnel directly employed by our company.
2. Furnish the necessary lubrication and cleaning material.
3. We will monthly examine, adjust, clean and lubricate the elevator equipment covered and when conditions warrant or by direction of governing authority, repair or replace the parts listed on the attached **EQUIPMENT TO BE SERVICED**.
4. We will perform all work during our regular working hours

MONDAY THRU FRIDAY - 7:30 A.M. TO 4:00 P.M.

If you should require service outside of our regular working hours you will be charged for this service.

5. The service described herein will be furnished starting _____. Elevator Construction & Repair Co offered one (1) year FREE standard maintenance from the date of the passed state inspection upon completion of the machine replacement.
After one (1) year FREE standard maintenance expiration from _____ the price of agreement will be **\$395.00 per month + Tax**. You will pay as an addition to this price, any sales tax, use excise or other tax which may now or hereafter be applicable to this agreement.

PROVEN

SERVICE

ASSURES

ELEVATOR

PERFORMANCE

6. This agreement will remain in effect for three (3) years. Either party may terminate this agreement at the end of the three years by giving the other party written notice ninety (90) days prior to the end of such term.
7. We carry General Liability & Workmen's Compensation Insurance.
8. **THE FOLLOWING ITEMS OF THE ELEVATOR EQUIPMENT ARE NOT INCLUDED IN THIS CONTRACT:**
 - a. Any items that are over twenty (20) years old.
 - b. Materials or parts which are no longer produced by the original manufacturer or are otherwise obsolete and controller parts.
 - c. Shaft way enclosures, shaft way exterior doors, cab enclosure, walls/ flooring, car lights, (bulbs) electrical feeder wires and disconnect switch to the elevator machine room and the drive unit, emergency light battery and electronic components.
 - d. Five-year safety test as required by Penn State Elevator Code. To be witnessed by a Certified Inspector.
 - e. New rules and regulations in the elevator code.
 - f. Careless loading or operating of the elevator.
 - g. Vandalism, fire, theft and/or water damage to the elevator equipment.

EQUIPMENT TO BE INCLUDED

BRAKES:	Linings, magnetic coils, springs, pins, contacts, bushings and adjusting screws.
CAR:	Car door motor, door operating belts and drives are on a pro-rata basis, based on a ten (10) year life. Guide shoes, gate switch, pushbuttons.
CONTROLLER:	Copper contacts, carbon contacts, magnetic coils, shunts, springs, insulators, fuses, resistors, rectifiers, overloads, reverse phase relay, knife switches, solid state boards.
GOVERNOR:	Bearings, bushing, governor and governor cable.
HOIST WAY:	Interlock contacts, door rollers, spring closures, normal and final limit switches, leveling units (repair only), lubricate guide rails.
SELECTOR:	Cables, tapes, contacts, springs, shunts, sheaves.
CABLES:	Traveling and Hoistway Cables.

PROVEN SERVICE ASSURES ELEVATOR PERFORMANCE

EXTENT OF RESPONSIBILITY:


It is expressly understood, in consideration of our performance of the service enumerated at the price stated, that nothing in this agreement will be constructed to mean that Elevator Construction and Repair Company assumes any liability on account of accidents to persons or property, except those directly due to the negligent acts or omissions of Elevator Construction and Repair Company or its employees; and that your own responsibility for accidents to persons or property while riding on or being in or about the elevators referred to is in no way affected by this agreement. Elevator Construction and Repair Company will not be held responsible or liable for any loss, damage, detention, or delay caused by strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, riots, civil commotion, malicious mischief, Act of God, or by any cause beyond its reasonable control, whether or not the same is herein specified, and in any event, it will not be liable for consequential damages. No work, service or liability on the part of Elevator Construction and Repair Company other than that specifically mentioned herein, is included or intended.

THE FOREGOING PROPOSAL IS HEREBY ACCEPTED.

LINDY PROPERTY MANAGEMENT COMPANY

**ELEVATOR CONSTRUCTION
& REPAIR CO., INC.**

LINDY PROPERTY MANAGEMENT CO. Date


Alex Kuch Date

9-21-2022

PROVEN

SERVICE

ASSURES

ELEVATOR

PERFORMANCE

EXHIBIT A

AK

PROJECT SCOPE
FOR
REPLACEMENT OF THE ELEVATOR MACHINE
FOR
REGENCY HOUSE

6301 NORTH 10TH STREET
PHILADELPHIA PA 19141

JANUARY 17, 2022

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

1. Preliminary Information

Project Title: Elevator Machine Replacement for Regency House

Owner: Lindy Property Management
Regency House
6301 North 10th Street
Philadelphia, PA 19141

Representative: Brian Kroker

Consultant: Apex Elevator Inspection & Testing
P.O. Box 26086
Collegeville, PA 19426

Representative: Sina Mozzafari

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

2. Original Specifications

Equipment Identification:	#1-P
Type:	Passenger
Machine Type:	Overhead Geared Electric Traction Machine
Roping Ratio:	1:1
Rated Capacity:	2000 lbs.
Rated Car Speed:	100 fpm
Stops:	Four (4)

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

3. Elevator Equipment Schedule

Elevator #1	
Quantity	One (1)
Speed (fpm)	100 – Retain
Capacity (lbs.)	2000 – Retain
Stops	4 – Retain
Travel	Retain
Operation	Retain
Controller	Retain
Machine & Brake	Hollister-Whitney Overhead Geared Traction Machine Including Direct Current Brake – New
Hoist Motor	Imperial Electric or Reuland Electric – New
Unintended Movement Device	Hollister-Whitney Rope Gripper – New
Governor	Hollister-Whitney – New
Hoist Ropes	Draka/Prysmian or Wire Rope Works – New
Governor Rope	Draka/Prysmian or Wire Rope Works – New

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

4. Scope of Work

The scope of work covered in this section applies to the elevator work required at the time of writing of this specification. This specification applies only to the replacement of the existing elevator machine, brake, motor, governor, hoist ropes and governor ropes of #1 elevator that hereinafter in this specification is referred to as "the car" or "elevator."

Furnish labor, material, supervision, and engineering required to replace the elevator machine, brake, motor, governor, hoist ropes, governor rope and incorporate these upgrades with the existing equipment and controller. Obtain certification and approval from the local authorities and perform the acceptance tests. Obtain all required permits prior to the commencement of any work. The work must be completed in workmanship manner and shall be done by a reputable company using qualified personnel and labor. All work performed by contractor shall be done in accordance with the latest OSHA Safety & Health Regulations for construction and the latest requirements of any safety code, whichever is more stringent.

5. Removal of Debris & Protection

Safely, remove and dispose of all debris resulting from the construction process. Do not allow any accumulation of debris on the premises. Keep the building clean through the progress of the elevator installation. The contractor shall continuously maintain proper protection for their work and for the owner's property. Contractor is responsible for any damages, injury, or loss for their work or the owner's property, except such that may be directly caused by the owner's employees, agents, or subcontractors. Contractor shall fully describe how they intend to protect all sensitive areas of the building for the movement and storage of equipment and removal of old equipment necessary to complete the project.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

6. Governing Codes and Standards

The elevator work must comply with the Commonwealth of Pennsylvania Department of Labor & Industry Uniform Construction Code (UCC) and regulations, effective October 1, 2018. The applicable building codes and elevator codes including but not limited to the following:

1. IBC-2015, International Building Code 2015
2. ASME A17.1-2000 with A17.1a-2002 Addenda, Safety Code for Elevators and Escalators
3. ADAAG, Americans with Disabilities Act Accessibility Guidelines
4. NFPA 70-2014, National Electrical Code
5. NFPA 72-2013, National Fire Alarm Code

7. Interim Maintenance

- 7.1. Not applicable.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

8. Elevator Machine Equipment Replacement

- 8.1. Provide a new Hollister-Whitney overhead geared traction machine with Imperial Electric or Reuland Electric hoist motor or approved equivalent. The machine shall be of the geared single-wrap traction type with motor and brakes mounted on a continuous steel bedplate. The machine, motor, and shaft shall be properly sized to handle the total rated static load on the shaft at the specified rated speed. The motor couplings shall be bored with keyway. The new hoist motor shall be of proper horsepower and design for this application.
- 8.2. Provide a new Hollister-Whitney split drum direct current brake assembly with drums of proper diameter and width. It shall feature a completely enclosed coil. The spring tension, stroke, pivot shoes, toe, and heel shall be individually adjustable.
- 8.3. Furnish and install a new Hollister-Whitney Rope Gripper or approved equivalent to provide ascending car overspeed and unintended car movement protection as required by A17.1 Code
- 8.4. Furnish and install new Draka Elevator Products, Wire Rope Works or approved equivalent hoist ropes.
- 8.5. Furnish and install a new Hollister-Whitney or approved equivalent overspeed governor capable of tripping in both directions.
- 8.6. Furnish and install a new Hollister-Whitney governor tension sheave or approved equivalent at the bottom of the hoistway.
- 8.7. Furnish and install a new approved governor rope between the governor, car safety, and governor tension sheave.
- 8.8. Not applicable.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

9. Barricades

- 9.1. The Contractor shall provide whatever barricades are necessary in order to maintain adequate protection of areas in which work specified is being performed, including open hoistway entrances. Fabrication and erection as all barricades shall be in compliance with applicable OSHA regulations.

10. Painting

All equipment and metal work installed or reused under this contract shall be cleaned and painted. Machine room floors and pits shall be cleaned and painted.

11. Protection and Cleaning

- 11.1. Adequately protect surfaces against disfiguration or discoloration and damage during shipment and installation.
- 11.2. Upon completion, remove protection from finished surfaces and thoroughly clean and polish surfaces with due regard to the type of material. New work shall be free from discoloration, scratches, dents and other surface defects.
- 11.3. Before final completion and acceptance, repair and/or replace defective work, to the satisfaction of the Owner and/or Consultant, at no additional cost.
- 11.4. Remove tools, equipment and surplus materials from the site.
- 11.5. Clean hoistway, rails, divider beams and existing sills.

12. Contractor's Superintendent and Lead Mechanic

- 12.1. The Contractor shall assign a competent project superintendent and on-site lead mechanic during the entire work progress. The superintendent and/or lead mechanic shall represent the Contractor and all instructions given to him shall be as binding as if given to the Contractor. The superintendent shall coordinate with the owner, owner's representative, and subcontractors to ensure the completion of work by others on the job site (Section 26). The superintendent shall be required to attend periodic project progress meetings at a location designated by the Owner.

13. Diagnostic Information

- 13.1. Not applicable.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

14. Operating Manuals and Maintenance Data

- 14.1. Furnish a bound manual with instructions and recommendations for maintenance and maintenance procedures for all installed equipment, with special reference to lubrication and lubricants.

15. Completion

- 15.1. The work shall be deemed "Complete" when all elevators are complete, such that there are no material and substantial variations from the Contract Documents, and the units are fit for their intended purpose.
- 15.2. Testing shall be completed and approved by the AHJ in conjunction with inspection for operation of the unit. a certificate of operation or other required documentation issued; and remaining items mandated for final acceptance completion are limited to minor punch list work not incorporating any life safety deficiencies.
- 15.3. The issuance of a completion notification shall not relieve the Contractor from its obligations hereunder to complete the work.
- 15.4. Final payment cannot be achieved until all AHJ and Consultant deficiency lists and other required deliverables, including but not limited to training, spare parts, manuals, and other documentation requirements, have been completed.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

16. Warranty

Equipment and performance of the elevator shall comply in every respect with all contract documents. Normal wear and tear or improper use of the equipment by the Owner is not the responsibility of the elevator contractor. Otherwise, the elevator contractor must correct any defects, failures, or excessive wear that may develop within the first year beginning from the date of the final acceptance to the satisfaction of the Owner. A quality maintenance service consisting of regular examinations, adjustments, and lubrication of the elevator equipment shall be provided by the elevator contractor for one year during the warranty period. Please furnish a copy of the warranty, properly stated, as it will apply to this specific project.

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

17. Approved List of Manufacturers

Traction Machines Including Brakes and Governors

Hollister-Whitney Elevator Co. LLC
2603 N 24th Street
Quincy, IL 62305

Hoist Motors

Imperial Electric
1503 Exeter Road
Akron, OH 44306

Reuland Electric
17969 Railroad Street
Industry, CA 91748-1192

Hoist and Governor Ropes

Prysmian Group
Draka Elevator Products
2151 North Church Street
Rocky Mount, NC 27804

Wire Rope Works, Inc.
100 Maynard Street
Williamsport, PA 17701

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

18. Submittals

Within 3 weeks of awarding the contract, the elevator contractor shall submit product data and any necessary shop drawings in order to expedite the release for production process.

18.1. Product Data

- 18.1.1. Manufacturers' catalog sheets, specifications and installations instructions to include pricing.

18.2. Shop Drawings

- 18.2.1. Machine room plan indicating:
 - 18.2.1.1. Location of equipment
 - 18.2.1.2. Service connections
 - 18.2.1.3. Machine and motor weights

19. Alternates

Project Scope
Elevator Machine Replacement
#1 Elevator
Regency House

20. General Notes

Bid shall not include the installation or use of any proprietary equipment. Contractor shall indicate the manufacturer and model of each component.

Please note any additional items that you consider necessary to complete the project and add them to the bid as alternates. Please note if you consider these additional items the responsibility of the building Owner.

Please forward all bids to Apex Elevator Inspection & Testing and address to:

Mr. Sina Mozzafari
P.O. Box 26086
Collegeville, PA 19426

Should you have any questions, please contact Sina Mozzafari at (215) 545-6056.

PER SECTION 3.1 PAYMENT AS PART OF
EXHIBIT A (AL)

Regency House Apartments
6301 North 10th Street
Philadelphia, PA

Replacement of the Elevator Machine for Regency House

Payment Schedule

Based on a contract price of \$ 45,900.00

(Second and Third Year of Full Maintenance Agreement is additional and not shown here)

Payment Retainage Check

1. Deposit to order materials.....(\$16,000.) - (\$ 1,600) = (\$14,400.)
2. Upon delivery of materials.....(\$ 9,350.) - (\$ 935.) = (\$ 8,415.)
3. Upon Start of Job.....(\$ 15,000.) - (\$ 1,500) = (\$13,500.)
4. Upon job Completion*.....(\$ 5,550.) - (\$ 555.) = (\$ 4,995.)
*(Receipt of this payment (#4) is required in order to schedule/ perform the State Work Permit Test with the State Inspector)

Retainage in the amount of (\$4,590.) is due 30 days after the State Inspection.

AS MENTIONED PAGE 2 OF 21

EXHIBIT "B" - CONTRACTOR PROPOSAL
3 PAGES OF PROPOSAL FORM (PAGES 5, 6, 9)

Proposal Form

A. The Contractor, ELEVATOR CONSTR. + REPAIR CO. INC., confirms the specification has been carefully examined and a survey of the prevailing conditions has been performed at 6301 N 10TH STREET.

a. The undersigned proposes to furnish all labor, material and fees required for the project execution at 6301 N 10TH STREET, in accordance with specifications for the contract prices specified below.

☒ No exceptions or clarifications taken, OTHER THAN IN ORDER FOR US TO PERFORM THIS JOB WE MUST BE THE MONTHLY SERVICE PROVIDER. FOR THIS ELEVATOR FOR A THREE (3) YEAR TERM. NOTE THE FIRST YEAR IS INCLUDED IN THIS PRICING. THE SECOND AND THIRD YEAR WILL BE AT OUR STANDARD MONTHLY RATE.

☐ See attachment for exceptions/clarifications.

b. Under no circumstances shall the Contractor submit his own proposal without bidding the project specifications. A Contractor's Value Engineering Alternate is provided for optional equipment proposals and/or implementation methods other than the design specification requirements.

NOTE: WARRANTY FOR 1 YEAR INCLUDED ON THE NEW EQUIPMENT INSTALLED IN THIS SCOPE OF WORK ONLY.

B. The bid includes Addenda number NONE

C. The base lump sum bid is:

APPROX.
\$ 22,000.⁰⁰ (Material)
APPROX.
\$ 23,900.⁰⁰ (Labor)

D. Not applicable.

E. Proposed Guaranteed Scheduling for Project Implementation:

a. Lead time after contract award and selection before the start of work:
14 WEEKS (weeks)

b. Passenger Elevator #1 out of service time:
1 WEEK FOR DURATION OF THIS WORK (weeks)

PLUS ANY TIME AS WE AWAIT STATE INSPECTION
DATE TO BE ASSIGNED BY THE STATE.

c. Total out of service time:
1 WEEK PLUS INSPECTION (weeks)

F. Not applicable.

G. Not applicable.

H. Costs for performance, labor and material payment bond:

\$ N/A (One Elevator)

~~Exhibit A~~

Schedule of Initial Base Hourly Rates for Contractor's Personnel

	Straight Time Rate Hourly Selling Price	Time and Half Premium Rate Hourly Selling Price	Double Time Premium Rate Hourly Selling Price
Maintenance Mechanic	\$ 185.00	\$ 277.50	\$ 370.00
Repair Mechanic	\$ 185.00	\$ 277.50	\$ 370.00
Modernization Mechanic	\$ 185.00	\$ 277.50	\$ 370.00
Helper	\$ 115.00	\$ 172.50	\$ 230.00

Regency House
6301 North 10th Street
Philadelphia, PA 19141