



AMENDMENT TO MAINTENANCE CONTRACTS

THIS AMENDMENT TO MAINTNANCE CONTRACT, is made as of the 24th day of November 2025, entered into by and between Lindy Communities ("Customer") and J. Sharp's Landscaping, Inc. ("Contractor"), a Pennsylvania corporation.

BACKGROUND

- A. The parties entered into (13) Maintenance Contracts, ("Contracts"), the terms and conditions of which are all identical:
- B. The contracts are scheduled to terminate no later than December 31, 2026
- C. The parties desire to amend the Contracts to extend the term of the Contracts.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and intending to be legally bound hereby, the parties hereto agree as follows:

1. The parties agree to extend the term of the contracts for an additional (1) year period, amending the termination date of the contract to be December 31, 2025 *BR RM*
2. In the event Customer sells or otherwise transfer the property that is the subject of any or all of the contracts to a third party not affiliated with or owned by the Customer, this Amendment shall terminate on the settlement date of the transfer, provided that Customer has given Contractor thirty (30) days written notice prior to such termination. In the event of such termination, Customer shall pay Contractor, no later that the date of settlement, for any work completed on such property prior to the settlement.
3. In all other respects, the Contracts shall remain in full force and effect, in accordance with the terms and conditions originally set forth.
4. This Amendment shall be subject to, and governed by, the laws of the Commonwealth of Pennsylvania.
5. If Customer requests additional services contact price will be adjusted on mutually agreed upon added services.

6. The parties agree to adjust the pricing as per Exhibit A. *RM BR*

J SHARP'S LANDSCAPING, INC MAINTENANCE CONTRACT EXTENSION

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day of the year first above written

Lindy Communities:

By: Brian Krebs
12/23/25

Sharp's Landscaping, Inc

By: Ren McManis

Exhibit A



SHARP'S
—LANDSCAPING—

Outdoor Maintenance Services Agreement

Schedule B
Pricing

450 Green -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$669.23	27	\$18,069.21
Spring Clean Up	\$629.45	1	\$629.45
Bed Edging	\$938.65	1	\$938.65
Bed Pre Emergent	\$468.61	2	\$937.22
Mulch Install	\$5,956.30	1	\$5,956.30
Tree & Shrub Pruning - Summer	\$618.40	1	\$618.40
Tree & Shrub Pruning - Fall	\$397.56	1	\$397.56
Fall Clean Up	\$1,104.30	2	\$2,208.60
Spring Flowers (30 flats)	\$1,224.88	1	\$1,224.88
Summer Annuals (35 flats)	\$1,373.50	1	\$1,373.50
Hand Watering	\$44.18	12	\$530.16
Flower Pots - Summer (Pool Area)	\$1,402.16	1	\$1,402.16
Fall Flowers (36 Flats)	\$1,456.52	1	\$1,456.52
Irrigation Start-Up	\$402.69	1	\$402.69
Irrigation System Check	\$109.82	1	\$109.82
Irrigation Winterization	\$366.09	1	\$366.09
			Subtotal: \$36,621.21
			Tax: \$1,176.91
			Grand Total: \$37,798.12

9 Monthly Payments 01/1/2026 -12/31/2026: \$4,199.79



SHARP'S
—LANDSCAPING—

Outdoor Maintenance Services Agreement

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Academia Suites -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$286.69	27	\$7,740.63
Spring Clean Up	\$216.42	1	\$216.42
Bed Edging	\$432.85	1	\$432.85
Bed Pre Emergent	\$167.40	1	\$167.40
Mulch Install	\$1,530.73	1	\$1,530.73
Tree & Shrub Pruning - Summer	\$409.58	1	\$409.58
Tree & Shrub Pruning - Fall	\$216.42	1	\$216.42
Fall Clean Up	\$228.05	2	\$456.10
Spring Pansies (18 Flats)	\$809.90	1	\$809.90
Summer Annuals (25 Flats)	\$1,032.89	1	\$1,032.89
Hand Watering	\$38.64	3	\$115.92
			Subtotal: \$13,128.84
			Tax: \$678.60
			Grand Total: \$13,807.44

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,534.16



SHARP'S
—LANDSCAPING—

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Bromley House Apartments -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$547.37	27	\$14,778.99
Spring Clean Up	\$645.32	1	\$645.32
Bed Edging	\$877.04	1	\$877.04
Bed Pre Emergent	\$220.61	1	\$220.61
Mulch Install	\$2,822.66	1	\$2,822.66
Tree & Shrub Pruning - Summer	\$1,290.68	1	\$1,290.68
Tree & Shrub Pruning - Fall	\$645.32	1	\$645.32
Fall Clean Up	\$670.25	2	\$1,340.50
Spring Flowers	\$1,228.40	1	\$1,228.40
Summer Annuals (13 Flats)	\$644.95	1	\$644.95
Flower Pots - Spring (17 Pots)	\$746.90	1	\$746.90
Flower Pots - Summer (17 Pots)	\$312.76	1	\$312.76
Flower Pots - Fall (17 Pots)	\$381.04	1	\$381.04
Hand Watering	\$41.37	3	\$124.11
			Subtotal: \$26,059.28
			Tax: \$1,347.13
			Grand Total: \$27,406.41

9 Monthly Payments 01/1/2026 -12/31/2026: \$3,045.16



SHARP'S
—LANDSCAPING—

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Eola Park -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$157.93	27	\$4,264.11
Spring Clean Up	\$147.95	1	\$147.95
Bed Edging	\$161.46	1	\$161.46
Bed Pre Emergent	\$137.18	1	\$137.18
Mulch Install	\$1,350.26	1	\$1,350.26
Tree & Shrub Pruning - Summer	\$282.43	1	\$282.43
Tree & Shrub Pruning - Fall	\$237.57	1	\$237.57
Fall Clean Up	\$255.69	2	\$511.38
Spring Flowers (8 Flats)	\$460.26	1	\$460.26
Summer Annuals (10 Flats)	\$533.28	1	\$533.28
Flower Pots - Spring (9 Pots)	\$130.04	1	\$130.04
Flower Pots - Summer (9 Pots)	\$350.15	1	\$350.15
Flower Pots - Fall (9 Pots)	\$193.95	1	\$193.95
Hand Watering	\$44.82	3	\$134.46
Industrial Vegetation Control	\$199.21	3	\$597.63
			Subtotal: \$9,492.11
			Tax: \$441.30
			Grand Total: \$9,933.41

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,103.71



SHARP'S
— LANDSCAPING —

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Fountain Garden Apartments -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$292.39	27	\$7,894.53
Spring Clean Up	\$511.75	1	\$511.75
Bed Edging	\$600.25	1	\$600.25
Bed Pre Emergent	\$166.15	1	\$166.15
Mulch Install	\$2,609.07	1	\$2,609.07
Tree & Shrub Pruning - Summer	\$389.49	1	\$389.49
Tree & Shrub Pruning - Fall	\$267.20	1	\$267.20
Fall Clean Up	\$703.72	2	\$1,407.44
Spring Flowers (34 Flats)	\$1,427.95	1	\$1,427.95
Summer Annuals (26 Flats)	\$1,182.41	1	\$1,182.41
Hand Watering	\$37.63	9	\$338.67
			Subtotal: \$16,794.91
			Tax: \$711.19
			Grand Total: \$17,506.10

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,945.12



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Joshua House Apartments -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$381.36	27	\$10,296.72
Spring Clean Up	\$591.22	1	\$591.22
Bed Edging	\$405.63	1	\$405.63
Bed Pre Emergent	\$221.04	1	\$221.04
Mulch Install	\$3,709.79	1	\$3,709.79
Tree & Shrub Pruning - Summer	\$838.46	1	\$838.46
Tree & Shrub Pruning - Fall	\$507.71	1	\$507.71
Fall Clean Up	\$836.34	2	\$1,672.68
Spring Flowers (42 Flats)	\$1,771.74	1	\$1,771.74
Summer Annuals (27 Flats)	\$1,226.66	1	\$1,226.66
Summer (11) Planters and (10) Pot	\$2,761.60	1	\$2,761.60
Fall (11) Planters and (10) Pot	\$3,810.95	1	\$3,810.95
Hand Watering	\$37.90	9	\$341.10
			Subtotal: \$28,155.30
			Tax: \$958.73
			Grand Total: \$29,114.03

9 Monthly Payments 01/1/2026 -12/31/2026: \$3,234.89



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Regency House -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$221.59	27	\$5,982.93
Spring Clean Up	\$154.65	1	\$154.65
Bed Edging	\$347.01	1	\$347.01
Bed Pre Emergent	\$144.54	1	\$144.54
Mulch Install	\$817.86	1	\$817.86
Tree & Shrub Pruning - Summer	\$362.02	1	\$362.02
Tree & Shrub Pruning - Fall	\$227.38	1	\$227.38
Fall Clean Up	\$233.90	2	\$467.80
Spring Pansies (5 Flats)	\$475.16	1	\$475.16
Summer Annuals (6 Flats)	\$314.74	1	\$314.74
Flower Pots - Spring (14 Pots)	\$566.73	1	\$566.73
Flower Pots - Summer (14 Pots)	\$432.38	1	\$432.38
Flower Pots - Fall (14 Pots)	\$281.79	1	\$281.79
Hand Watering	\$44.57	3	\$133.71
Industrial Vegetation Control	\$188.73	4	\$754.92
			Subtotal: \$11,463.62
			Tax: \$596.87
			Grand Total: \$12,060.49

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,340.06



SHARP'S
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Outdoor Maintenance Services Agreement

Schedule B
Pricing

Rosedale Court -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$505.34	27	\$13,644.18
Spring Clean Up	\$284.95	1	\$284.95
Bed Edging	\$902.00	1	\$902.00
Bed Pre Emergent	\$201.92	1	\$201.92
Mulch Install	\$2,511.25	1	\$2,511.25
Tree & Shrub Pruning - Summer	\$398.76	1	\$398.76
Tree & Shrub Pruning - Fall	\$243.98	1	\$243.98
Fall Clean Up	\$462.01	2	\$924.02
Spring Pansies (25 Flats)	\$1,096.97	1	\$1,096.97
Summer Annuals (18 Flats)	\$461.30	1	\$461.30
Hand Watering	\$39.46	3	\$118.38
			Subtotal: \$20,787.71
			Tax: \$864.32
			Grand Total: \$21,652.03

9 Monthly Payments 01/1/2026 -12/31/2026: \$2,405.79



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Sedgwick Gardens -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$235.84	27	\$6,367.68
Spring Clean Up	\$233.08	1	\$233.08
Bed Edging	\$466.19	1	\$466.19
Bed Pre Emergent	\$180.29	1	\$180.29
Mulch Install	\$1,328.77	1	\$1,328.77
Tree & Shrub Pruning - Summer	\$1,921.07	1	\$1,921.07
Tree & Shrub Pruning - Fall	\$939.75	1	\$939.75
Fall Clean Up	\$466.20	2	\$932.40
Spring Pansies (23 Flats)	\$1,070.69	1	\$1,070.69
Summer Annuals (16 Flats)	\$786.76	1	\$786.76
Hand Watering	\$41.60	3	\$124.80
			Subtotal: \$14,351.48
			Tax: \$748.26
			Grand Total: \$15,099.74

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,677.75



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Sedgewick Terrace (540) -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$163.86	27	\$4,424.22
Spring Clean Up	\$238.75	1	\$238.75
Bed Edging	\$255.24	1	\$255.24
Bed Pre Emergent	\$167.67	1	\$167.67
Mulch Install	\$750.24	1	\$750.24
Tree & Shrub Pruning - Summer	\$322.82	1	\$322.82
Tree & Shrub Pruning - Fall	\$220.18	1	\$220.18
Fall Clean Up	\$412.09	2	\$824.18
			Subtotal: \$7,203.30
			Tax: \$397.38
			Grand Total: \$7,600.68

9 Monthly Payments 01/1/2026 -12/31/2026: \$844.52



SHARP'S
—LANDSCAPING—

Outdoor Maintenance Services Agreement

Schedule B
Pricing

West Gate Apartments -2026 Landscape Maintenance **RENEWAL**

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$302.42	27	\$8,165.34
Spring Clean Up	\$389.68	1	\$389.68
Bed Edging	\$800.44	1	\$800.44
Bed Pre Emergent	\$111.72	2	\$223.44
Mulch Install	\$1,821.50	1	\$1,821.50
Tree & Shrub Pruning - Summer	\$442.35	1	\$442.35
Tree & Shrub Pruning - Fall	\$294.91	1	\$294.91
Fall Clean Up	\$463.46	2	\$926.92
Spring Flowers (6 flats)	\$415.70	1	\$415.70
Summer Annuals (10 flats)	\$572.72	1	\$572.72
Hand Watering	\$42.14	9	\$379.26
			Subtotal: \$14,432.26
			Tax: \$556.91
			Grand Total: \$14,989.17

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,665.46



SHARP'S
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Outdoor Maintenance Services Agreement

Schedule B
Pricing

York North Apartments (YoNo) -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$224.96	27	\$6,073.92
Spring Clean Up	\$640.23	1	\$640.23
Bed Edging	\$459.76	1	\$459.76
Bed Pre Emergent	\$218.86	1	\$218.86
Mulch Install	\$3,048.84	1	\$3,048.84
Tree & Shrub Pruning - Summer	\$640.23	1	\$640.23
Tree & Shrub Pruning - Fall	\$422.56	1	\$422.56
Fall Clean Up	\$664.94	2	\$1,329.88
Spring Flowers (22 Flats)	\$1,216.76	1	\$1,216.76
Summer Annuals (19 Flats)	\$833.21	1	\$833.21
Flower Pots - Spring (9 Pots)	\$568.21	1	\$568.21
Flower Pots - Summer (9 Pots)	\$911.33	1	\$911.33
Flower Pots - Fall (9 Pots)	\$568.21	1	\$568.21
Hand Watering	\$52.18	3	\$156.54
			Subtotal: \$17,088.54
			Tax: \$583.45
			Grand Total: \$17,671.99

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,963.56



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Outdoor Maintenance Services Agreement

Schedule B
Pricing

Yorkhouse -2026 Landscape Maintenance

Description of Services	Price Per Occ.	Occurrences	Price
Mow, Edge, Weed	\$199.18	27	\$5,377.86
Spring Clean Up	\$232.12	1	\$232.12
Bed Edging	\$298.51	1	\$298.51
Bed Pre Emergent	\$179.53	1	\$179.53
Mulch Install	\$1,492.26	1	\$1,492.26
Tree & Shrub Pruning - Summer	\$439.28	1	\$439.28
Tree & Shrub Pruning - Fall	\$243.52	1	\$243.52
Fall Clean Up	\$671.41	2	\$1,342.82
Spring Pansies (14 Flats)	\$708.53	1	\$708.53
Flower Pots - Spring (9 Pots)	\$568.21	1	\$568.21
Summer Annuals (9 Flats)	\$514.62	1	\$514.62
Flower Pots - Summer (9 Pots)	\$911.33	1	\$911.33
Flower Pots - Fall (9 Pots)	\$568.21	1	\$568.21
Hand Watering	\$156.57	3	\$469.71
			Subtotal: \$13,346.51
			Tax: \$522.43
			Grand Total: \$13,868.94

9 Monthly Payments 01/1/2026 -12/31/2026: \$1,541.00