

AMENDMENT TO SERVICE CONTRACT

AND NOW, this March 3, 2026, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Galbally Landscaping, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about January 10, 2023 ("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 parties are revising the scope and cost of work as outlined in Exhibit A.
3. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

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

PROPERTY NAME:

MANAGING AGENT:

LINDY COMMUNITIES

By:

Date: Brian Kroker, EVP

Title:

3.5.26

CONTRACTOR:

Galbally Landscaping, Inc

By:

Date: 3/5/2026

Title:

President

intentionally
blank

Exhibit A



GALBALLY LANDSCAPING, INC.

985 Davisville Rd
Willow Grove, PA 19090
215 784-7090
galballylandscapinginc@gmail.com

Estimate

ADDRESS

251 DeKalb Pike Apartments
c/o Lindy Property
Management 309 York Road
Suite 211
Jenkintown, PA 19046

SHIP TO

251 DeKalb Pike Apartments
c/o Lindy Property
Management 309 York Road
Suite 211
Jenkintown, PA 19046

ESTIMATE # 2024-356

DATE 11/13/2025

P.O. NUMBER

Brian Kroker

DESCRIPTION	QTY	RATE	AMOUNT
251 Dekalb Apts, Maintenance proposal for 2026			
Turf mowing	24	692.02	16,608.48T
Turf edging	12	133.33	1,599.96T
Weeding/spraying hard surface areas	24	182.09	4,370.16
Spring leaf clean up and collection	1	2,657.71	2,657.71
Spring bed/tree ring edging	1	1,356.22	1,356.22
Spring mulch installation	1	5,425.87	5,425.87
Mulch bed pre-emergent weed control	2	387.06	774.12T
Pruning of trees and shrubs under 5" caliper Summer/Fall	2	1,438.81	2,877.62
Fall leaf collection	3	2,214.93	6,644.79
Summer Annuals	72	50.25	3,618.00
Fall pansies	90	50.25	4,522.50
Fall decor	1	1,229.85	1,229.85
Mulch both dog parks	1	2,293.53	2,293.53T
Community garden clean up	2	1,358.20	2,716.40
LAWN TREATMENTS			
Round 1	1	1,019.90	1,019.90T

DESCRIPTION	QTY	RATE	AMOUNT
Round 2	1	1,039.80	1,039.80T
Round 5	1	1,039.80	1,039.80T
Add alt: Watering 9 events @ \$275.00 each			
10 monthly payments (including sales tax) of \$6,125.73			
Beginning March 2026 and ending December 2026			
Price includes community garden clean up Spring and Fall @ \$1358.20 each as requested by Stephen Cicala			

We appreciate the opportunity to serve you

SUBTOTAL	59,794.71
TAX (6%)	1,462.54
TOTAL	\$61,257.25

Accepted By

Accepted Date



GALBALLY LANDSCAPING, INC.
985 Davisville Rd
Willow Grove, PA 19090
215 784-7090
galballylandscapinginc@gmail.com

Estimate

ADDRESS

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

SHIP TO

Lindy Property Management
The Diamond @ Phoenixville
723 Wheatland Street
Phoenixville, PA. 19460

ESTIMATE # 2024-358

DATE 11/13/2025

DESCRIPTION	QTY	RATE	AMOUNT
The Diamond @ Phoenixville Landscaping for the 2026 season			
Irrigation, Spring start up, Fall shut down	2	255.72	511.44
Spring clean up	1	819.90	819.90
Removal of old mulch	1	255.72	255.72
Edge all beds and install mulch 2"-3" thick	1	1,999.00	1,999.00
Lawn mowing	28	312.44	8,748.32T
Weeding of all beds	9	230.85	2,077.65
Fertilizer and weed control treatment	4	128.36	513.44
Spring Vinca	48	50.25	2,412.00
Summer Begonias	44	50.25	2,211.00
Fall Pansies	48	50.25	2,412.00
Fall trimming of all bushes and shrubs	1	794.03	794.03
Fall clean up	2	717.41	1,434.82
To be divided into 10 equal monthly payments of \$2,471.22, March 1st to December 1st, 2026			

We appreciate the opportunity to serve you

SUBTOTAL
TAX (6%)

24,189.32
524.90

TOTAL

\$24,714.22

Accepted By

Accepted Date



GALBALLY LANDSCAPING, INC.
985 Davisville Rd
Willow Grove, PA 19090
215 784-7090
galballylandscapinginc@gmail.com

Estimate

ADDRESS

Lindy Property Management
309 York Road
Suite 211
Jenkintown, PA 19046

SHIP TO

Lindy Property Management
Attn: Brian Kroker
Crossings at Stanbridge
Apts.
38 Jenkins Ave.
Lansdale , PA, 19446

ESTIMATE # 2024-357

DATE 11/13/2025

P.O. NUMBER

Brian Kroker

DESCRIPTION	QTY	RATE	AMOUNT
Stanbridge 2026 maintenance proposal			
TURF MOWING	24	0.00	0.00
WEEDING/HARD SURFACE SPRAYING	6	0.00	0.00
SPRING CLEAN UP	1	0.00	0.00
SPRING TREE RING AND BED EDGING	1	0.00	0.00
SPRING MULCH INSTALLATION	1	0.00	0.00
MULCH BED PRE-EMERGENT WEED CONTROL	2	0.00	0.00
TREE AND SHRUB PRUNING SUMMER	1	0.00	0.00
TREE AND SHRUB PRUNING FALL	1	0.00	0.00
SPRING FLOWERS- 8 FLATS	1	0.00	0.00
SUMMER ANNUALS - 12 FLATS	1	0.00	0.00
FALL LEAF COLLECTION	2	0.00	0.00
HAND WATERING	1	0.00	0.00
CONTRACT TOTAL INCLUDING TAX	1	16,233.35	16,233.35
9 MONTHLY PAYMENTS OF \$1,803.70 BEGINNING MARCH 2026-NOVEMBER 2026	1	0.00	0.00

We appreciate the opportunity to serve you

SUBTOTAL	16,233.35
TAX (6%)	0.00
TOTAL	\$16,233.35

Accepted By

Accepted Date