

AMENDMENT TO SERVICE CONTRACT

AND NOW, this January 19, 2026, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Gras Lawn LLC (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about March 5, 2024 ("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 extending the contract to December 31, 2026.
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: Brian Kroker, EVP
Date: 2/23/26
Title:

CONTRACTOR:

Gras Lawn LLC



By: Eran Shifris
Date: 2/25/2026
Title: Account Manager



Exhibit A

Landscape Maintenance Management Proposal and Agreement

Gateway Townhomes
8101 Angelo
Philadelphia, PA 19153

Date: 02/19/2026
Attn: Tina Watson
Estimate #: 35660

Dear Tina Watson,

Thank you for offering Gräs Lawn the privilege to serve your landscape maintenance and management needs. At Gräs Lawn we know that ***it's not just your lawn, it's the landscape of your business***. A well maintained lawn is the mark of a well-run business and we will always ensure that your lawn looks pristine.

The quality of our work is always exceptional and our customer service is even better. Our team of skilled landscape professionals and helpful office support staff work together to provide a seamless landscaping solution. We use advanced technology to manage our operations including real-time fleet tracking and route optimization. This allows us to be where you need us, when you need us. We're proud of our work and we like to share it. Photos are always made available when a job is completed.

We look forward to working with you, exceeding your expectations and developing a long-term relationship with you and your staff. Our clearly marked trucks are known to signify high quality work and meticulous attention to detail. We look forward to seeing one parked outside your business very soon.

Enclosed please find:

- Scope of Services
- Service Rates
- Billing Schedule
- General Terms and Conditions
- Signatures and Acceptance

Thank you,

A handwritten signature in black ink, appearing to read 'Jack Labkovsky'.

Jack Labkovsky, President
Gräs Lawn

Scope of Services

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Scope of Services

Gräs Lawn will perform the services specified below depending on contract agreement as indicated on the Service Rates Section (the "Services") at the work site(s) identified on the attached List of Sites (each, a "Site"). In exchange, the Client will pay service and materials fees to Gräs Lawn according to the attached Service Rate sheet(s) and General Terms and Conditions. Unless a service area is specified below, it is excluded from this Scope of Services.

This proposal provides for the maintenance and care of all exterior landscaped areas, but specifically excludes paved areas, lights, signs, fences, and irrigation systems unless otherwise specified in this Scope of Services. The type of maintenance and care is defined in the following and is designed to promote healthy growth and create the landscape environment specified.

Rear yards of the following addresses are excluded due to lack of access. 8120 Angelo, 8122 Angelo, 8124 Angelo, 8126 Angelo, 8204 Buist, 8123 Buist, 8206 Buist, 8220 Buist, and 8411 Gibbs. Homeowners furniture, grills, toys, and all other items left in yard will not be moved and will be worked around.

Maintenance

\$28,305.57

Maintenance Visit - 26

- Turf shall be cut at a height of 3" to 3.5" as conditions dictate. Mowing shall be done frequently enough so that no more than 1/3 of the grass blade is removed per cutting. Mowing equipment and patterns shall be employed to permit recycling of clippings where possible, and present a neat appearance. Excess clippings shall be removed when deemed necessary. Blades on all equipment shall be sharp to prevent tearing of the grass blades.
- Mulch and Gravel beds shall be maintained in a neat and weed-free manner. Pre-emergent weed control will be applied prior to laying the mulch in the bed. Treatment of weeds in beds is only included if the application of new mulch is included in the contract.
- Hard Edging: Turf adjacent to walks and curbs shall be trimmed every mowing. Additionally, we will edge the sidewalks with a walk behind mechanical edger (gives a nice clean edge) monthly April through November.
- Spray hard surfaces (i.e. curbs, sidewalks, parking lots) to control weeds.

Spring Cleanup - 1

- A general spring clean-up shall be provided to remove all unwanted debris that has accumulated over winter.
- All beds and tree rings will be cleaned to remove twigs, acorns and sweet gum balls.
- Every effort will be made to complete this work prior to April 15th.
- If the parking lot requires sweeping, a separate quote will be provided and the work performed with authorized by the property manager.

Bed Edge - 1

Initial edging of mulch beds in the spring.

Mulch Application - 1

- A cultivated and edged ring shall be maintained at the base of all lawn trees where applicable one time per season.
- All applicable beds and tree rings shall be mulched to an average depth of 2".
- A pre-emergent weed control shall be applied to all beds 1 time per season prior to mulch application.

Seasonal Pruning - 1

- All shrubs (up to 10') and evergreen beds shall be pruned to remove dead or damaged branches, develop the natural form of the plant, and to create the effect intended by the landscape architect.

Fall Cleanup - 2

- Fall cleanups shall be provided to remove leaves from the turf and beds in the fall.
- Every effort will be made to complete this work prior to November 30th however it should be noted that certain species of trees tend to hold their leaves until late in the season.

Turf Applications

\$1,707.87

Turf Applications - 3

Fertilizer is an essential aspect of any robust and effective landscaping and lawn care service program. Your commercial turf grass is a big investment and it says a lot about you as a business. Our lawn care packages are designed to protect that investment and to help your business look its best all year round.

Turf applications do not include spraying the mulch and gravel beds.

3 Round turf program

Round 1 (March--April--May)

- Granular/Liquid fertilizer.
- Granular/Liquid pre emergent crabgrass control.
- Liquid broadleaf weed control.

Round 2 (April--May--June)

- Granular/Liquid fertilizer.
- Granular/Liquid pre emergent crabgrass control.
- Liquid broadleaf weed control.

Round 3 (September--October--November)

- Granular fertilizer to provide roots with nutrients to overwinter and survive dormancy.
- Liquid broadleaf weed control may be applied based on soil temperatures.

Service Rates

The Client will pay an annual service fee of \$30,013.44 plus applicable sales tax to Gräs Lawn beginning: March 1, 2026 in exchange for the services described in the "Scope of Services" section.

<i>Service</i>	<i>Visits</i>	<i>Price Per Visit</i>	<i>Ext Price</i>
Maintenance Visit	26	\$906.38	\$23,565.88
Spring Cleanup	1	\$1,005.89	\$1,005.89
Bed Edge	1	\$359.25	\$359.25
Mulch Application	1	\$680.21	\$680.21
Seasonal Pruning	1	\$538.86	\$538.86
Fall Cleanup	2	\$1,077.74	\$2,155.48
Turf Applications	3	\$569.29	\$1,707.87
		<i>Total</i>	\$30,013.44

Billing Schedule

March	\$3,334.83
April	\$3,334.83
May	\$3,334.83
June	\$3,334.82
July	\$3,334.83
August	\$3,334.82
September	\$3,334.83
October	\$3,334.82
November	\$3,334.83

The total amount of these invoices will be \$30,013.44 plus applicable sales tax.

General Terms and Conditions

General Comments:

1. All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals will be applied by licensed and trained personnel.
2. Materials shall be applied in accordance with manufacturer's directions. Where alternate products are available, the environmental impact of the product shall govern which is used.
3. Adequate personnel and equipment shall be provided to permit the timely completion of all operations.
4. Certificates of Insurance will be provided (upon request). We carry Workers Compensation and Liability Insurance.
5. We will perform additional work when requested in writing.

General Terms and Conditions

Services:

During the Term, Gräs Lawn, LLC shall provide, or arrange for the provision of, the Services.

The "Services" consist of the landscape maintenance, construction, irrigation, or other general landscape services described in the "Scope of Landscape Services" attached hereto as 'Exhibit A'.

The "Landscape Site" consists of the exterior landscaped areas for the site(s) identified on Scope of Landscape Services where Services will be furnished by Gräs Lawn, LLC in accordance with the Scope of Landscape Services.

Gräs Lawn, LLC shall provide the Services in accordance with applicable professional horticulture standards using trained, uniformed, and properly supervised personnel, and properly maintained equipment.

Gräs Lawn, LLC shall promptly remove all of its tools, equipment, surplus materials, landscape waste materials and rubbish from the Landscape Site after rendering Services.