

## AMENDMENT TO SERVICE CONTRACT

AND NOW, this August 12, 2025, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and M&M Lawncare East (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about October 23, 2018 ("Contract");

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

1. The recitals set forth above and the Contract referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment.
2. The termination date of the parties' Contract is changed to June 1, 2026.
3. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. Section 6.1, Indemnified Parties, is hereby replaced as follows:

**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 and all claims, costs, losses, expenses, liabilities, and damages (including reasonable attorneys' fees and disbursements) incurred by Owner in connection with or arising out of the Service Contract, Exhibits and any Amendments thereto entered into between the parties or breach of this Agreement. Notwithstanding anything else to the contrary in the Service Contract and any Amendments thereto including anything that may indicate a threshold for when services shall be rendered, unless specifically told in a separate writing not to perform a particular service, the parties specifically agree that Contractor shall have the exclusive authority to determine when it is necessary, to prevent injury, damage or liability to persons or property, for snow removal to commence, salt or related materials to be applied and any and all other snow removal related services and activities to be

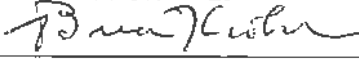
performed. For the avoidance of doubt, Contractor is solely responsible for determining the above unless Owner specifically tells them otherwise in writing.

5. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

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

MANAGING AGENT:

LINDY COMMUNITIES

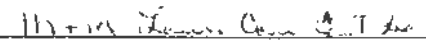


By: Brian Kraker

Title:  EVP

9/15/25

CONTRACTOR:



By: Linda Venable

Title:  President

Exh. b. + A

# M&M LAWN CARE EAST, INC.

LANDSCAPE INSTALLERS & GROUNDS MAINTENANCE SPECIALISTS  
COMMERCIAL RESIDENTIAL INDUSTRIAL  
600 SECOND STREET PIKE CHURCHVILLE, PA 18966  
(215) 677-8631 FAX (215) 671-9156

## PROPOSAL

**Snow Removal Service for 2025-2026**

**\*Service begins at One (1) Inch**

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA. 19046  
Attn: Brian Kroker

Re: Bromley House Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot.  
broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$475.00	
4-6 inches	\$585.00	
6-8 inches	\$745.00	
8-10 inches	\$1,100.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr	
Potassium Chloride use	\$470.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

\*We carry insurance for \$2,000,000.00. However, it is stipulated by our insurance carrier that salting must accompany plowing in order to honor any claim.

\*Above costs are inclusive, allowing for all equipment used.

\*All extras and requested service costs will be listed separately.


\*A copy of our current insurance can be provided if requested.

**Emergency Contacts:**

Paul Martin 267.278.8044  
Paul Ferruzzi 267.278.8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



Paul Martin, President  
M & M LAWN CARE EAST, INC

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## PROPOSAL

**Snow Removal Service for 2025-2026**

**\*Service begins at One (1) Inch**

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA.19046  
Attn: Nancy Benner

Re: Fountain Garden Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$250.00	
4-6 inches	\$340.00	
6-8 inches	\$440.00	
8-10 inches	\$525.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr	
Potassium Chloride use	\$230.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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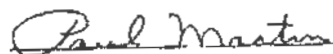
\*All extras and requested service costs will be listed separately

\*A copy of our current insurance can be provided if requested

**Emergency Contacts:**

Paul Martin 267 278.8044  
Paul Ferruzzi 267 278 8045

Accepted by: \_\_\_\_\_



Paul Martin, President Date:  
M & M LAWN CARE EAST, INC

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LANDSCAPE INSTALLERS & GROUNDS MAINTENANCE SPECIALISTS  
COMMERCIAL RESIDENTIAL INDUSTRIAL  
600 SECOND STREET PIKE CHURCHVILLE, PA 18966  
(215) 677-8634 FAX (215) 671-9156

## PROPOSAL

**Snow Removal Service for 2025-2026**

**\*Service begins at One (1) Inch**

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA. 19046  
Attn: Nancy Benner

Re: Joshua House Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$600.00	
4-6 inches	\$760.00	
6-8 inches	\$1,050.00	
8-10 inches	\$1,375.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr.	
Potassium Chloride use	\$545.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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\*A copy of our current insurance can be provided if requested.

**Emergency Contacts:**

Paul Martin 267 278 8044  
Paul Ferruzzi 267.278 8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



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## PROPOSAL

**Snow Removal Service for 2025-26**

**\*Service begins at One (1) Inch**

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA.19046  
Attn: Tatyana

Re: Longwood Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$300.00	
4-6 inches	\$370.00	
6-8 inches	\$550.00	
8-10 inches	\$660.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr	
Potassium Chloride use	\$330.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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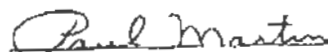
\* A copy of our current insurance can be provided if requested

**Emergency Contacts:**

Paul Martin 267.278.8044  
Paul Ferruzzi 267.278.8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



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## PROPOSAL

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\*Service begins at One (1) Inch

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA.19046  
Attn: Brian Kroker

Re: Regency Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$275.00	
4-6 inches	\$350.00	
6-8 inches	\$500.00	
8-10 inches	\$610.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr.	
Potassium Chloride use	\$250.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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\*All extras and requested service costs will be listed separately

\*A copy of our current insurance can be provided if requested

**Emergency Contacts:**

Paul Martin 267.278.8044  
Paul Ferruzzi 267.278.8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



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## PROPOSAL

**Snow Removal Service for 2025-2026**

**\*Service begins at One (1) Inch**

Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA. 19046  
Attn: Brian Kroker

Re: York House (North) Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$300.00	
4-6 inches	\$370.00	
6-8 inches	\$520.00	
8-10 inches	\$775.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr.	
Potassium Chloride use	\$260.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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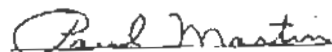
\*A copy of our current insurance can be provided if requested

**Emergency Contacts:**

Paul Martin 267 278 8044  
Paul Ferruzzi 267 278 8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



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Lindy Property Management Co.  
309 York Rd. Suite 211  
Jenkintown, PA. 19046  
Attn: Brian Kroker

Re: York House (South) Apts.

Clearing of all parking areas, entrances and exit areas, and loading docks is included in cost of parking lot, broken down by inches.

ITEM	LOT PRICE	SIDEWALK/STEPS PRICE
Removal 1-4 inches	\$275.00	
4-6 inches	\$340.00	
6-8 inches	\$455.00	
8-10 inches	\$635.00	
Return visits to clear Driveway/ Parking areas	\$110.00 per hr	
Potassium Chloride use	\$260.00	
Backhoe/Loader use (per hour)	\$300.00	

**Notes:**

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**Emergency Contacts:**

Paul Martin 267.278 8044  
Paul Ferruzzi 267.278 8045

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_



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