

AMENDMENT TO SERVICE CONTRACT

AND NOW, this January 19, 2025, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and M&M Lawncare East, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about March 14, 2019 ("Contract");

WHEREAS, the parties desire to extend the Contract and change the termination date to December 31, 2026.

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. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
3. 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:
Title: 3.13.26

CONTRACTOR:

M+M LAWNCARE EAST INC.



By: Paul Martin
Date: 3/13/26
Title: President

M & M LAWCARE EAST, INC.

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

March 11, 2026

PROPOSAL SUBMITTED TO:

Lindy Property Management
309 York Rd. Suite 211
Jenkintown, PA. 19046
Attn: Brian Kroker
RE: Mt. Airy Place

We hereby propose to furnish all materials and perform (or subcontract) all labor for the completion of:

1.	Cut and clean all grass areas.		
2.	Trim around all buildings, fences, etc.	Price	\$ 150.00 x 24 = \$3,600.00
A.	Edging	Price	\$ N/C
B.	Spring Clean-Up	Price	\$ 325.00
C.	Pruning	Price	\$ 725.00 x2 = \$1,450.00
D.	Fall Clean-Up	Price	\$ 750.00 x2 = \$1,500.00
E.	Mulching	Price	\$ 1,500.00
F.	Weed Control	Price	\$ 90.00 x 7 = \$630.00
G.	Spring Flowers	Price	\$ 775.00
H.	Summer Flowers	Price	\$ 3,175.00
I.	Fall Flowers	Price	\$ 2,625.00

Total yearly price \$15,580.00 divided by eight months
Equals \$1,947.50 per month plus taxes.

Respectfully submitted,

M & M LAWCARE, INC.

Note - This Proposal may be withdrawn by us if not accepted within sixty (60) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
Signature _____

Date _____
Date _____

M & M LAWCARE EAST, INC.

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

March 11, 2026

PROPOSAL SUBMITTED TO:

Lindy Property Management
309 York Rd. Suite 211
Jenkintown, PA. 19046
Attn: Brian Kroker
RE: Willow Bend Apt.

We hereby propose to furnish all materials and perform (or subcontract) all labor for the completion of:

- | | | | |
|----|---|-------|-----------------------------|
| 1. | Cut and clean all grass areas. | | |
| 2. | Trim around all buildings, fences, etc. | Price | \$ 185.00 x 24 = \$4,400.00 |
| A. | Edging | Price | \$ N/C |
| B. | Spring Clean-Up | Price | \$ 375.00 |
| C. | Pruning | Price | \$ 525.00 x2=\$1,050.00 |
| D. | Fall Clean-Up | Price | \$ 1,000.00 x2=\$2,000.00 |
| E. | Mulching | Price | \$ 2,030.00 |
| F. | Weed Control | Price | \$ 170.00 x7=1,190.00 |
| G. | Spring flowers | Price | \$ 760.00 |
| H. | Annual Flowers | Price | \$ 3,605.00 |
| I. | Fall Flowers | Price | \$ 2,315.00 |

Total yearly price \$17,765.00 divided by eight months
Equals \$2,220.62 per month plus tax's.

Respectfully submitted,

M & M LAWCARE, INC.

Note - This Proposal may be withdrawn by us if not accepted within sixty (60) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Date _____

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

March 11, 2026

PROPOSAL SUBMITTED TO:

Lindy Property Management
309 York Rd. Suite
Jenkintown, PA. 19046
Attn: Brian Kroker
RE: Longwood Gardens

We hereby propose to furnish all materials and perform (or subcontract) all labor for the completion of:

- | | | | |
|----|---|-------|------------------------------|
| 1. | Cut and clean all grass areas. | | |
| 2. | Trim around all buildings, fences, etc. | Price | \$ 230.00 x 24 = \$ 5,520.00 |
| A. | Edging | Price | \$ N/C |
| B. | Spring Clean-Up | Price | \$ 300.00 |
| C. | Pruning | Price | \$ 1,325.00 x2 = \$2,650.00 |
| D. | Fall Clean-Up | Price | \$ 885.00 x2 = \$1,770.00 |
| E. | Mulching | Price | \$ 3,880.00 |
| F. | Weed Control | Price | \$ 330 x7 = 2,310.00 |
| G. | Spring Flowers | Price | \$ 760.00 |
| H. | Summer Flowers | Price | \$ 3,200.00 |
| I. | Fall Flowers | Price | \$ 3,050.00 |

Total yearly price \$23,440.00 divided by eight months
Equals \$ 2,930.00 Plus taxes.

Respectfully submitted,

M & M LAWN CARE, INC.

Note - This Proposal may be withdrawn by us if not accepted within sixty (60) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Date _____

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

March 11, 2026

PROPOSAL SUBMITTED TO:

Lindy Property Management
207 Leedom Street
Jenkintown, PA. 19046
Attn: Brian Kroker
RE: Gardens of Mt. Airy

We hereby propose to furnish all materials and perform (or subcontract) all labor for the completion of:

1.	Cut and clean all grass areas.		
2.	Trim around all buildings, fences, etc.	Price	\$ 105.00 x 24 = \$2,520.00
A.	Edging	Price	\$ N/C
B.	Spring Clean-Up	Price	\$ 350.00
C.	Pruning	Price	\$ 275.00 x2 = \$550.00
D.	Fall Clean-Up	Price	\$ 750.00 x2 + \$1,500.00
E.	Mulching	Price	\$ 1,250.00
F.	Weed Control	Price	\$ 100.00 x 7 = \$700.00
G.	Spring Flowers	Price	\$ 720.00
H.	Summer Flowers	Price	\$ 1,800.00
I.	Fall Flowers	Price	\$ 1,150.00

Total yearly price \$10,540.00 divided by eight months
Equals: \$1,317.50 per month plus taxes.

Respectfully submitted,

M & M LAWN CARE, INC.

Note - This Proposal may be withdrawn by us if not accepted within sixty (60) days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Date _____

Brian Kroker

From: Paul Martin <mmlawncaremartin@gmail.com>
Sent: Monday, February 13, 2023 4:23 PM
To: Brian Kroker
Subject: Re: landscape proposals with flowers added 2-11-2023

Follow Up Flag: Follow up
Flag Status: Flagged

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Longwood Gardens flowers

Spring flowers 10 flats
Summer flowers 33 flats
Fall flowers 36 flats

Willow Bend

Spring flowers 10 flats
Summer flowers 32 flats
Fall flowers 31 flats

Mt. Airy-Place

Spring flowers 10 flats
Summer flowers 35 flats
Fall flowers 35 flats

Gardens of Mt Airy

Spring flowers 10 flats
Summer flowers 19 flats
Fall flowers 16 flats

I will be trying a different mulch vender this year and will have between 2-3 " of depth of mulch.

I will email you the signed amendment now.

Thanks,

Paul Martin

On Mon, Feb 13, 2023 at 8:40 AM Brian Kroker <bkroker@comehometolindy.com> wrote:

Paul,

Can you also indicate how many flats of flowers are included in each planting?