

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 Cleantech of Philadelphia, Inc. (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about April 28, 2021 ("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 adjusting the scope of work and pricing for Warrington Crossings and Fountain Gardens, as per the attached 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:

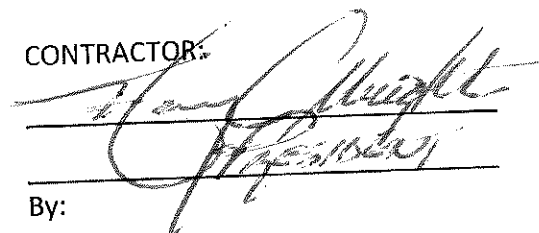
Date:

Title:

Brian Kroker , EVP

3.3.26

CONTRACTOR:



By:

Date:

Title:

intentionally  
blank

Exhibit A



Proposal for: Lindy Property Management

Prepared by: CleanTech of Philadelphia, Inc.  
445 E. Elm Street  
Conshohocken, PA 19428  
484-530-0600

**CleanTech** of Philadelphia, Inc.  
Quality Service Since 1971

Service from a trained technician ALL the time and a Site Supervisor on Property at all times.

CleanTech has been servicing the commercial cleaning needs of its clients since 1971. Although the company's names and faces change, we still proudly serve several clients from the beginning. The reason is trust, loyalty and responsiveness to and customers' needs. When we say we want to be the only ones maintaining your investment we mean it. Call us, we are there using only industry and mill approved solutions and techniques.

Client site specific programming has created long-lasting relationships with clients and employees

CleanTech's ability to provide quality service for 40+ years is its flexibility to a client's needs and budgetary goals. We are an independent industry trained IICRC certified firm led by an IICRC master cleaner. We are not attached to one system or directed by a larger corporation. We are called upon on a regular basis by the largest down to the specialty boutiques to trouble shoot and correct cleaning related issues. Our employee retention rate is well over ten years. This is not normal in most industries and is unheard of in our trade. **Our employees are uniformed, trained, background checked and randomly drug screened.** This allows us to retain those individuals who care. Our interest is in long-term relationships with our clients and employees.

Agreement dated January 1, 2026, between Cleantech, 445 East Elm Street, Conshohocken, PA 19428 and Lindy Property Management Group.

In consideration of the premises and the mutual promises herein contained and other goods and valuable consideration, the parties hereto intending to be legally bound hereby agree as follows:

Service Location

See Attachment

Service to be provided

Service to Include: See Excel Sheet Attachment

Cost of Service: See Excel Sheet Attachment

Operations Center:

445 East Elm Street, Conshohocken, PA 19428 \* 484-530-0600 \* 484-530-9111 fax \* CleanTech@verizon.net

Term and Pricing

1. The Agreement shall take effect on January 1, 2026 (the effect date of the Agreement) and shall continue in effect until December 31, 2026. The term of the Agreement is 12 months.
2. Cleantech may adjust the contract rate to account for changes in its operational and administrative cost in the event that Lindy Property Management changes its service requirements during the term.
3. *BMK* Cleantech may adjust ~~the customer rate schedule~~ to account for unforeseen causes. This increase would not exceed 2% on an annual basis.
4. The pricing outlined is based on Lindy Property Management direct payment to Cleantech via one of the following forms of payment: cash, check, or ACH transfer. Surcharges based on third party payment arrangement will be billed back to Lindy Property Management.
5. Cancellation with cause for non-performance: During the term of this agreement, if either party fails to perform according to the terms and the conditions outlined in this agreement, written notice shall be sent by certified mail which outlines the performance issues in question. In the event resolution is not made within 30 days of notice, either party shall have the right to terminate this agreement without penalty.
6. Lindy Property Management shall provide restroom supplies including but not limited to paper products (i.e. toilet paper, hand towels, toilet seat covers, hand towels, hand soap, trash can liners and batteries if any of the dispensers require them).
7. Lindy Property Management may request Cleantech of Philadelphia to perform additional services beyond the scope (Excel Spreadsheet) beyond the outlined scope at a mutually agreed price before the time of service.

Operations Center:

445 East Elm Street, Conshohocken, PA 19428 \* 484-530-0600 \* 484-530-9111 fax \* CleanTech@verizon.net

~~Indemnification~~

*some of* Lindy Property Management ~~agrees to indemnify and hold Cleantech of Philadelphia, harmless from any personal and/or property damage claims more than the amounts specified on the Certificate of Insurance.~~

Billing

1. Cleantech shall provide Lindy Property Management with monthly invoices for contracted services that are due within 30 days of receipt by Lindy Property Management. Invoices for special or additional services will be presented monthly and paid within 30 days of receipt. Any balance not paid within 30 days will accrue a finance charge of 1 ½% per month.
2. Lindy Property Management shall pay Cleantech a fee of \$50 (which company may increase from time to time by notice to customer) for each check submitted by customer that is insufficient funds check or is returned or dishonored

Insurance

1. A certificate of insurance will be furnished to the Lindy Property Management prior to the commencement date of this Agreement naming Lindy Property Management as additional insured with a provision that requires 30 days' notice to customer of any non-renewal or modification in the insurance coverage.

Excuse of Performance

1. Cleantech shall not be responsible if its performance of this agreement is interrupted or delayed by contingencies beyond its control, including, without limitation, acts of God, war, riots, explosion, strikes, lockouts or other labor or industrial disturbances, fires, accidents to equipment, injunctions or compliance with laws, regulations, guidelines or orders of governmental body or instrumentality thereof (whether now existing or hereafter created).

*Operations Center:*

Miscellaneous

*BME*

~~1. This Agreement sets forth the entire agreement of all parties and supersedes all prior agreements, whether written or oral, that exists between the parties regarding the subject matter of this Agreement. If any provision of this agreement shall be invalid, illegal or unenforceable, it should be modified to be valid, legal or enforceable but so as most nearly to retain the intent of the parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. Lindy Property Management and Cleantech agree that an electronically stored copy of this agreement constitutes proof of the contents of this Agreement, as though it were original.~~

LINDY PROPERTY AMNAGEMENT

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CLEANTECH OF PHILADELPHIA, INC.

BY: *Harry A. Wright*

DATE: 2/24/2026

Operations Center:

445 East Elm Street, Conshohocken, PA 19428 \* 484-530-0600 \* 484-530-9111 fax \* CleanTech@verizon.net

CUSTOMER NAME	Frequency	SERVICE	2026 Price
York North	Semi Annual	Pressure Wash Bldg Apron	\$ 416.16
	Quarterly	Tile Fl restoration from YONO to York House	\$ 214.20
	Quarterly	Common area Cpt all floors machine scrub	\$ 1,645.26
	Quarterly	Scrub & Recoat rubber fl of lounge	\$ 642.60
York South	Mon-Sat	Day Porter	\$ 4,161.60
	Quarterly	Carpet Maintenance	\$ 1,334.16
	Quarterly	Tile & Grout Bathrooms	\$ 214.20
	Saturday	Saturday Trash Removal	\$ 405.96
Piazza	1x week	Weekly cleaning Suite 315	\$ 324.36
	weekly	Weekly service Common Areas	\$ 717.40
	Quarterly	Exterior Sidewalk/Trash&Grease Area	\$ 459.00
Mt. Airy Place	Monday & Thur	Day Porter Service	\$ 1,233.18
Meadowbrook	Mon - Fri	Day Porter Service	\$ 9,184.08
	Monthly	Carpet	\$ 1,563.46
	Quarterly	Truck Mount Carpet	\$ 589.56
	Quarterly	Furniture	\$ -
Lindy Corporati	2x per week	Janitorial Services 2x Week	\$ 965.94
309 York-Ste 211			
Academia			
*Spencer	Quarterly	Carpet Maintenance	\$ 563.04
*Godfrey	Quarterly	Carpet Maintenance	\$ 563.04
Spencer/Godfr ey	Quarterly	Spencer lobby/Godfrey fitness ch	\$ 321.30
Regency	Mon/Wed/Fri	Day Porter Service	\$ 1,692.18
	Quarterly	Carpet Maintenance	\$ 563.04
	Quarterly	Townhouse Carpet	\$ 257.04
	Quarterly	Furniture Cleaning	\$ 214.20
	Quarterly	Tile and Grout	\$ 171.36
Rosedale	Tues & Friday	Day Porter Service	\$ 908.82
	Quarterly	carpet/baseboards	\$ 790.50
Park at Westminster	Mon - Fri	Day Porter Service	\$ 3,553.68
Bromley	Mon-Sat	Day Porter Service	\$ 3,858.66
	Quarterly	Carpet	\$ 1,479.00
	Quarterly	Furniture	\$ 227.46
	Weekends	Weekend Trash	\$ 837.42
Willow Bend	Tues & Friday	Day Porter Service	\$ 806.82

CUSTOMER NAME	Frequency	SERVICE	2026 Price
Westgate Arms	Quarterly	Carpet	\$ 748.68
Stanbridge	Mon - Fri	Day Porter Servies	\$ 2,164.87
	Quarterly	Carpet	\$ 911.88
Sedgwick Gard	Tues & Friday	Day Porter Service	\$ 936.36
Sedgwick Terrace	1 x Per week	Day Porter Service	\$ 334.56
Overlook	Thurs	Day Porter Service	\$ 811.92
	Quarterly	Carpet/Baseboards	\$ 510.00
Longwood	Quarterly	Carpet	\$ 772.14
Joshua House	Quarterly	Carpet	\$ 2,437.80
Haverford Court	Quarterly	Carpet	\$ 1,555.50
	Quarterly	Tile & Grout	\$ 428.40
Gateway	Quarterly	Carpet Malnteance	\$ 1,768.68
Fountain Gardens	Quarterly	Carpet Service	\$ 666.06
EOLA	Tues/Thurs	Day Porter Service	\$ 728.28
	Quarterly	Carpet	\$ 294.78
Enclaves	Quarterly	Carpet	\$ 1,768.68
Elkins Park	Tuesday	Day Porter Service	\$ 940.28
	Quarterly	Carpet w/ baseboards	\$ 686.46
207 Leedom St	Mon/Thurs	Day Porter Service	\$ 551.82
	Quarterly	Glass	\$ 321.30
450 Green	Quarterly	Carpets	\$ 2,700.96
Gardens Mt. Airy	Mon/Thurs	Day Porter Service	\$ 1,079.16
7400	Mon/Wed/Fri	Day Porter Service	\$ 1,591.20
	Quarterly	Carpet Maintenance	\$ 1,978.80
	Quarterly	Tile Grout and LVT	\$ 867.00
251 DeKalb Pike	Mon - Friday	Day Porter { No Change}	\$ 18,191.00
	Quarterly	Terrazzo	\$ 1,555.50
	Quarterly	Tile and Grout	\$ 2,304.18
	Quarterly	Carpet Cleaning	\$ 4,681.80
Towers of Wyncotte	7 Days	Day Porter Service Bldg 1	\$ 9,209.58
	7 Days	Day Porter Service Bldg 2	\$ 10,296.90
	7 Days	Day Porter Service Bldg 3	\$ 10,650.84
	Quarterly	Carpet Maintenance Bldg 1	\$ 2,598.96

CUSTOMER NAME	Frequency	SERVICE	2026 Price
	Quarterly	Carpet Maintenance Bldg 2	\$ 2,486.76
	Quarterly	Carpet Maintenance Bldg 3	\$ 2,545.92
	Quarterly	Tile & Grout Bldgs 1, 2 & 3	\$ 3,631.20