Federal Supply Service

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address is:

http://www.gsaelibrary.gsa.gov/ElibMain/sinDetails.do?scheduleNumber=03FAC&specialItemNumber=811+001&executeQuery=YES

Elevator and Escalator Maintenance Services

Contract # 47QSHA22D002N

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov.

Contract period: September 17, 2022 – September 16, 2042

Vendor/Contractor Information

Schindler Elevator Corporation

Primary Contact: Matthew Leib
National Account Manager
matthew.leib@Schindler.com
20 Whippany Road
Morristown, NJ 07960
Mobile: +1 (202) 868-3190
www.us.schindler.com

Business Size: Large
Additional schedule information may be found at:  [http://www.us.schindler.com](http://www.us.schindler.com)

Customer Information (for Ordering Purposes)

1a. Special Item Number (from GSA Advantage eLibrary)

**561210FAC** Facilities Maintenance and Management 561210FAC Includes all services related to the complete operations, maintenance and repair of federal real property. Real property could include stand-alone facilities and structures such as hospitals and federal buildings to large, multi-facility complexes such as DoD military installations. Services can be ordered individually or in combination. Typical maintenance services include: elevator, HVAC, electrical, plumbing, septic, fire alarm/fire suppression, energy management control systems (EMCS), water distribution, septic, telephone, water tanks, renewable energy systems, waste management, recycling, etc. This SIN can also be used for facilities management solutions such as to fulfill a requirement for adequate staff/personnel to help manage federal facility operations. In addition, this SIN provides a complete array of facilities consulting and facilities assessment services.

1b. Identification of Lowest Price item:  See price list below

1c. Commercial Job Title Description:  See price list below

2. Maximum order. $1,000,000

3. Minimum order. $100


5. Point(s) of production (city, county, and State or foreign country): Various

6. Discount from list prices or statement of net price. Government Net Prices (discounts already deducted)

7. Quantity Discounts:

<table>
<thead>
<tr>
<th># of Units</th>
<th>Discount</th>
</tr>
</thead>
<tbody>
<tr>
<td>35-100</td>
<td>2%</td>
</tr>
<tr>
<td>101-200</td>
<td>3%</td>
</tr>
<tr>
<td>201-450</td>
<td>4%</td>
</tr>
<tr>
<td>451-550</td>
<td>5%</td>
</tr>
<tr>
<td>551-650</td>
<td>6%</td>
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<tr>
<td>651-750</td>
<td>7%</td>
</tr>
<tr>
<td>751-850</td>
<td>8%</td>
</tr>
<tr>
<td>1051-1250</td>
<td>9%</td>
</tr>
<tr>
<td>1251-1450</td>
<td>11%</td>
</tr>
<tr>
<td>1451-1650</td>
<td>12%</td>
</tr>
<tr>
<td>1651-1850</td>
<td>13%</td>
</tr>
<tr>
<td>1851+</td>
<td>14%</td>
</tr>
</tbody>
</table>

8. Prompt payment terms: 1% 10 days

Advance Payment Discounts (payments required in advance of given payment period to apply)
9. Foreign items (list items by country of origin). Not Applicable

10a. Time of delivery: Specified on Task Order

10b. Expedited Delivery. Contact Contractor

10c. Overnight and 2-day delivery. Contact Contractor

10d. Urgent Requirements. Contact Contractor

11. F.O.B. point(s). Destination

12a. Ordering address(es). Same as Contractor

12b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA’s) are found in Federal Acquisition Regulation (FAR) 8.405-3.

13. Payment address(es). Schindler Elevator Corporation, P.O. Box 93050, Chicago, IL 60673-3050

14. Warranty provision. Standard Commercial Warranty

15. Export packing charges, if applicable. Not Applicable

16. Terms and conditions of rental, maintenance, and repair (if applicable). Not Applicable

17. Terms and conditions of installation (if applicable). Not Applicable

18a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable). Not Applicable

18b. Terms and conditions for any other services (if applicable) Not Applicable

19. List of service and distribution points (if applicable). Go to www.us.schindler.com for a list of Schindler Elevator service locations nationwide.

20. List of participating dealers (if applicable). Not Applicable

21. Preventive maintenance (if applicable). Go to www.us.schindler.com for information on Schindler Maintenance Programs.

22a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants). Not Applicable

22b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor’s website or other location.) Not Applicable

23. Unique Entity Identifier number. Z7NAG9YYP423

24. Notification regarding registration in System for Award Management (SAM) database. Schindler is registered in the System for Award Management (SAM).
<table>
<thead>
<tr>
<th>SIN</th>
<th>Labor Category or Monthly Service</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC</td>
<td>Hydraulic Elevators (&lt;= 4Floors)/Month</td>
<td>$369.97</td>
<td>$382.92</td>
<td>$396.32</td>
<td>$410.20</td>
<td>$424.55</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Hydraulic Elevators add per car for 24 hour callback</td>
<td>$54.41</td>
<td>$56.31</td>
<td>$58.29</td>
<td>$60.32</td>
<td>$62.44</td>
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<tr>
<td>561210FAC</td>
<td>Geared Elevators (&lt;= 6Floors)/Month</td>
<td>$743.48</td>
<td>$769.50</td>
<td>$796.43</td>
<td>$824.31</td>
<td>$853.16</td>
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<tr>
<td>561210FAC</td>
<td>Geared Elevators add per car for 24 hour callback</td>
<td>$110.03</td>
<td>$113.87</td>
<td>$117.86</td>
<td>$121.98</td>
<td>$126.26</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Gearless Elevators (&lt;= 9Floors)/Month</td>
<td>$973.30</td>
<td>$1,007.37</td>
<td>$1,042.62</td>
<td>$1,079.11</td>
<td>$1,116.89</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Gearless Elevators add per car for 24 hour callback</td>
<td>$142.97</td>
<td>$147.98</td>
<td>$153.16</td>
<td>$158.52</td>
<td>$164.07</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Mechanic Straight Time</td>
<td>$438.95</td>
<td>$454.32</td>
<td>$470.22</td>
<td>$486.67</td>
<td>$503.71</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Mechanic 1.7 Overtime</td>
<td>$746.23</td>
<td>$772.35</td>
<td>$799.39</td>
<td>$827.37</td>
<td>$856.32</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Mechanic 2.0 Overtime</td>
<td>$877.93</td>
<td>$908.65</td>
<td>$940.45</td>
<td>$973.37</td>
<td>$1,007.44</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Mechanic Bonus Time Only</td>
<td>$303.40</td>
<td>$314.02</td>
<td>$325.01</td>
<td>$336.38</td>
<td>$348.16</td>
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<tr>
<td>561210FAC</td>
<td>Helper Straight Time</td>
<td>$351.17</td>
<td>$363.47</td>
<td>$376.19</td>
<td>$389.36</td>
<td>$402.99</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Helper 1.7 Overtime</td>
<td>$596.99</td>
<td>$617.88</td>
<td>$639.51</td>
<td>$661.88</td>
<td>$685.05</td>
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<tr>
<td>561210FAC</td>
<td>Helper 2.0 Overtime</td>
<td>$702.34</td>
<td>$726.92</td>
<td>$752.36</td>
<td>$778.70</td>
<td>$805.95</td>
</tr>
<tr>
<td>561210FAC</td>
<td>Team-Mech/Help Straight Time</td>
<td>$790.13</td>
<td>$817.78</td>
<td>$846.41</td>
<td>$876.03</td>
<td>$906.69</td>
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<tr>
<td>561210FAC</td>
<td>Team-Mech/Help 1.7 Overtime</td>
<td>$1,343.22</td>
<td>$1,390.24</td>
<td>$1,438.89</td>
<td>$1,489.25</td>
<td>$1,541.37</td>
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<tr>
<td>561210FAC</td>
<td>Team-Mech/Help 2.0 Overtime</td>
<td>$1,580.27</td>
<td>$1,635.58</td>
<td>$1,692.83</td>
<td>$1,752.07</td>
<td>$1,813.39</td>
</tr>
</tbody>
</table>
## Labor Descriptions

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hydraulic Elevators (&lt;= 4 Floors)/Month</strong></td>
<td>Support utilizing a standard Schindler Maintenance contract with 8-hour callback coverage. Pricing is net of GSA's volume discount. Requests for added scope requirements outside the standard Schindler Maintenance contract may result in a price increase from the price list below. Hydraulic elevator pricing capped at four (4) total openings per elevator. Freight elevators with vertical bi-parting freight doors excluded from the pricing below and to be priced separately. Machine Room-Less (MRL) elevators are excluded from price below and to be priced separately.</td>
</tr>
<tr>
<td><strong>Hydraulic Elevators add per car for 24 hour callback</strong></td>
<td>An adder for optional 24-hour callback coverage for hydraulic elevators.</td>
</tr>
<tr>
<td><strong>Geared Elevators (&lt;= 6 Floors)/Month</strong></td>
<td>Support utilizing a standard Schindler Maintenance contract with 8-hour callback coverage. Pricing is net of GSA's volume discount. Requests for added scope requirements outside the standard Schindler Maintenance contract may result in a price increase from the price list below. Geared elevator pricing capped at six (6) total openings per elevator. Freight elevators with vertical bi-parting freight doors excluded from the pricing below and to be priced separately. Machine Room-Less (MRL) elevators are excluded from price below and to be priced separately.</td>
</tr>
<tr>
<td><strong>Geared Elevators add per car for 24 hour callback</strong></td>
<td>An adder for optional 24-hour callback coverage for geared elevators.</td>
</tr>
<tr>
<td><strong>Gearless Elevators (&lt;= 9 Floors)/Month</strong></td>
<td>Support utilizing a standard Schindler Maintenance contract with 8-hour callback coverage. Pricing is net of GSA's volume discount. Requests for added scope requirements outside the standard Schindler Maintenance contract may result in a price increase from the price list below. Gearless elevator pricing capped at nine (9) total openings per elevator. Freight elevators with vertical bi-parting freight doors excluded from the pricing below and to be priced separately. Machine Room-Less (MRL) elevators are excluded from price below and to be priced separately.</td>
</tr>
<tr>
<td><strong>Gearless Elevators add per car for 24 hour callback</strong></td>
<td>An adder for optional 24-hour callback coverage for gearless elevators.</td>
</tr>
</tbody>
</table>
Schindler Custom

SCHINDLER ELEVATOR CORPORATION

6800 Muirkirk Road
Beltville, MD 20705-1227
Phone: 301-419-7700
Fax: 301-419-7701

Date: Estimate Number: (2022.2.1)

To: Building Name:

Attn:

EQUIPMENT DESCRIPTION

<table>
<thead>
<tr>
<th>Qty</th>
<th>Manufacturer</th>
<th>Equipment Application Description</th>
<th>Rise/Length</th>
<th>Capacity</th>
<th>Speed</th>
<th>Install#</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Schindler</td>
<td>Hydraulic Passenger</td>
<td>Passenger 1 and 2</td>
<td>7F/0R</td>
<td>2500</td>
<td>125</td>
</tr>
</tbody>
</table>

SCHINDLER ELEVATOR CORPORATION ("Schindler", "we", "us") 6800 Muirkirk Road, Beltville, MD 20705-1227, and ERICKSON RETIREMENT COMMUNITIES, ("you") agree as follows:

PREVENTIVE MAINTENANCE SERVICE

- Our preventive maintenance program performed in accordance with a maintenance schedule specific to your equipment and its usage
- Examine, lubricate, adjust, and repair/replace covered components
- Criteria for replacement of all wire ropes will be the appropriate factor of safety
- Prompt callback coverage
- Safety testing
- Customer friendly and responsive communications

PREVENTIVE MAINTENANCE PROGRAM

Our Preventive Maintenance Program, as described in this agreement will be performed in accordance with a maintenance schedule specific to your equipment. A Schindler technician will be assigned to you, and back up technicians are available as required to give you prompt service as required at all times. A Schindler account representative will be assigned to you, and will be your primary contact for communications regarding your agreement. Also available to you is our extensive technical support and parts inventory, at the site as needed, and local warehouses and our national Service Distribution Center available for express delivery in emergencies.

EXAMINE, LUBRICATE, ADJUST, AND REPAIR/REPLACE COVERED COMPONENTS

We will on a periodic basis examine, lubricate, adjust, and as needed or if usage mandates, repair, or replace the Covered Components listed below.
HYDRAULIC ELEVATORS

Basic components: Controller components: resistors, timers, fuses, overloads, minor contacts, wiring, coils; packing, drive belts, strainers, functional components of car and corridor operating stations, hangers and tracks, door operating devices, door gibs, guide shoes, rollers, traveling cables, signal lamps (replacement during regular visits only), interlocks, door closers, buffers, switches, door protection devices, and alarm bells.

Major components: Exposed piping in the Machine Room & hoistway, motor, PC boards, pump unit, solid state devices, contactors, and valve rebuilds.

We assume no responsibility for the following items: hoistway door hinges, panels, frames, gates and sills; cabs and cab flooring; freight elevator door straps, cab doors, gates and removable cab panels; cab mirrors and handrails; power switches, fuses and feeders to controllers; emergency cab lighting; light fixtures and lamps; cover plates for signal fixtures and operating stations; card readers or other access control devices; smoke/fire alarms and detectors; pit pumps and alarms; cleaning of cab interiors and exposed sills; plungers, pistons, casings and cylinders; automatic ejection systems; all piping and connections except that portion which is exposed in the machine room and hoistway; guide rails; tank; emergency power generators; telephone service, communication devices; disposal of used oil; intercom or music systems; ventilators, air conditioners or heaters; adverse elevator operation as a result of machine room temperatures (including temperature variations below 60 degrees Fahrenheit and above 90 degrees Fahrenheit); media displays; computer consoles or keyboards; fireman's phones; exterior panels, skirt and deck panels, balustrades, relamping of illuminated balustrades; attachments to skirts, deck or balustrades; moving walk belts; pallets; steps; skirt brushes; sideplate devices; any batteries associated with the equipment; obsolete items, (defined as parts, components or equipment either 20 or more years from original installation, or no longer available from the original equipment manufacturer or an industry parts supplier, replaceable only by refabrication.) In the event that safety testing is performed by us at the start of the Agreement, and we find that critical safety components, such as the governor and/or safeties for traction equipment, and/or valves on hydraulic equipment, are not operating correctly, therefore resulting in unsafe conditions, you will be responsible to authorize the necessary repairs/replacements of this equipment, at your expense.

CLEANING

We will periodically clean the machine room, car top, and pit of debris related to our work in these areas.

TESTING OF SAFETY DEVICES

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Test</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydraulic Pressure/Relief Valve</td>
<td>Annually</td>
<td></td>
</tr>
</tbody>
</table>

Our testing responsibilities do not include fees or changes imposed by local authorities in conjunction with witnessing, witnessing costs, inspecting, assisting inspection authorities, licensing or testing the Equipment including observation of testing by 3rd parties; changes in the testing requirements after the initial start date of this Agreement, or any other testing obligations other than as specifically set forth above, including, but not limited to seismic tests. Since these tests may expose the equipment to strains well in excess of those experienced during normal operation, Schindler will not be responsible for any damage to the equipment or property, or injury to or death of any persons, resulting from or arising out of the performance of these tests. Further, our testing responsibilities do not include performance, or the keeping of records related to, monthly firefighters service.

CUSTOMER FRIENDLY AND RESPONSIVE COMMUNICATIONS

Service dispatching will take place through our Schindler Customer Service Network (SCSN), which is staffed by qualified Schindler personnel, 24 /7. You will be provided with a customer identification number, which must be referenced when a call is placed for your facility. Our dispatchers will have access to your building’s service call records, and will promptly relay the details of your call to the assigned technician.
SCHINDLER AHEAD

You will be provided access to the Schindler Ahead tools, which include Schindler Ahead hardware connectivity, Core service in the tier described below, Schindler Actionboard and Actionboard Mobile.

You will also be provided access to the optional Ahead Digital Services as selected and described below.

Schindler Ahead provides remote connectivity to your Equipment. Schindler Ahead will automatically notify us if any connected component or function is operating outside established parameters. When appropriate, we will communicate with you to schedule appropriate service calls. Monitoring will be performed 24/7 and will automatically communicate with our Customer Service Network using dedicated wireless cellular technology. Schindler will make every reasonable effort to maintain wireless connectivity. If requested, you will provide the proper wiring diagrams for the equipment covered. These diagrams will remain your property, and will be maintained by Schindler for use in troubleshooting and servicing the equipment.

Schindler ActionBoard and ActionBoard Mobile are communication technologies that provide access to real-time information about your equipment including: performance history, reports, push notifications, service call records, unit profiles and more.

Your contract includes the above features as well as the following Core package:

Enhanced – The Enhanced package provides wireless cellular communication from your equipment’s controller to Schindler’s data network. This allows the Schindler Cube or Schindler SRM to be connected to your equipment 24/7. The Enhanced package also provides access to all features of ActionBoard and ActionBoard Mobile, giving you real-time information on your equipment. You are also provided access to Schindler’s Elevated Support Professional team. This team analyzes information gathered by Schindler Ahead, which improves the reliability of your equipment and improves our response time. The Elevated Support Professional team can alert you when a shutdown is detected, helps confirm issues remotely, and provides real-time ETAs for technicians en route. With these enhanced diagnostics, we can guarantee that you will not be charged for Running on Arrival calls. Under the "No Running on Arrival Guarantee," Schindler will fully cover the cost of any callback related to the following situations: Elevator or escalator running in normal operation, or running under any of the following special services modes: Independent service, fireman’s service (Phase I or Phase II), or inspection operation. All other callbacks will be billed as outlined in the service agreement.

If you would like information on upgrading your Core package, please discuss with your sales rep. The upgraded packages are:

Premium – The premium package is our top tier, and was created for customers requiring the most comprehensive level of service. Our premium package offers the highest level of functionality and support. The Premium tier also includes concierge level assistance for all of your service needs.

Optional Digital Services:

The following digital services are also available:

Digital Alarm – The Schindler Ahead in-car emergency phone service will be added to your digital package. This service includes a reliable digital connection between your existing or new in-car emergency phone and our Schindler Customer Service Network that handles incoming and outgoing emergency calls with passengers in the elevator. To ensure reliability, Schindler Ahead phone service also provides monitoring of this connection. This in-car emergency phone service feature will be added along with the Schindler Core Services, and is contingent upon code approval by the local authority having jurisdiction. The Schindler Ahead solution must be installed and confirmed by Schindler to be communicating before you proceed with plans to remove or cancel your existing service provider’s line for your in-car emergency phone. Schindler will notify you once the Schindler Ahead connection is confirmed. This will ensure there is no disruption with the emergency
communications with passengers in the elevator. If proprietary telephone equipment exists, you agree to replace the proprietary hardware with compatible hardware for an additional cost.

______ Initial Here to add DigitalAlarm for $25 per unit, per month in addition to the subscription price shown in the Price section below

ElevateMe - The Schindler Ahead ElevateMe service, which requires a compatible elevator controller, enables passengers to call an elevator via their personal smartphone. Any smartphone with an Apple iOS or a Google Android operating system, can download the ElevateMe app from the respective app store. Via the app the elevator can be called, and the desired destination floor entered. The smartphone will substitute the typical elevator call via a landing or car operating panel*. Once the service is active, all passengers using the smartphone application can place destination calls. The elevator must be equipped with Schindler Ahead to offer the feature. *The landing and operating panels will remain and work as is.

Scope of Services:
Software update and activation of feature on Schindler Cube
Creation, printing and installation of QR Codes
Commissioning of system, testing and registration via Schindler Ahead Control Center
Permanent Monitoring and support via the Technical Operation Center (TOC)
Regular Over-The-Air Update to ensure reliability and security of the hardware

______ Initial Here to add ElevateMe for $25 per unit, per month in addition to the subscription price shown in the Price section below

Schindler Ahead, your Core package, and the digital services described in this agreement require Schindler Ahead Connectivity. If your existing unit(s) are not equipped with the Connectivity to enable the selected services, we will provide a separate invoice for this cost. By signing this agreement, you agree to pay the costs associated with this activation. Work shall be performed during our regular working hours of our regular working days. Title to Hardware remains with Schindler. Schindler may replace or modify Hardware at any time. Customer shall promptly provide Schindler access to Hardware and prevent unauthorized access thereto.

CALLBACK RESPONSE TIME
We will perform the services during our regular working hours of regular working days, excluding elevator trade holidays. We will provide callback service during regular working hours. We will respond to callbacks within 24 hours of notification. If you authorize services or callbacks outside the scope of this agreement, you will pay us at our standard billing rates, plus materials not covered by contract, expenses and travel.

HOURS OF SERVICE
We will perform the services during our regular working hours of regular working days, excluding elevator trade holidays. The services include 24 hour emergency minor adjustment callbacks. All other work outside the services will be billed at our standard billing rates. This coverage will be subject to periodic review and adjustment. A request for service will be considered an “emergency minor adjustment callback” if it is to correct a malfunction or adjust the equipment and requires immediate attention (either due to a passenger entrapment, loss of access to a floor, or complete loss of elevator service) and is not caused by misuse, abuse or other factors beyond our control. The term does not include any correction or adjustment that requires more than one technician or more than two hours to complete.

TERM
This Agreement commences on August 01, 2022, and continues until July 31, 2027, and shall renew (where permitted by applicable local law) for subsequent similar periods, unless terminated by either party upon written notice received by the other party at least 90 days prior to the above termination date or any renewal termination date, and not more than 120 days before the termination date.
PRICE
In consideration of the services provided hereunder, you agree to pay us the sum of $535.00 per month, payable in annual installments of $6,420.00, exclusive of applicable taxes.

The pricing above includes a subscription price of $40 per month for Schindler Ahead Enhanced on 2 units, totaling $40.00 per month.

PRICE ADJUSTMENT
The contract Price and labor rates for extra work will be adjusted annually in January. This adjustment will be based upon the local labor rate adjustment for the year in which it is adjusted, and will be increased or decreased on the basis of changes to the local straight time hourly rate for mechanics. If there is a delay in determining a new labor rate, or an interim determination of a new labor rate, we will notify you and adjust the price at the time of such determination, and we will retroactively bill or issue credit, as appropriate, for the period of such delay. We also reserve the right to adjust the contract price quarterly / annually on the basis of changes in other expenses such as fuel, waste disposal, government regulations or administrative costs. Should you elect to take the annual pre-payment option, the price adjustment date will default to coincide with the invoice date.

The annual contract price adjustment will not apply to Schindler Ahead. Schindler reserves the right to make adjustments to the monthly fee for the Schindler Ahead tiers as additional value added features and functionality are added to the selected offering.
PAYMENT OPTIONS

(1) Please select a Method of Payment:

- [ ] Direct Debit 1% Discount (Attach Copy of voided check)
- [ ] Credit Card 3% Addition
  - [ ] Visa
  - [ ] MC
  - [ ] AMEX

  Number: ____________________________
  Expiration Date: ____________________
  Signature: __________________________

- [ ] Check
- [ ] Other: __________________________

(2) Please select a Payment Frequency (Other than Annual):

- [ ] Semi-Annual 1% Addition
- [ ] Quarterly 3% Addition
- [ ] Monthly 5% Addition

SPECIAL TERMS AND PRICING
The attached terms and conditions are incorporated herein by reference. Acceptance by you as owner’s agent or authorized representative and subsequent approval by our authorized representative will be required to validate this agreement.

Proposed:  
__________________________________________  
By: ________________________________________

For: ________________________________________
Title: ____________________________
Date: ________________________________

Approved:  
__________________________________________
By: ________________________________________

Title: ____________________________
Date: ________________________________
TERMS AND CONDITIONS

1. This is the entire Agreement between us, and no other terms or conditions shall apply. This service proposal does not void or negate the terms and conditions of any existing service agreement unless fully executed by both parties. No services or work other than specifically set forth herein are included or intended by this Agreement.

2. You retain your responsibilities as Owner and/or Manager of the premises and of the Equipment. You will provide us with clear and safe access to the Equipment and a safe workplace for our employees as well as a safe storage location for parts and other materials to be stored on site which remain our property, in compliance with all applicable regulations related thereto, you will inspect and observe the condition of the Equipment and workplace and you will promptly report potentially hazardous conditions and malfunctions, and you will call for service as required; you will promptly authorize needed repairs or replacements outside the scope of this Agreement, and observe all testing and reporting responsibilities based upon local codes. You will not permit others to work on the Equipment during the term of this Agreement. You agree that you will authorize and pay for any proposed premaintenance repairs or upgrades (including any such repairs or upgrades proposed during the first 30 days of this agreement), or we will have the option to terminate this Agreement immediately, without penalty to us. You agreed to post and maintain necessary instructions and / or warnings relating to the equipment.

3. We will not be liable for damages of any kind, whether in contract or in tort, or otherwise, in excess of the annual price of this Agreement. We will not be liable in any event for special, indirect or consequential damages, which include but are not limited to loss of rents, revenues, profit, good will, or use of Equipment or property, or business interruption.

4. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party’s suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.

5. You will assign this Agreement to your successor in interest, should your interest in the premises cease prior to the initial or any renewal termination date. If this Agreement is terminated prematurely for any reason, other than our default, including failure to assign to a successor in interest as required above, you will pay as liquidated damages (but not penalty) one/half of the remaining amount due under this Agreement.

6. The Equipment consists of mechanical and electrical devices subject to wear and tear, deterioration, obsolescence and possible malfunction as a result of causes beyond our control. The services do not guarantee against failure or malfunction, but are intended to reduce wear and prolong useful life of the Equipment. We are not required to perform tests other than those specified previously, to install new devices on the equipment which may be recommended or directed by insurance companies, federal, state, municipal or other authorities, to make changes or modifications in design, or to make any replacements with parts of a different design. We are responsible to perform such work as is required due to ordinary wear and tear. We are not responsible for any work required, or any claims, liabilities or damages, due to: obsolescence; accident; abuse; misuse; vandalism; adverse machine room conditions (including temperature variations below 60 degrees and above 90 degrees Fahrenheit) or excessive humidity; overloading or overcrowding of the Equipment beyond the limits of the applicable codes; use of a stopped escalator as a stair; adverse environmental or premises conditions, including but not limited to water damage, power fluctuations, rust, or any other cause beyond our control. We will not be responsible for correction of outstanding violations or test requirements cited by appropriate authorities prior to the effective date of this agreement.

7. Invoices (including invoices for extra work outside the fixed price) will be paid upon presentation, on or before the last day of the month prior to the billing period. Late or non-payments will result in:

(a) Interest on past due amounts at 1½% per month or the highest legal rate available;
(b) Termination of the Agreement on ten (10) days prior written notice; and
(c) Attorneys’ fees, cost of collection and all other appropriate remedies for breach of contract.
8. If either party to this Agreement claims default by the other, written notice of at least 30 days shall be provided, specifically describing the default. If cure of the default is not commenced within the thirty-day notification period, this Agreement may be terminated. In the event of litigation, the prevailing party will be entitled to its reasonable attorneys’ fees and costs. If you elect to modernize any or all of the Equipment during the term of this agreement, you will give us the option, within a reasonable time, to prepare an offer for the work and/or evaluate competitor proposals and compare scope of work and price. If we are unable to match price and scope of work, or present an alternative proposal, this Agreement may be canceled with ninety (90) days written notice.

9. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/access/object codes, passwords. In the event Schindler’s maintenance obligation is terminated, the Schindler Ahead features (“SA”) (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.

10. You will prevent access to the Equipment, including the SA feature and/or dedicated telephone line if applicable, by anyone other than us. We will not be responsible for any claims, losses, demands, lawsuits, judgment, verdicts, awards or settlements ("claims") arising from the use or misuse of SA, if it or any portion of it has been modified, tampered with, misused or abused. We will not be responsible for use, misuse, or misinterpretation of the reports, calls, signals, alarms or other such SA output, nor for claims arising from acts or omissions of others in connection with SA or from interruptions of telephone service to SA regardless of cause. You agree, which obligation shall survive this Agreement, that you will defend, indemnify and hold us harmless from and against any such claims, and from any and all claims arising out of or in connection with this Agreement, and/or the Equipment, unless caused directly and solely by our established fault.

11. Should this Agreement be accepted by you in the form of a purchase order, the terms and conditions of this Agreement will take precedence over those of the purchase order.

12. Schindler Elevator Corporation is insured at all locations where it undertakes business for the type of insurance. You agree to accept, named as certificate holder, in full satisfaction of the insurance requirements for this Agreement, our standard Certificate of Insurance. Limits of liability as follows:

   (a) Workers’ Compensation - Equal to or in excess of limits of Workers’ Compensation laws in all states and the District of Columbia.
   (b) Comprehensive Liability - Up to Two Million Dollars ($2,000,000.00) single limit per occurrence, Products/Completed Ops Aggregate $5,000,000.
   (c) Auto Liability - $5,000,000 CSL.
   (d) Employer’s Liability - $5,000,000 Each Accident/Employee/Policy Limit.