

**MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 06, 2020**

MIRABELLA
COMMUNITY DEVELOPMENT DISTRICT AGENDA

FEBRUARY 06, 2020 6:00 p.m.

REGULAR MEETING

The Mirabella Clubhouse

located at 14306 Romeo Blvd., Wimauma, FL 33598

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Demetrius Rose Troy Gough Mindy Jacobson Winthrop Tyler Kyle Matthews
District Manager	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker Vivek Babbar
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at 6:00 p.m. Following the Call to Order, the public has the opportunity to comment on posted agenda items during the third section called Public Comments on Agenda Items. Each individual is limited to three (3) minutes for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called Business Items. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called Consent Agenda. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called Vendor/Staff Reports. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called Supervisor Requests. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called Audience Questions, Comments and Discussion Forum. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

February 06, 2020

Board of Supervisors
Mirabella Community Development District

Dear Board Members:

The Regular Meeting of Mirabella Community Development District will be held on **Thursday, February 06, 2020 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Discussion on Community Enhancement Proposals..... Tab 01
 - a. Access Control System.....Page 04
 - b. Landscape Maintenance.....Page 99
 - c. LED Lighting.....Page 163
 - d. Pool Canopy Fan & Light Kit.....Page 168
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting November 07, 2019..... Tab 02
- B. Consideration of Operation and Maintenance Expenditures October 2019..... Tab 03
- C. Consideration of Operation and Maintenance Expenditures November 2019..... Tab 04
- D. Consideration of Operation and Maintenance Expenditures December 2019.....Tab 05
- E. Review of Financial Statements Month Ending December 31, 2019..... Tab 06

5. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJORNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Nicole Hicks,
District Manager



PROPOSAL PREPARED FOR

Mirabella CDD

11/1/2019



PROPOSAL

11/01/19

CUSTOMER INFORMATION

Mirabella CDD
 Nicole Hicks
 14306 Romeo Blvd Wimauma FL 33598
nicole.hicks@merituscorp.com
 Kantech Access Control - On Premise

PRICE QUOTE

DESCRIPTION	QTY	RATE	TOTAL
Kantech KT400 - 4 Door Network Access Control System	1		\$ 12,490.00
Kantech EntraPass Corporate Edition Software	1		
Dell Laptop	1		
Fortinet 30E Firewall	1		
Install Maglock Card Reader and Push to Exit on Pool Gate	1		
Install Door Strike, Card Reader and Store Room Function Door Handle on Men's Restroom Door	1		
Install Door Strike, Card Reader and Store Room Function Door Handle on Women's Restroom Door	1		
APC 550 Battery Back Up	1		
Cards	500		
Sub-Total			\$ 12,490.00
Sales Tax		0.00%	\$ -
Total			\$ 12,490.00

Price includes sales tax, if applicable. Price includes one year parts warranty and a 30-day labor warranty. Additional labor warranty is available for purchase. Ask your sales representative for more information.

PAYMENT OPTIONS

CASH CONTRACT

50% Deposit with contract. Remaining balance due on day of installation.

We accept cash, check & all major credit cards. Use of a credit card may constitute in a processing fee.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for thirty days from initial presentation. Unless otherwise stated, this quote does not include surge protection which can help to protect customers from losses due to lightning and other "Acts of God". If you would like a quote for these services, please make a request to your sales representative.

SIGNATURE

DATE



PROPOSAL

11/01/19

CUSTOMER INFORMATION

Mirabella CDD
 Nicole Hicks
 14306 Romeo Blvd Wimauma FL 33598
nicole.hicks@merituscop.com
 Open Path Access - Cloud Based

PRICE QUOTE

DESCRIPTION	QTY	RATE	TOTAL
Open Path - 4 Door Smart Hub - Access Control System	1		\$ 7,042.50
Fortinet 30E Firewall	1		
Install Maglock Card Reader and Push to Exit on Pool Gate	1		
Install Door Strike, Card Reader and Store Room Function Door Handle on Men's Restroom Door	1		
Install Door Strike, Card Reader and Store Room Function Door Handle on Women's Restroom Door	1		
APC 550 Battery Back Up	1		
Sub-Total			\$ 7,042.50
Sales Tax		0.00%	\$ -
Total			\$ 7,042.50

Price includes sales tax, if applicable. Price includes one year parts warranty and a 30-day labor warranty. Additional labor warranty is available for purchase. Ask your sales representative for more information.

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SIGNATURE

DATE



PROPOSAL

11/01/19

CUSTOMER INFORMATION

Mirabella CDD
 Nicole Hicks
 14306 Romeo Blvd Wimauma FL 33598
nicole.hicks@merituscorp.com
 Surveillance

PRICE QUOTE

DESCRIPTION	QTY	RATE	TOTAL
Hikvision 8 Channel Network Video Recorder (NVR)	1		\$ 5,870.00
Hikvision 8MP Network IP Turret Dome Camera	8		
Installation, Termination and Testing of Cat6 Network Connection to Each Camera	8		
Sub-Total			\$ 5,870.00
Sales Tax		0.00%	\$ -
Total			\$ 5,870.00

Price includes sales tax, if applicable. Price includes one year parts warranty and a 30-day labor warranty. Additional labor warranty is available for purchase. Ask your sales representative for more information.

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SIGNATURE

DATE



Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

MHD takes pride in our solution-oriented business by offering phone systems, wiring, security systems, computer support, and strategic network systems design to fit your office and budget. We hope you have found the solution you are looking for in MHD. We at MHD want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Sincerely,

A handwritten signature in black ink, appearing to read "B. Zocchi", is positioned above the printed name.

Brian Zocchi
813-597-8939 Mobile
813-948-0202 Office
www.mhdcommunications.com
brian@MHDcommunications.com



Amenity Center Security Upgrades

Mirabella

10629 Massimo D
Wimauma, FL USA
(813) 397-5120

Prepared by:
Securiteam
Frank Prete
Frank@mysecuriteam.com
(813) 909-7775

Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, The US Coast Guard, Wal-Mart, Black & Decker, National Gypsum, Kinder-Morgan, Macy's and Many Communities.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Project Manager and Sales

- 20+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- Installers and Service Technicians average over 7 years of experience

Community Security Specialists

- We protect dozens of communities in and around the Tampa bay area. Through experience, we have developed field tested integrated security solutions that are ideal for amenity centers, clubhouses community entrances and common areas.

Available Services include:

- [Virtual Security Guard](#)
- Guest Wi-Fi Access
- Background Music
- Access Control System
- Burglary and Fire Alarms
- Super HD Surveillance Systems

3-Year Manufacturer's Warranty on cameras and recorders.



The Securiteam Difference

Super HD Image quality



Securiteam Super HD 4K technology 10X more Detail competitors' 1080p technology



Improved Night-time images

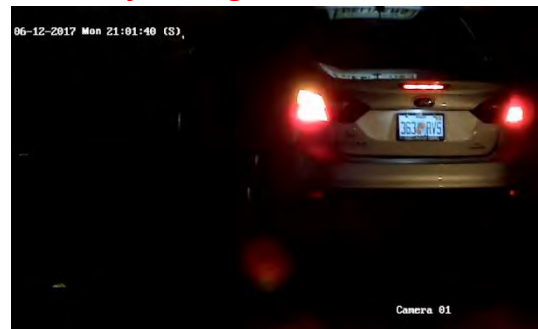
Next-Generation **Matrix Infra-Red** technology uniformly illuminates the scene at night.

Better Images in variable lighting scenes

Wide Dynamic Range technology balances bright and dim areas of the scene



The Clearest HD License Plate Capture **Day or Night**







**MIRABELLA
AMENITY CENTER SECURITY UPGRADES**

ACCESS CONTROL SYSTEM

1	eMerge Essentials Plus 4-Portal Access Controller	
1	Door access power controller	
3	Allegion Multi-technology wallswitch reader	
1	Allegion Multitechnology Mullion Mount Reader	
1	1200 LB Electro-magnetic lock - Weldable	
1	Z-Bracket for 1200 lb Weldable Maglock	
1	Enforcer Illuminated Request Exit to button with timer	
3	Enforcer Electronic Door Strike	
1	Outdoor and Direct Burial Rated Security/Fire Cable	
1	Outdoor (and direct burial) rated Reader Cable	
20	1" EMT Conduit - 10FT	
2	3/4 PVC Conduit - 10FT	
	Area Labor & Equipment Total	\$9,553.00

SURVEILLANCE UPGRADES

1	Platinum Professional Level 8 Channel HD-TVI DVR	
1	1 Terabyte surveillance grade hard drive	
1	Manufacturers 3 Year Warranty	
8	Platinum Wide Angle 5MP Super HD Turret Camera	
1	9 channel power supply with surge protection	
8	Universal camera junction box	
0.5	CCTV Cable	
	Area Labor & Equipment Total	\$3,880.00

ACCES CONTROL CREDENTIALS

280	Allegion Smart Keyfob Technology (estimated 2 per home)	\$7.00 each
	Equipment Total	\$1,960.00



PROJECT SUMMARY

TOTAL (plus applicable taxes) \$15,393.00

- **Internet Service required for remote access to systems**
- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$515.67, 48 months @ \$403.30 or 60 months @ \$381.75 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**

Product Details



eMerge Essentials Plus 4-Portal Access Controller eMerge Essential Plus 4D
The eMerge Essential Plus™ embedded browser-based network appliance makes advanced security technology reliable and affordable for any entry-level access control application. With tens of thousands of access control systems deployed in the field, and backed by decades of experience, Linear continues to deliver unprecedented value and innovation.

This full-featured, self-contained hardware/software access systems is perfect for commercial, industrial, banking, medical, retail, hospitality, and other businesses where users need to secure their facilities, manage access of personnel, create and analyze reports, and monitor the system remotely from any web browser.



Door access power controller AL400ULACM 3AMP
The most important part of the access control system, the power controller determines which doors are locked and which ones are unlocked. A faulty power controller can restrict emergency egress from the building in the event of a fire. Backup batteries maintain lock functionality in the event of a power outage. 3 amp output.
http://altronix.com/library/pdf/data_sheets/DS_ACMseries.pdf



Allegion Multi-technology wallswitch reader MT15 Multitech Reader
Works with Securiteam Mobile and most industry standard credentials



Allegion Multitechnology Mullion Mount Reader MT11 Mullion Reader
Schlage multi-technology readers are designed to simplify access control solutions. They recognize magnetic stripe, proximity, Schlage smart card and NFC-enabled smart devices, ensuring a seamless transition to high-security smart technology in the future



1200 LB Electro-magnetic lock - Weldable 1200 LB Weldable Maglock
Features: •For outdoor sliding and swinging electric gates. •Brackets can be welded or bolted directly to gate. •Brackets are zinc-plated for corrosion resistance. •Brackets have black finish to match most gates. •Lock is water and vandal-resistant. •Lock has attractive stainless-steel finish. •Maintenance-free, factory-sealed design. Prewired for 12VDC operation. •Adapter and mounting hardware included.

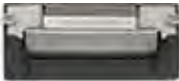
http://www.seco-larm.com/image/data/A_Documents/01_PI-Sheets/PI_E-94XFC-XXXSO_150930.pdf



Enforcer Illuminated Request Exit to button with timer Outdoor RTE w Timer

- Piezoelectric pushbuttons for indoor or outdoor use (IP65).
- No moving parts for heavy duty use.
- LED ring around button changes from green to red or red to green when the button is pressed.
- Timed or toggle output.
- SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.

<http://www.seco-larm.com/pdfs/PI-SD-6x73-SSxQ.pdf>



Enforcer Electronic Door Strike SD-996C-NUQ Door Strike

The SECO-LARM® Universal Door Strike can be used with virtually any cylindrical-locking system and can be configured for use in wood, aluminum, or metal doors. Included are three different-sized faceplates that can be easily installed on the strike to match the specific type of door frame. <http://www.seco-larm.com/pdfs/PI-SD-996C-NUQ.pdf>



Outdoor and Direct Burial Rated Security/Fire Cable Direct Burial 18/4 x 1000

Outdoor and direct burial rated cable listed for fire and security applications



Outdoor (and direct burial) rated Reader Cable DB Reader Cable 18/6x1000

18 AWG 6 Conductor Bare Copper, Shielded with Water Block Tape and overall jacket. Material suitable for underground use and indoor trays. (Low voltage industrial process control circuits, Power-Limited circuits, Power-Limited fire alarm circuits, Power-Limited try cable PLTC)



Platinum Professional Level 8 Channel HD-TVI DVR LTD8308K-ET

8 Channel Video Recorder H.265/H.265+

Support HD-TVI / AHD/ ANALOG / CVI / IP input (5 in 1)

1CH-2CH support up to 3MP HD-TVI input

2CH 4MP IP Cameras input

Support Live View, Storage, Playback up to 8 HD-TVI / Analog Cameras + 1 IP Camera

Up to 1080P HDMI Video Output

CVBS Output

2 SATA up to 16 TB HDD each

2 USB 2.0

1080P@30fps with LTS efficient mode on

** 3-year manufacturers warranty **



1 Terabyte surveillance grade hard drive WD TSD-1000EARS

Enterprise grade drive optimized for the demanding requirements today's HD Surveillance Systems



Manufacturers 3 Year Warranty
 3-Year Manufacturers Warranty on all Platinum Recorders and Cameras

LTS P3YRWAR



Platinum Wide Angle 5MP Super HD Turret Camera CMHT1752 -28 5MP HD-TVI
 * 5MP Ultra Low Light
 • 2.8mm Fixed Lens
 • 2560x1944@20fps
 • 0.008 Lux@F1.2
 • IP67



9 channel power supply with surge protection ATK 9 Camera power supply
 Power Supply Box for CCTV, DC 12V, Fuse, 18 Port ; 18 Amp, Indoor Only
 Professional power supply with 9 surge protected and isolated camera inputs
<http://www.ltsecurityinc.com/power-supply-dv-ac2408a-d07.html>



Universal camera junction box
 Cameras Supported: small turret and bullet cameras, including
<http://www.ltsecurityinc.com/more/mounting-bracket.html>

Universal Junction Box



Allegion Smart Keyfob Technology 9651 Smart Card Key Fob
 Beyond access control, Schlage smart credentials deliver safe access to transit, cashless vending, cafeteria point-of-sale and other transactions and applications.



TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.



GatePros

8920 Erie Lane
Parrish, FL 34219
(863) 781-2277 ph

PROPOSAL

(941) 776-0857 fax

<u>PROPOSAL SUBMITTED TO</u> Mirabella	<u>PHONE</u>	<u>DATE</u> 11/4/2019
<u>STREET</u>	<u>JOB NAME</u> Access Control for pool gate and restrooms	
<u>CITY, STATE, ZIP CODE</u>	<u>JOB LOCATIONS</u> Amenity Center	
<u>ARCHITECT</u> CJK	<u>DATE OF PLANS</u>	<u>JOB PHONE</u>

We hereby submit specifications and materials for:

Pool gate maglock with maglock, card reader, and exit button.

Bathrooms electronic door strike, card reader, and free exit door handle.

Doorking 1838 access controller with cellular data only. \$10,875

200 awid prox cards @ \$10ea sold in lots of 100 \$2,000

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of dollars **\$12,875.00**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

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 _____

Printed Name _____

Date of Acceptance _____

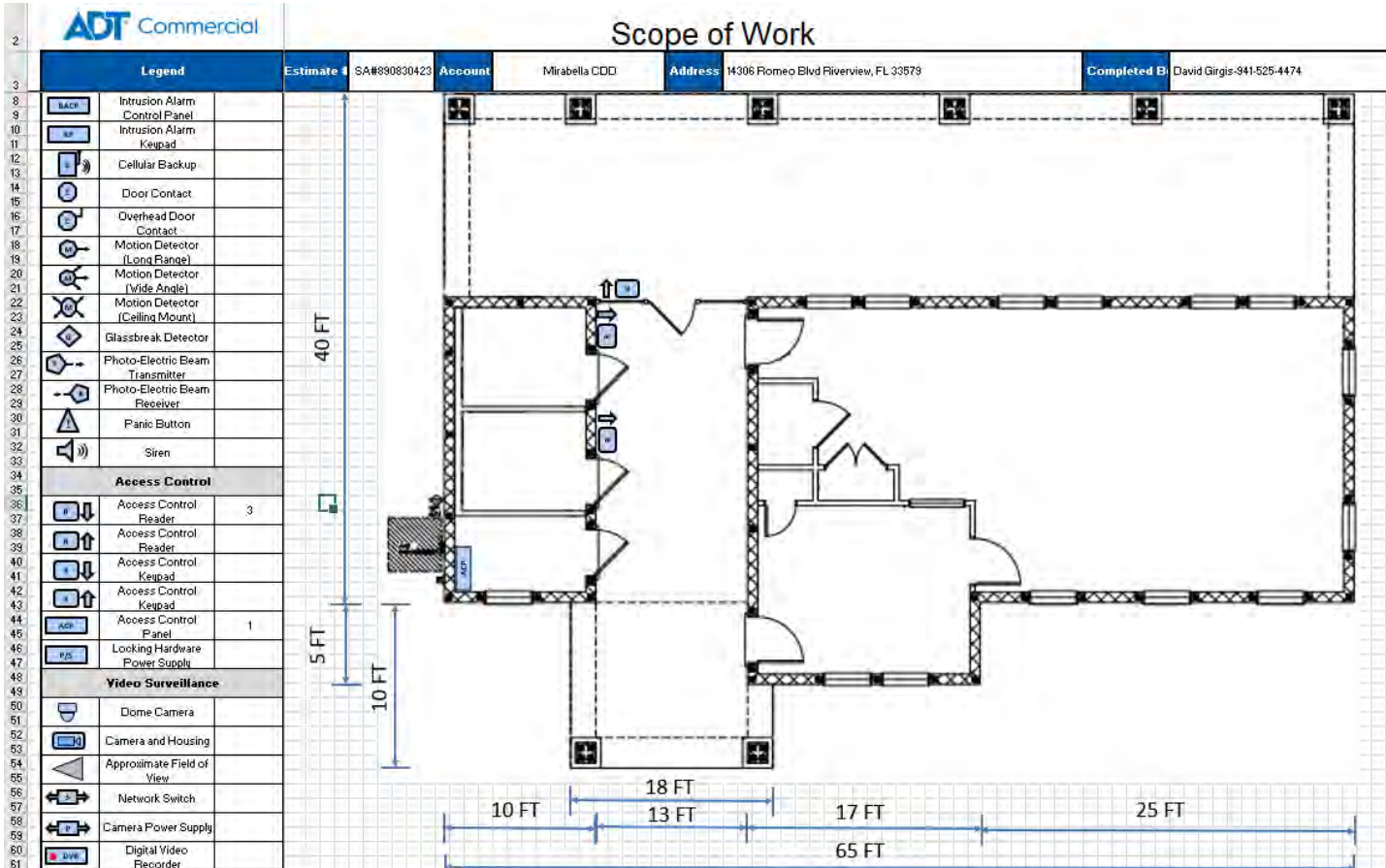
Desired Start Date _____

MIRABELLA CDD

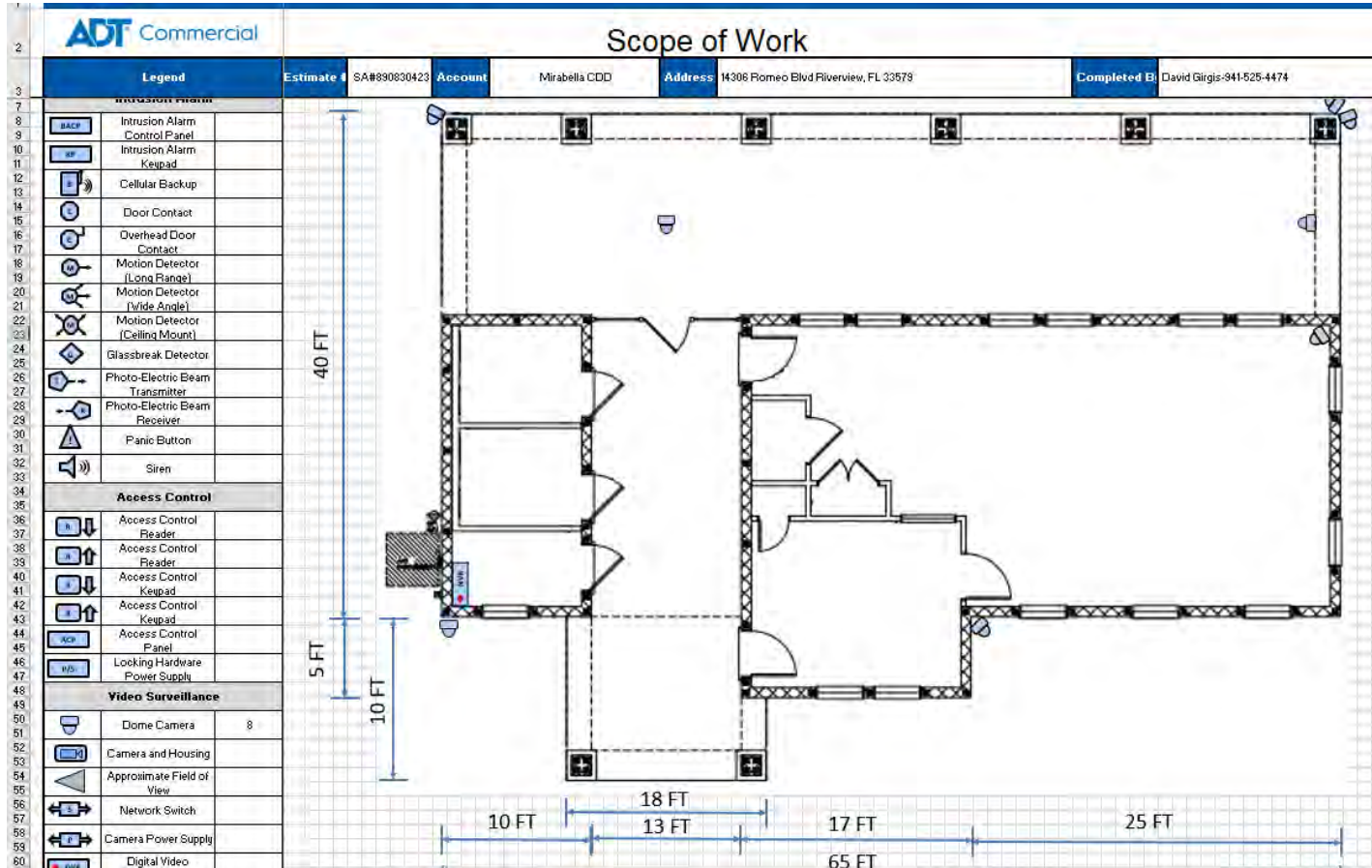


ADT[®] Commercial

ACCESS CONTROL



VIDEO SURVEILLANCE



BRIVO ACCESS CONTROL PANEL



B-ACS6000-E

Brivo Onair ACS6000 Two (2) Reader Ethernet Control Panel (includes chassis enclosure, enclosure lock and WiFi antenna; will accommodate one (1) expansion board) 1 - Internal Power Supply (Does not support power for electronic locks) 1 - Plug-in Transformer 1 - 12v 7.0 Ah Sealed Lead Acid Battery

SPECO VIDEO SURVEILLANCE



O4VFDM

4MP Dome IP Camera with Junction Box, 2.7-12mm Motorized Lens, White Housing

- Supports up to 4MP
- Motorized varifocal lens with auto focus
- Built-in standard PoE (IEEE 802.3af)
- Adaptive IR LEDs reduce IR saturation
- IR Range: 98' (depending on scene reflection)
- True Day/Night operation (IR cut filter)
- Micro SD card slot for edge recording (card not included)
- IP67 compliant, weather resistant
- IK10 compliant, vandal resistant
- Junction box included
- UL listed
- Conformant with ONVIF Profile S

SPECO VIDEO SURVEILLANCE



N16NRP4TB

16 Channel NVR with 16 Built-In PoE Port

EZ Wizards - For ease of use and setup

Camera: quickly discover and install all Speco IP cameras Setup: for quick setup of general settings

Network: network setup and port forwarding

Record: quickly setup recording resolutions and recording type Search: quickly search for events from thumbnails

Copy: quickly copy what you are playing onto a USB flash drive

- Real time recording up to 8MP resolution (4K) at 30fps
- H.265 compression - Store up to 2x more than H.264!
- Built-in PoE ports for all channels for easy installation
- 2 SATA ports for up to 28TB of storage
- 4K HDMI out and VGA monitor output
- Object and line crossing detection and alerts*
- Smart Search - Specify a region on the camera view and search on changes in that area*
- 2-way audio communication
- Free US-based DDNS and P2P services
- Remote viewing via web browser or your mobile device
- Easy video exporting via USB
- Up to 28TB storage
- 5 year limited warranty



**Powered by Experience.
Driven by Excellence.™**



The ADT Commercial Story

Powered by Experience.

- Our people have extensive industry experience
- Prioritize employee development and help them create solid career paths
- Built on the acquisition of strong commercial integrators

Driven by Excellence.

- Measured and held accountable with our daily scorecard
- Empowered to make the right decisions to address customers' needs
- Transparent with our performance

Building a leader in commercial security

2012

Tyco/ADT split

2016

Protection 1 + ADT merge

2020 **ADT** Commercial

▼
The ADT Commercial family is one of the largest commercial integrators serving the U.S.

Commercial security acquisitions:

Protection1 RED HAWK

asg
aronsonsecuritygroup

CI
Cam Connections

MSE
COMMERCIAL SECURITY

gaston

acme

Access
Systems Integration

PROCEC

ADVANCED
CABLING • FIRE • SECURITY

Camtronic
Security Integration

INTEGRATION
LOGISTICS

SUNTERA
SECURITY

SG
SYSTEMS GROUP

PSI
PACIFIC SECURITY INTEGRATIONS

CPS

DSG

SECURITY CORPORATION

mse
corporate security

FUSIONFIRE

Critical Systems

Who we are



- One of the largest commercial systems integrators
- 100% focused on commercial
- Security, fire, life safety and risk consulting
- Dedicated commercial and National Account monitoring centers
- Dedicated commercial leadership and customer service teams
- 145+ years in business



300,000+

Customer
Locations

4,500+

Commercial
Employees

150

Commercial
Locations

3

Monitoring and
Operations Centers

Same Day Service is the Standard, Not an Upcharge

Our local managers are service delivery leaders, and every department at ADT believes that you deserve our best response. Within our service radius:

- If service is requested before 10 AM, we will respond the same day. If service is requested after 10 AM we will respond within 24 hours.
- Tech TrackerSM notifications let you know when and who to expect for your service call.



Customers

ARE OUR TRUE NORTH



We know that our reputation is based on how we serve our customers.

Our People

ARE THE DIFFERENCE



We strive to be the best technically-trained team in the business.

DEDICATED TO

Commercial



We are 100% focused on our commercial customers.

ONE IDEAL

Partner



We are the premier holistic solutions partner—a full-service national company with nimble local delivery teams.

What we do



We offer a holistic approach to security, fire, life safety and risk consulting.

- Access control
- Analytics and reporting
- Artificial Intelligence (AI)
- ATM/ITM solutions
- Cloud-based solutions
- Cybersecurity
- eSuiteSM account management
- Fire and life safety
- Infrastructure as a Service
- Installation, inspections and maintenance
- Integrated solutions
- Intrusion
- Managed services
- Monitoring
- Risk consulting
- Structured cabling
- Video



Who we serve



Each industry faces its own unique security, fire and life safety challenges—requiring a tailored solution.

We serve businesses ranging from mid-market organizations to national enterprises.



- Banking and financial services
- Commercial buildings
- Education
- Energy and utilities
- Food and beverage
- Healthcare
- Hospitality
- Industrial
- Pharmaceutical
- Professional services
- Restaurant
- Retail
- Sports venues/stadiums
- Telecommunications
- Transportation and logistics

eSuite

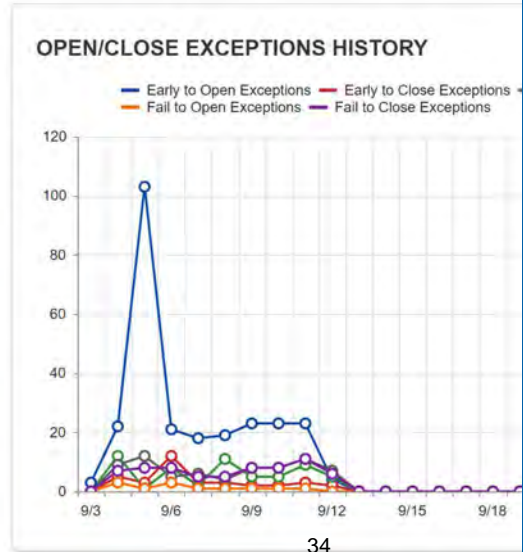
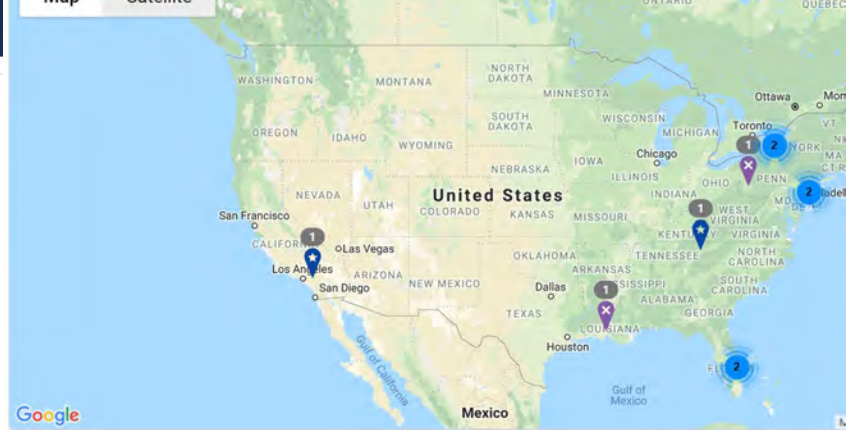


See your location data in a whole new light and streamline the management of your enterprise.

POLICE DISPATCHES	
Oct-03-2019	
02:00 AM	SADDLEY # 27112
02:00 AM	SADDLEY # 64972
02:00 AM	SADDLEY # 42091
02:00 AM	SADDLEY # 80977
Oct-02-2019	
02:00 AM	ANZELL # 35077
Oct-01-2019	
11:00 PM	ANZELL # 84301

[See All \(6\)](#)

- Data, analytics and account management
- Edit call lists and contact information, and alarm panel codes
- New Bosch & DMP panel integration capabilities
- Request a service call
- See real-time service and installation status
- Run ad-hoc or scheduled reports
- Weather pattern tracking
- Geographic crime trend scores



Measured and held accountable daily for customer service excellence



Our reputation is based on how we serve our customers.







Daily Scorecard

Field managers and technicians are measured by and compensated in part according to scorecard results.



MONITORING & CUSTOMER SERVICE

-  Longest call waiting
-  Speed to answer
-  % of calls transferred
-  Average handle time
-  Alarm response time



FIELD OPERATIONAL PERFORMANCE

-  Service calls "in standard" %
-  On-time inspections %
-  First time fix rate
-  QC scores
-  National Account delivery

Leading technologies

∨
Assess

∨
Prescribe

Product agnostic

Here are just a few of the products we spec

HIRSCH
by **ELENTU**

AXIS
COMMUNICATIONS

DMP

GameWell
FIRE CONTROL
AND SERVICES

SOFTWARE HOUSE

LENEL
United Technologies

brivo
simply better security

Honeywell

TekTone
COMMUNICATIONS FOR TODAY... AND TOMORROW.

OpenEye

AMAG
TECHNOLOGY

AVIGILON
a Motorola Solutions Company

BOSCH

Hanwha

EAGLE EYE
NETWORKS, INC.

milestone

NOTIFIER

EDWARDS
United Technologies

Some products available in select markets only

ADT Commercial is the right choice

Employees

We staff dedicated commercial security professionals with a high level of expertise

Advanced technologies & services



We are product agnostic and a leading integrator of advanced technologies and services

Customer service



We deliver customer service excellence that includes accurate estimates, timely installations and transparent service costs

THE POWER OF PARTNERSHIP

Questions?

PLEASE CONTACT
DAVID GIRGIS
941-525-4474
dgirgis@adt.com

THANK YOU!



Branch:	6874	Sales Representative:	David Girgis	Today's Date:	1/30/2020
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Customer Information

Business Name:	Mirabella CCD	Phone:	(262)391-1680
Address:	14306 Romeo Blvd WIMAUMA, FL 33598	Billing Address:	14306 Romeo Blvd WIMAUMA, FL 33598

Financial Summary

Total Equipment and Installation Charge: \$0.00

Customer agrees to pay the Total Equipment and Installation Charge shown above, plus applicable taxes (collectively, the "Equipment Charges"). Simultaneously with the execution of this Agreement, Customer shall pay \$0.00 of these Equipment Charges, with a remaining balance of \$0.00 to be paid upon completion of the installation and as a precondition of activation of the Equipment and, if applicable, connection to the Central Station or direct connection service.

Recurring Service Charges: \$611.98 per month

In addition to the Equipment Charges, Customer agrees to pay the Recurring Service Charges shown above, plus applicable taxes (collectively, the "Service Charges") for the usage of any ADT Owned Equipment and any other recurring services selected, such Service Charges to be paid Monthly, in advance. Customer has made an advance payment of Service Charges in the amount of \$0.00 at the time of sale.

Licenses and Permit Charge: \$0.00

Customer agrees to pay the total Licenses and Permit Charge shown above (collectively, the "License and Permit Charge"). Customer shall pay \$0.00 at the time of sale.

Site Location Information

Location Name:	Mirabella CCD
Address:	14306 Romeo Blvd WIMAUMA, FL 33598
Site #:	0
Phone:	(262)391-1680

System Design Information

System Design Name:	Video Surveillance System-\$0 Down Option Quote	Job #:	
Equipment Ownership:	Company Owned		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services

Video Surveillance System-\$0 Down Option Quote

Extended Service Plan	Extended Service Plan
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Equipment List

Quantity	Description
8	4Mp Dome Ip Camera With Junction Box, 2.7-12Mm Motorized Lens, White Housing
500	23/4PR CAT6+ CMR 1M RLBX WHT
5	CONDUIT PVC-1 -40 1 inch 10Ft
1	8ch. 4K H.265 NVR w/POE, 4 TB

Equipment & Installation	\$0.00
Monthly Fee	\$235.99

Scope Of Work

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCA LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCAL LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

Inclusions/Exclusions

System Design Information

System Design Name:	Access Control System-\$0 Down Option Quote	Job #:	
Equipment Ownership:	Company Owned		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services

Access Control System-\$0 Down Option Quote

Brivo Services	Brivo Onair Reader Monthly Data Plan: 3
Extended Service Plan	Extended Service Plan

Equipment List

Quantity	Description
1	Brivo OnAir ACS6000 2 Door Ethernet Control Panel (Includes chassis enclosure, Cabinet Lock and Wifi)
1	2 Door Expansion Daughter Board (ACS6000 and ACS6008 Only)
5	CONDUIT PVC-1 -40 1 inch 10Ft
3	Prox Point Plus Reader Black
1	Green Exit Button
1	12/24V 4Amp power Supply
250	PROFUSION ACCESS CTRL CABLE PL enum - 22 6 shld 2-18 4 1-18

Equipment & Installation	\$0.00
Monthly Fee	42 \$375.99

Scope Of Work

INSTALL 1 BRIVO 6000E CONTROL PANEL

INSTALL 1 EXPANSION DOOR BOARD

INSTALL 1 POWER SUPPLY

INSTALL 2 ELECTRIC STRIKES

INSTALL 2 GRADE 2 STOREROOM LOCKSETS

INSTALL 1 MAG LOCK

INSTALL 1 PUSH TO EXIT BUTTON

INSTALL 3 CARD READERS

SET UP BRIVO INTERACTIVE SERVICES

PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

INSTALL 1 BRIVO 6000E CONTROL PANEL

INSTALL 1 EXPANSION DOOR BOARD

INSTALL 1 POWER SUPPLY

INSTALL 2 ELECTRIC STRIKES

INSTALL 2 GRADE 2 STOREROOM LOCKSETS

INSTALL 1 MAG LOCK

INSTALL 1 PUSH TO EXIT BUTTON

INSTALL 3 CARD READERS

SET UP BRIVO INTERACTIVE SERVICES

PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

Inclusions/Exclusions

Master Terms And Conditions

1. Premises. Customer ("Customer" or "you"), as a commercial enterprise, may now or in the future have one or more physical business locations ("Premises") for which you desire to obtain from ADT Commercial, a division of ADT, LLC, ("ADT," "we" or "us") various Equipment and Services. Each of your Premises to be covered by this Agreement shall be listed and described in this Agreement or in a separate Additional Premises Rider which may be completed and executed by the parties. This Agreement will supersede and govern over any inconsistent provisions contained in any other prior agreements, written or oral, between the parties concerning any Premises covered by this Agreement.

2. Charges. In consideration of the Equipment and Services we provide hereunder, you agree to pay ADT the Equipment Charges and the Service Charges shown above, any activation or other fees, plus applicable taxes (collectively, the "Charges"), in accordance with the Payment Terms set forth above. **OUR CHARGES UNDER THIS AGREEMENT ARE BASED ON YOUR AGREEMENT TO RECEIVE AND PAY FOR THE SERVICES FOR AT LEAST THE FULL INITIAL TERM DESCRIBED IN PARAGRAPH 3 BELOW.** If you prepay the total amount due under this Agreement prior to the end of the Initial Term of this Agreement, then there is no penalty or refund except as otherwise provided herein. Payment of the Equipment Charges is a

precondition to the activation of the Equipment and any Services you have selected. We may impose a one-time late charge on each payment that is more than ten (10) days past due, which shall be \$5.00 or the highest amount permitted by law, whichever is less. We may impose returned check charges of up to \$25.00 on each returned check. You consent and authorize us to: (i) report your payment performance under this Agreement to credit reporting agencies; (ii) obtain and transmit your Taxpayer ID Number to our affiliates and credit reporting agencies for purposes of verifying your credit history and rating; and (iii) record our telephone conversations with you and the users of the Equipment and Services for verification and quality control purposes. **YOU AGREE NOT TO SEND ADT PAYMENTS MARKED "PAID IN FULL," "WITHOUT RECOURSE", OR WITH SIMILAR LANGUAGE. IF YOU SEND SUCH A PAYMENT, WE MAY ACCEPT IT WITHOUT LOSING ANY OF OUR RIGHTS UNDER THIS AGREEMENT OR AT LAW, AND YOU WILL REMAIN OBLIGATED TO PAY ALL FURTHER AMOUNTS OWED TO US. ALL WRITTEN COMMUNICATIONS CONCERNING DISPUTED AMOUNTS, INCLUDING ANY CHECK OR OTHER PAYMENT INSTRUMENT THAT INDICATES THAT THE PAYMENT CONSTITUTES "PAYMENT IN FULL" OF THE AMOUNT OWED OR THAT IS TENDERED WITH OTHER CONDITIONS OR LIMITATIONS OR IN FULL SATISFACTION OF A DISPUTED AMOUNT, MUST BE MAILED OR DELIVERED TO US AT: ADT, ATTENTION: EXECUTIVE CUSTOMER RELATIONS, 800 E. WATERMAN, WICHITA, KS 67202**

3. Term. The initial term of this Agreement shall be for Sixty (60) months (the "Initial Term"). The Initial Term shall begin on the date the Equipment is installed and is operational, and when any necessary communications connection is completed. In the case of the installation of Equipment or the performance of Services at multiple Premises, the Initial Term for each such individual Premises shall begin on the date the Equipment is installed and is operational at each such individual Premises. In the case of a system takeover or renewal of an existing agreement where no new equipment is installed, the Initial Term for each such individual Premises shall begin at each such individual Premises when any necessary communications connection is completed, or the date the new agreement is signed, whichever occurs last. The term of this Agreement and of each individual Premises shall automatically renew for successive one (1) year renewal terms unless we receive your written termination notice at least sixty (60) days before the end of the then current term. In the event that you terminate this Agreement or any individual Premises prior to the end of the then-current term, you agree to pay us, in addition to all other Charges due prior to termination, the Charges remaining to be paid for the unexpired portion of the term of this Agreement or of any individual Premises. Customer acknowledges and agrees that this amount is an agreed upon early termination charge in the nature of liquidated damages, and is not a penalty.

4. Increases in Charges. We may increase our Service Charges for each Premises after the third year of the Initial Term for each such Premises (but no more than once in any twelve (12) month period) by giving you thirty (30) days prior written notice.

5. Additional Charges. Additionally, you agree to pay, or to reimburse us if we pay, all false alarm fines and assessments, and all taxes, fees or other charges of any local governmental authority that relate to the Equipment or our Services, other than taxes assessed on our net income. You further agree to pay: (a) all telecommunications charges for area code, telephone numbering or other changes; (b) our then-current charge for reprogramming the Equipment to comply with any area code, telephone numbering or other changes; (c) any increases in our cost for facilities used for transmitting alarm signals under this Agreement; and (d) our charges resulting from services we may add to continue to provide the Services to you, due to police, fire or other emergency response policies of any governmental body, such as physical or visual alarm verification requirements. In addition, you shall be responsible for modifications to the Equipment due to changes in standards and regulations of governmental or regulatory authorities, including but not limited to, the Federal Communications Commission ("FCC"), any state or local Fire Marshal, the National Fire Protection Association, Underwriters Laboratories, fire or police department. You agree to pay a service charge if we respond to a service call or alarm at your Premises which is due to your failure to follow operating instructions or to properly lock or close a window, door or other protected point, or improper or unauthorized adjustment to any of the Equipment. Payment for such additional charges is due upon receipt of our invoice for such charges.

6. Installation and Sale. (A) We install Equipment according to local codes and ordinances (if applicable) and according to your particular preferences. Installation of Equipment is subject to the following conditions: (1) We can access your Premises without interruption during our installer's normal working hours; (2) The installation may require drilling into various parts of your Premises; (3) You will provide 120V AC electrical outlets for power equipment in locations designated by the installer; and (4) You will be responsible for lifting and replacing carpeting, if required, for installation of floor mats or wiring. There may be areas where the installer determines that it is impractical to conceal equipment and wiring. You must within ten (10) days after the installation is complete, inspect the Equipment and notify us in writing of any problems. Otherwise, you will be deemed to have conclusively accepted the Equipment. If asbestos or other hazardous materials ("Hazardous Materials") are encountered during installation, then installation work will cease until you, at your sole cost and expense, remove such Hazardous Materials. ADT shall not be responsible for securing any Premises during the period of installation. **(B)** Ownership of the Equipment that we install under this Agreement shall be described in the paragraph titled "Transaction Type" on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, and shall be one of the following: **(i) Outright Sale.** If you have elected to purchase the Equipment, then, except as set forth below, you will own the Equipment we install at your Premises when you pay the full purchase price described on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection. Notwithstanding anything in this Agreement to the contrary, ownership of (a) any communication device that makes use of radio, cellular or internet communication paths (including without limitation, all equipment associated with AlarmNet®) shall be retained by ADT or its owner, and (b) certain intellectual property associated with the Equipment and our Services, such as certain software, data and installer/programming codes, shall remain the property of their respective owners. **(ii) ADT Owned Equipment.** We retain ownership of the Equipment we install at your Premises. Upon the termination of this Agreement or any individual Premises, you agree that we may enter your Premises and remove our Equipment (including external signs and decals) and/or disable the Equipment. Should you fail or refuse to allow us access to your Premises, you also agree to: (a) pay

us our reasonable charges for the Equipment, and (b) reimburse us for any other costs (including reasonable attorneys' fees) that we may incur in seeking to gain access to remove the Equipment and/or to collect such charges. We have no obligation to repair or redecorate your Premises after any such removal. Our removal, disabling or abandonment of such Equipment does not constitute a waiver of our right to collect any unpaid Charges. **(iii) Third Party Financed Sale.** If you have elected to finance the purchase of some or all of the Equipment with a third party lender or leasing company, then title to the Equipment may be held by your lender/lessor as security for your loan/lease obligations. The terms of your agreement with the lender/lessor may require you to maintain insurance, may make you responsible for various other costs and fees, and may obligate you to pay the lender/lessor regardless of ADT's performance hereunder. ADT makes no recommendations on lending or leasing sources and is not responsible for your selection of a lending or leasing source, or the terms of your agreement with the lender/lessor, and ADT hereby disclaims any and all liability in connection with your arrangements with your lender/lessor. **(iv) Conversion of Existing Equipment.** If you currently have existing and compatible equipment at your Premises, we may utilize such equipment. Such existing Customer owned equipment shall remain your property. We may elect to repair or replace your nonfunctioning existing equipment to provide our Services and you agree to pay us our then-current charges for any such replacement equipment, and you agree that any repairs needed to make the existing equipment operational will be performed on a time and materials basis at our then-current time and materials rates. We do not warrant equipment that we do not install. Our pricing and your costs under this Agreement are based on the assumption that any existing equipment in your Premises is compatible and is in good operating condition. If we determine that your existing equipment is incompatible or is not in good operating condition, then additional charges may apply. **(C) Risk of Loss.** ADT is not liable or responsible for any damage, loss or casualty of or to any Equipment from any cause beyond our reasonable control. NO SUCH DAMAGE, LOSS OR CASUALTY WILL AFFECT YOUR RESPONSIBILITIES AND OBLIGATIONS UNDER THIS AGREEMENT. Unless you have purchased and paid the full purchase price for the Equipment, in which case the risk of loss to the Equipment is solely yours, you must keep the Equipment insured against all risks of loss in an amount equal to the replacement cost and, at our request, have us listed on the policy as the "loss payee."

7. Termination of Services; Default. (A) We may, at any time upon twenty-four (24) hours prior notice, terminate this Agreement and the Services at our option and without liability if: (1) Our Central Station, equipment or facilities, or the telephone network, are destroyed, damaged or malfunction so that it is impractical for us to continue the Services; (2) We cannot acquire or retain the transmission connections or authorization to transmit signals between your Premises and our Central Station or between our Central Station and any Emergency Response Providers; (3) We determine that it is impractical to continue our Services due to the modification or alteration of your Premises after installation of the Equipment; (4) The Equipment generates excessive false alarms due to circumstances beyond our reasonable control; or (5) You or your personnel fail to follow our recommendations to repair or replace any defective parts of the Equipment not covered under the Limited Warranty or Extended Service Plan (if applicable), or fail to follow operating instructions for, or tamper with, the Equipment. Additionally, upon thirty (30) days prior notice to you, we may terminate this Agreement for any other reason at our discretion. If we terminate this Agreement for any of these reasons, then we will refund any advance Service Charges for Services to be provided after the termination date, less any Equipment Charges still due, but we shall not be liable as a result of any such termination. **(B)** In addition, you shall be in breach, and we may, at our option, terminate this Agreement and exercise our remedies for the enforcement of this Agreement if: (1) You fail to pay any Charges or other amounts due hereunder or under any other agreement you have with us, and such failure continues for ten (10) days after we provide written notice to you; (2) Any representation you have made herein or in any other agreement you have with us is determined to be materially untrue; (3) you breach any warranty contained herein or in any other agreement you have with us; (4) you otherwise fail to comply with any non-monetary obligation or covenant contained herein or in any other agreement you have with us, and such failure continues for thirty (30) days after we provide written notice to you; (5) You deny us reasonable access to the Equipment located at any Premises; or (6) You become a debtor in a bankruptcy or other insolvency proceeding. We may charge you interest at the highest legal rate allowed on past due amounts. You agree to pay us all reasonable costs, fees and expenses incurred by us in connection with the enforcement of this Agreement, including collection expenses, court costs, and reasonable attorneys' fees. **(C)** Any default by you under this Agreement shall also be a default by you under any other agreement between you and us.

8. Representations and Warranties. You represent and warrant that you: (a) requested the Equipment and Services specified in this Agreement for use in commercial purposes and not for personal, family or household purposes or for or on behalf of a third party; (b) own the Premises or otherwise have the legal authority to authorize us to install the Equipment in the Premises; (c) will comply with all laws, codes, and regulations pertaining to the Premises and your use of the Equipment or our Services, and (d) are not using or passing through any Federal funds for the purpose of paying for any of the Equipment or Services we are providing under this Agreement.

9. We Are Not an Insurer. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, YOU AGREE THAT: (A) WE ARE NOT AN INSURER OF YOU, PERSONS WORKING OR OTHERWISE PRESENT AT YOUR PREMISES, OR OF YOUR PREMISES OR ITS CONTENTS; (B) IT IS YOUR RESPONSIBILITY TO OBTAIN ADEQUATE INSURANCE COVERING YOU, YOUR PREMISES AND ITS CONTENTS, YOUR EMPLOYEES, INVITEES AND OTHER AFFECTED PERSONS AND PROPERTY; (C) OUR CHARGES ARE BASED ON THE DETERRENCE AND OTHER VALUE OF THE EQUIPMENT AND SERVICES WE PROVIDE AND OUR LIMITED LIABILITY UNDER THIS AGREEMENT, AND ARE NOT BASED ON THE VALUE OF YOUR PREMISES OR ITS CONTENTS, OR THE LIKELIHOOD OR POTENTIAL EXTENT OR SEVERITY OF PERSONAL INJURY (INCLUDING DEATH) TO AFFECTED PERSONS; AND (D) THE EQUIPMENT AND SERVICES MAY NOT ALWAYS OPERATE AS INTENDED FOR VARIOUS REASONS, INCLUDING OUR NEGLIGENCE OR OTHER FAULT. WE CANNOT PREDICT THE POTENTIAL AMOUNT, EXTENT OR SEVERITY OF ANY DAMAGES OR INJURIES THAT MAY BE INCURRED BY YOU AND OTHER PERSONS WHICH COULD BE DUE TO THE FAILURE OF THE EQUIPMENT OR SERVICES TO WORK AS INTENDED. AS SUCH: (I) YOU AGREE THAT THE LIMITS ON OUR LIABILITY

AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN YOU, US AND ANY AFFECTED THIRD PARTIES; (II) YOU WILL LOOK EXCLUSIVELY TO YOUR INSURER FOR FINANCIAL PROTECTION FROM SUCH RISKS AND LIABILITIES; AND (III) EXCEPT AS PROVIDED IN PARAGRAPH 10 BELOW, YOU WAIVE ALL RIGHTS AND REMEDIES AGAINST US, INCLUDING ALL RIGHTS OF SUBROGATION, THAT YOU, ANY INSURER OR ANY OTHER THIRD PARTY MAY HAVE DUE TO ANY LOSSES OR INJURIES YOU OR OTHERS MAY INCUR. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND YOUR ACCOUNT, AS WELL AS VOLUNTARY PAYMENT IN FULL BY YOU, ANY LEGAL PROCEEDING BY US TO COLLECT A DEBT OWED BY YOU, ANY BANKRUPTCY BY YOU, AND/OR ANY SALE BY US OF YOUR ACCOUNT.

10. Indemnity; Limitation of Liability.

(a) Indemnity. We will hold you, your officers, directors, agents and employees, harmless from any claim, demand, losses, damages, injuries (including death), liabilities or other expenses ("Losses") to the extent and only to the extent that such Losses result solely and directly from the negligent acts or omissions of ADT, its agents or employees, during and within the scope of employment of such persons while present at a Premises; provided, however, that the terms of this Paragraph 10(a) shall not apply to, and we shall not in any event be liable for, Losses: (i) arising out of, resulting from, or in any way due or attributable to, the condition, nonfunctioning, malfunction, faulty design, faulty installation, or failure in any respect of the Equipment or Services to operate or perform as intended (collectively, "Alarm Failure Events"), regardless of whether such Alarm Failure Events arise out of the negligent acts or omissions of ADT, its agents, employees, subcontractors and/or suppliers (including software suppliers); and/or (ii) any loss of or damage to any computer system or electronic data arising out of, resulting from, or attributable to, an Alarm Failure Event or your request for our technician to access your systems or program your firewalls, routers and switches. Any liability of ADT for Alarm Failure Events or Losses arising out of Alarm Failure Events is strictly limited pursuant to Paragraph 10(b) below.

(b) Limitation of Liability for Alarm Failure Events. **NEITHER WE NOR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIABLE FOR ANY LOSSES ARISING DIRECTLY OR INDIRECTLY FROM ANY ALARM FAILURE EVENT. WE ARE NOT LIABLE UNDER ANY CIRCUMSTANCES FOR THE ADEQUACY OF THE EQUIPMENT DESIGN OR DESIGN CRITERIA ESTABLISHED BY YOU, YOUR DESIGN PROFESSIONAL, OR LOCAL CODE REQUIREMENTS. IF, NOTWITHSTANDING THE PROVISIONS OF THIS PARAGRAPH 10(B), WE OR ANY PERSON OR ENTITY AFFILIATED WITH US ARE DETERMINED TO BE RESPONSIBLE FOR ANY LOSSES ARISING FROM ANY ALARM FAILURE EVENT, YOUR CLAIMS AGAINST US AND/OR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIMITED TO \$2,000.00. THIS AMOUNT IS YOUR SOLE AND EXCLUSIVE REMEDY FOR ANY ALARM FAILURE EVENT, EVEN IF CAUSED BY ADT'S NEGLIGENCE OR THAT OF OUR AFFILIATES OR OUR RESPECTIVE EMPLOYEES OR AGENTS, BREACH OF CONTRACT, BREACH OF WARRANTY, STRICT LIABILITY, OR OTHER FAULT. AT YOUR REQUEST, WE MAY IN OUR SOLE DISCRETION AGREE TO ASSUME ADDITIONAL LIABILITY BY THE ATTACHMENT OF AN AMENDMENT TO THIS AGREEMENT STATING THE EXTENT OF OUR ADDITIONAL LIABILITY AND THE ADDITIONAL COST TO YOU. YOU AGREE THAT WERE WE TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, WE WOULD NOT PROVIDE THE EQUIPMENT OR SERVICES.**

(c) Intellectual Property Indemnification. If ADT has received from the manufacturers of the Equipment we install, an agreement to indemnify and/or defend any claim or suit or proceeding brought against ADT based on a claim that the sale, use or transfer of any Equipment is an infringement of any third party's patent or property rights, then ADT shall indemnify you and defend you against all such claims to the extent (and only to the extent) such an indemnity and/or defense is provided by the pertinent Equipment manufacturers. Should you receive notice that the Equipment allegedly infringes the rights of any third party, you shall promptly notify ADT in writing, and shall give full authority, information and assistance to ADT in connection with its investigation of the claim, and in connection with any settlement or compromise of such claim made with your consent, which shall not be unreasonably withheld, conditioned or delayed. In addition, ADT may, at its sole cost and expense, elect to replace or modify the Equipment so that alleged infringement will not exist; provided, however, that such replacement equipment or modified equipment will continue to have at least the same functionality and performance specifications as the Equipment installed pursuant to this Agreement, and shall be acceptable to you in your reasonable discretion. ADT shall not have any other liability to you with respect to claims of intellectual property infringement.

(d) Consequential Damages. NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL WE BE LIABLE TO YOU OR ANY OTHER PERSON FOR ANY CONSEQUENTIAL, INCIDENTAL, PUNITIVE, SPECULATIVE, SPECIAL, EXEMPLARY, OR OTHER INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF BUSINESS, PROFITS, USE, DATA, OR OTHER ECONOMIC ADVANTAGE, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(e) Survival. The terms of this Paragraph 10 shall survive the termination of this Agreement and of your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

11. Hold Harmless. If any third party files any claim or legal action against us, or any other person or entity authorized to act on our behalf, arising from any Alarm Failure Event as defined in Paragraph 10(a) above, then you agree to indemnify, defend and hold us, completely harmless from any such actions, including all damages, expenses, costs, and attorneys' fees we incur. This indemnification shall apply even if such actions arise from our negligence, breach of contract, breach of warranty, strict liability or other fault (and/or the negligence, breach of contract, breach of warranty, strict liability or other fault of our subcontractors and/or

suppliers, including our software suppliers), subject to our limited liability set forth above. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

12. Customer Duties. You agree to: (a) instruct all persons who use the Equipment on its proper use; (b) test the Equipment's protective devices and send test signals monthly to our Central Station; (c) turn off, control or remove all air conditioning systems, heaters and other items that interfere with alarm detection devices; (d) notify us immediately if a problem with the Equipment occurs; (e) obtain and keep in effect all permits and licenses that may be required for the installation and operation of the Equipment; (f) pay all usage fees imposed by any governmental authority in connection with the Equipment; (g) provide us a complete Monitoring Information Schedule so we may call your designated contacts in the event we reasonably believe there is an emergency at your Premises; (h) provide us any other emergency information we may request; (i) promptly update us in writing with any changes to your Monitoring Information Schedule; and (j) notify us prior to any change in your phone service, including, but not limited to a disconnection of your regular phone line or any change in vendors of your phone service. Your failure to perform under this Paragraph 12 is a material breach of this Agreement. You agree that we may provide the information on the Monitoring Information Schedule to any governmental authority having jurisdiction over us or the Equipment. **LOCAL AUTHORITIES MAY NOT RESPOND TO ALARM NOTIFICATIONS UNTIL ALL PERMITS AND LICENSES FOR USE OF THE EQUIPMENT HAVE BEEN OBTAINED, AND THEREFORE WE MAY NOT BEGIN MONITORING THE EQUIPMENT, AND MAY NOT DISPATCH EMERGENCY AUTHORITIES IN THE EVENT OF AN ALARM ACTIVATION, UNTIL YOU HAVE OBTAINED, AT YOUR EXPENSE, ALL NECESSARY PERMITS AND LICENSES, AND PROVIDED US WITH THE LICENSE OR PERMIT NUMBER.**

13. Services.

A. Monitoring Services. If you have subscribed to Monitoring, Signal Receiving and Notification Services, we shall program the Equipment to communicate to our monitoring facility ("Central Station"). When the Central Station receives an alarm signal from the Equipment (an "Alarm Event"), we will make reasonable efforts, consistent with local laws and our response policies, to contact the appropriate local emergency response provider ("Emergency Response Provider" or "ERP"), and the first person designated on your Monitoring Information Schedule. In the event a burglar alarm signal or fire signal registers at the Central Station, we may, in our sole discretion, endeavor to contact the Premises by telephone to verify that the Alarm Event is not a false alarm. Local governmental regulations and industry standards designed to reduce false alarms may result in conditions or restrictions on the dispatch of ERPs in response to an Alarm Event, and such conditions or restrictions may result in delays of notification of authorities or require that additional measures be taken to verify the Alarm Event before dispatch. We do not guarantee that such additional measures will be successful or that Emergency Response Providers will be dispatched should an Alarm Event occur. In the event a supervisory signal or trouble signal registers at our Central Station, we shall endeavor to notify the Premises or the first available person designated on your Monitoring Information Schedule. We may, without notice to you, in response to governmental or insurance requirements, or otherwise in our sole discretion, alter, amend or discontinue any of our policies and procedures for alarm response. Also, you acknowledge and agree that any special instructions provided by you for the handling of alarm signals must be presented and agreed to by us in writing. We may, in our sole discretion, reject your special instructions. You understand that any deviation from our normal Alarm Event handling procedures may result in increased risk of loss or damage to you and your Premises.

(i) Telecommunications. You agree to provide a traditional telephone connection to the Public Switched Telephone Network. Such

connection shall have priority over any other telephone or other equipment, and shall be within ten (10) feet of the Equipment control panel. You acknowledge that your use of DSL, ADSL, Digital Phone, or Voice over Internet Protocol (VoIP), or other internet based phone services may cause signal transmission to our Central Station may be interrupted, and that we do not recommend use of such services for signal transmission unless supplemented by a backup service which may be provided by us for an additional charge. If the Equipment is configured to operate over such nontraditional service, or if you change your phone service to a nontraditional phone service after installation, then you acknowledge that signal transmission may be interrupted by irregularities or changes in that service, power outages, and other circumstances beyond our control. **ACCORDINGLY, IMMEDIATELY AFTER THE INSTALLATION OF DSL, ADSL, DIGITAL PHONE, VoIP, OR OTHER BROADBAND OR INTERNET PHONE SERVICE YOU MUST NOTIFY US AND MUST TEST THE EQUIPMENT'S SIGNAL TRANSMISSION WITH THE CENTRAL STATION.** At your request, we may provide alternative forms of alarm communication utilizing your broadband internet service or a radio or cellular based system. You authorize us, on your behalf, to request services, orders or equipment from a telephone company or other company providing signal transmission or reception services or facilities under this Agreement. These services include providing lines, signal paths, scanning, transmission and/or reception. You agree that the telecommunication provider's liability is limited to the same extent our liability is limited pursuant to the terms of this Agreement.

(ii) Digital Communicator. If connection to our Central Station is to be by Digital Communicator, you agree to provide a connection via a registered telephone jack to a telephone channel required for the Equipment. Such connection shall have priority over any other telephone or Customer equipment, and shall be within ten (10) feet of the Equipment control panel. At your request, and at your sole cost and expense, we will provide such connection. You also acknowledge that our Central Station cannot receive signals should your transmission mode become nonoperational for any reason, and that signals from the digital communicator cannot be received if the transmission mode is cut, interfered with, or is otherwise damaged.

(iii) Radio Interface. If connection to our Central Station is to be by radio frequency, such as cellular or private radio, there may be times when the Equipment will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency

transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of an additional means of communications is recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services.

B. Internet Protocol Based Services. If any of the Services you select communicate or transmit over an internet protocol based service, you acknowledge and agree that: (i) you will maintain 120V AC power supply for each device; (ii) we are not responsible for your network or internet services, which may be affected by conditions beyond our control, and that any interruptions in your network or internet service may cause the Services to fail to operate as intended; (iii) you may be required to maintain a static IP address, which may require you to incur additional costs, and that any changes to your IP address may cause a service interruption; (iv) you may be required to open certain port(s) on your firewall for proper communication; and (v) you are responsible for the configuration of your routers, firewalls, switches, and hubs, if applicable, to ensure communication with our Central Station.

C. Limited Warranty. Subject to the limitations and exclusions set forth below, during the Warranty Period following installation reflected on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, we will at our cost, repair or, at our option, replace, any defective part of the Equipment we install, including wiring, and will make any needed mechanical adjustments. We will use new or reconditioned parts for replacements. Our obligations under this Paragraph are for your benefit only, and may not be enforced by any other person. The laws of your state may give you rights in addition to or different from those described herein.

D. Extended Service Plan. Subject to the limitations and exclusions set forth below, if you have subscribed to our Extended Service Plan, then in lieu of our Limited Warranty obligation, we will at our cost repair the Equipment we install for the duration of the term of such Extended Service Plan. Your participation in the Extended Service Plan will automatically renew for successive thirty (30) day terms at our then-current Extended Service Plan rates unless terminated by either party's written notice given at least thirty (30) days before the end of the then-current term. If you subscribe to the Extended Service Plan after the initial installation, the Equipment must be in good working condition at the time of subscription. To purchase our Extended Service Plan, call 1-800-GET-HELP.

(i) Extended Warranty. Subject to the limitations and exclusions set forth below, during the first ninety (90) days after installation, we will at our cost, repair or, at our option, replace, any defective part of our Installed Equipment, including wiring, and will make any needed mechanical adjustments. We may use reconditioned parts for replacements. Our obligations under this paragraph are for your benefit only, and may not be enforced by any other person. After (90) days with respect to Repair Service pricing, a \$25 trip charge will be charged by Dealer for each Repair Service dispatch to the Monitored Location. In addition, if your equipment ceases working but is not covered by our warranty, Customer is responsible to pay Dealer for any and all costs and fees associated with repairs or services made to the Equipment, including but not limited to hourly service rates and the cost of replacement parts, all charged at Dealer's then-current rates. The laws of your state may give you rights in addition to those described herein.

E. Cameras/Video. We will install and connect the camera devices described in this Agreement at your Premises. You acknowledge and agree that: (i) the Equipment is being installed at your specific request and is for the safety and security of the employees, invitees and other persons at the Premises, and for no other purpose; (ii) the Equipment will only be installed in public areas within the Premises, and will not be installed or utilized in any area where persons have a reasonable expectation of privacy, such as bathrooms, etc.; and (iii) You will provide adequate illumination under all operational conditions for the proper operation of the video camera and will provide the 120 AC power supply where required. Based on the following service selections, the camera(s) will be configured as follows: (1) e-Secure Video: the camera(s) may (i) provide live streaming video which may be viewed from your ADT account on a PC with adequate internet connectivity, or (ii) send video related to specific Alarm Events which may be forwarded to your e-mail account or mobile device. ADT will not receive or store these video recordings. (2) Verification Video Service: the Equipment will be configured to send images to an alarm operator for verification of video images directly associated with fire, burglary, panic, or critical condition alarm signals. If Video Verification is being furnished under this Contract, Customer agrees and understands that ADT will access and view Customer's images and other data captured by the equipment and endeavor to use said images and other data to provide visual verification of an alarm event. Further, Customer understands and acknowledges the inherent limitations associated with visual verification, including without limitation, (i) inadequate illumination of viewing area; (ii) physical obstructions in the field of view of the video camera and (iii) inadequate receipt, clarity, placement or quality of the images. ADT does not guarantee that viewing the images captured by the equipment will result in effective visual verification of events requiring alarm response. Customer assumes full responsibility for: (a) the placement, direction and presence of equipment; (b) transmission, transfer or other use of any images or other data captured by the equipment; (c) the manner of use of the equipment and any equipment or data captured by the equipment; (d) complying with all applicable laws, rules, regulations and ordinances in connection with the use and operation of the equipment. (3) Remote Tours: an alarm operator will review video images at regular intervals as scheduled by you for images associated with critical and non-critical events or conditions as defined by you and accepted by us.

F. Radio/Cellular Service. (i) Backup: We will install and connect a radio or cellular transmission device to your alarm System. The transmission device will be a backup communication link with our Center in the event that your regular telephone service or primary communication link to our Center is disrupted. (ii) Primary: If you select Primary service, a radio or cellular transmission device will be your alarm System's only communications link with our Center. If you have selected Backup or Primary services, you acknowledge there may be times when your System will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of a backup means of communication with our Center is always recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services. Should your cellular or radio transmitter malfunction, it could

interfere with the proper operation of the entire network communicating with our Center and other communications transmissions. FCC regulations require that we or our contractors or designees have immediate access to your transmitter in the event of such a malfunction or emergency, and you agree to permit access to such persons in such an event. Should you refuse to provide such access, you agree we will be entitled to obtain an ex parte court order permitting access to either repair or remove the transmitter, or take such other steps as are appropriate under the circumstances. You agree to pay all reasonable expenses, including attorneys' fees, we incur in connection with such proceedings.

G. Wireless Devices. You understand that all wireless devices, including but not limited to, wireless local area network (WLAN or WiFi) networks and paths, wireless motion detectors, wireless smoke detectors, wireless door and window contacts, wireless home automation transmitters, and other wireless devices installed under this Contract are not physically connected to the System (e.g., by electrical wire) and require a radio frequency network or path to operate. THESE WIRELESS DEVICES WILL NOT OPERATE, AND THE ALARM WILL NOT SOUND, IF THE RADIO FREQUENCY NETWORK OR PATH IS IMPAIRED, INTERRUPTED, OR BECOMES INOPERABLE FOR ANY REASON WHATSOEVER. THESE WIRELESS DEVICES MAY USE FREQUENCIES AND SIGNAL PATHS THAT ARE NOT ENCRYPTED, AND ARE THUS SUBJECT AND VULNERABLE TO, INTERRUPTION, INTERCEPTION, INTERFERENCE, CORRUPTION, ALTERATION, BLOCKAGE, MANIPULATION, AND TAMPERING. It is your sole responsibility to maintain all wireless local area network (WLAN or WiFi) networks and paths. ADT recommends that you regularly inspect any wireless network and wireless devices and test them weekly to help maintain continued operation. ADT also recommends that you carefully read and follow the owner's manual, instructions and warnings for all equipment, including all wireless devices.

H. e-Secure. If you have subscribed to e-Secure services, you will have access to your monitoring account via an internet or other connection, and will be able to remotely arm, disarm and make changes to, and receive various notifications from, the Equipment. Based on your account configuration, you may also receive e-mail, text or video transmissions notifying you of selected events that occur with the Equipment. You agree that these notifications are not intended to replace our professional monitoring services and understand that there is inherent risk associated with response to potential Alarm Events. Under no circumstances will we be liable for any loss, injury or damage of any kind incurred as a result of your response to these notifications. We are not responsible for any software or hardware purchases necessary for you to remotely access the Equipment. Also, we are not responsible for your internet, cellular or telecommunication services, which can be affected by conditions beyond our reasonable control.

I. Direct Connect Services. If this Agreement so indicates, we will install a direct connection to the law enforcement, fire department or other agency shown on your Monitoring Information Schedule. Alarm signals transmitted by the Equipment will be monitored by the police and/or fire departments or other ERP's or their agents. You acknowledge and agree that such agencies are not the agents of ADT. ADT hereby disclaims any responsibility for the manner in which such signals are monitored, and/or the response, or lack of response, to such signals by the persons monitoring the Equipment.

J. Inspections. We will provide the number of inspections of the Equipment as specified in this Agreement during our normal working hours and subject to the conditions and exclusions set forth in Paragraph 14 below.

K. Alarm Verification. If your police or fire department now or in the future requires physical, visual or other verification of an emergency condition before responding to a request for assistance, then you agree to subscribe to such verification service, or otherwise comply with such requirements. We may charge an additional fee for such service.

L. Device Verification Service. If you subscribe to Device Verification service, Equipment will be installed which, as to certain locations in the Premises, requires the activation of two (2) or more sensing devices, requires a second activation of a single alarm sensor, or requires a continuous alarm event from a single sensor, in order for an alarm signal to be transmitted. You assume full responsibility for the operation of any and all bypass or switch units provided for disconnecting or reconnecting the alarm sounding and/or transmitting Equipment at the Premises.

M. Vault Protection. You represent and warrant to us that any vault covered under this Agreement by sound or vibration detection systems has the minimum construction characteristics prescribed by the Underwriters' Laboratories, Inc. You agree to test any ultrasonic, microwave, capacitance or other electronic equipment designated in this Agreement prior to setting the Equipment for closed periods according to procedures established from time to time by ADT, and to notify us promptly in the event that such equipment fails to respond to the test.

N. eSuite. If you have subscribed to eSuite services you will have access to the eSuite online web portal where authenticated users have varying levels of visibility of alarm account activity, contact lists, reporting capabilities and electronic notification options. Level of functionality will depend on the level of eSuite that you have subscribed to.

O. eVideo. If you have subscribed to eVideo services and a compatible video alarm verification service from ADT, you will have access to view alarm incident video via an eVideo tab on your eSuite account page.

14. Limitations on our Warranty, Extended Service Plan and Service Obligations. We perform repair services only during our normal working hours which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays. **IF YOU REQUEST US TO PERFORM REPAIR SERVICES OUTSIDE OF OUR NORMAL WORKING HOURS, THEN WE MAY REQUIRE YOU TO PAY FOR OUR SERVICES AT OUR THEN-CURRENT RATES FOR LABOR AND PARTS.** The Extended Service Plan shall apply to consumable items such as batteries, and to window foil, security screens and exterior mounted devices, only for the

Warranty Period following installation. In addition, we have no obligation under our Limited Warranty or Extended Service Plan if we determine that any of the following conditions caused the need for service: (A) Damage resulting from storms, natural disasters, accidents, acts of God, strikes, riots, floods, terrorism or any other cause beyond ADT's reasonable control; (B) Your failure to properly close or secure a door, window or other point protected by an alarm device, or to properly follow operating instructions; (C) Telephone line malfunctions or modifications to your telephone service that render it incompatible with the Equipment or our Central Station; (D) Your failure to provide ordinary maintenance to the Equipment or its components (repairs due to ordinary wear and tear are not excluded under our Extended Service Plan), or you permit anyone other than our authorized representative to perform service on the Equipment; (E) Physical alterations to your Premises or to the Equipment, or made necessary by damage to your Premises or the Equipment; or (F) Any of the reasons described in Paragraph 5 above. Our warranty applies only to Equipment installed by us. You must furnish the necessary electrical power at your expense to obtain warranty services. Charges for non-covered repairs will be at our then-current labor and material rates, including a minimum visit or trip charge. **OTHER THAN THE LIMITED WARRANTY AND OUR OBLIGATIONS UNDER THE EXTENDED SERVICE PLAN (IF SUBSCRIBED TO), WE MAKE NO GUARANTY OR WARRANTY OF ANY KIND WITH RESPECT TO THE SERVICES WE PERFORM OR THE EQUIPMENT WE PROVIDE UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY, CONDITION, OR FITNESS FOR A PARTICULAR PURPOSE.**

15. Delays. We shall have no liability for delays in installation of the Equipment or for the consequences thereof, however caused, or for interruptions of Service or for the consequences thereof, due to strikes, riots, floods, acts of God, terrorism, or any other causes beyond the reasonable control of ADT, and ADT will not be required to provide Services or substitute services to you while any interruption of Services due to any such causes shall continue.

16. Assignment. You may not assign any of your rights or obligations hereunder, whether by operation of law or otherwise, without our prior written consent, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, provided you are not in default under this Agreement, you may assign this Agreement in its entirety, without our consent, in connection with a merger, acquisition, corporate reorganization, or a sale of all or substantially all of your assets, to a person or entity which expressly assumes and agrees to perform your obligations hereunder. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, and their respective successors and permitted assigns. We may assign this Agreement or subcontract any or all of our obligations under this Agreement without your consent and without notice to you. The provisions of this Agreement (i) apply to and inure to the benefit of each of our assignees, subcontractors and/or suppliers (including our software suppliers), and (ii) bind you to all such persons or entities with the same force and effect as they bind you to ADT. This includes the protections set forth in Paragraphs 9, 10 and 11. In this Agreement, "Services" shall be deemed to include all alarm monitoring-related services, including but not limited to all such services provided, in whole or in part, though or in common with any software that we license from our software suppliers.

17. Severability. If any of the provisions of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, then the remaining provisions of this Agreement shall remain in full force and effect.

18. Arbitration of Disputes. In the event any claim or dispute, regardless of its basis, arises between you and us, including any claim or dispute relating to this Agreement, any of your Premises, the Equipment, our Services, or the Charges due hereunder, or under any other agreement between you and us (collectively, your "Account"), or the scope of this arbitration provision, you or we may elect to resolve the claim or dispute by binding arbitration. Neither you nor we shall be entitled to join or consolidate claims in arbitration, or arbitrate any claims as a representative or member of a class or in a private attorney general capacity. The filing of a lawsuit by any party shall not constitute a waiver of any rights under this arbitration provision. The arbitration shall be conducted by the American Arbitration Association in accordance with its procedures in effect when the claim is filed. This Paragraph 18 and any arbitration conducted hereunder shall be governed by the Federal Arbitration Act (FAA). Any arbitration hearing will take place in Dallas, Texas. The arbitrator shall follow applicable substantive law to the extent consistent with the FAA, and applicable statutes of limitations, and shall honor claims of privilege recognized at law. The arbitrator's decision will be final and binding, except for any appeal rights under the FAA, and except that if the amount in controversy exceeds \$100,000.00, any party may appeal the award within thirty (30) days to a three-arbitrator panel which shall review the award de novo. The prevailing party shall be entitled to reimbursement of all its costs and expenses, including reasonable attorneys' fees, from the non-prevailing party. Judgment upon any arbitral award may be enforced in any court having jurisdiction.

19. Legal Actions. All claims, disputes and legal actions arising under this Agreement (a "Legal Action") will be governed by the laws of the State where your Premises is located and any applicable Federal laws, without regard to conflict of law principles. You agree to file any claim, dispute or Legal Action arising out of this Agreement, the Equipment or our Services (whether based in negligence, breach of contract, breach of warranty, strict liability, or other fault) within one (1) year after the date the cause of action for such claim accrued. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

20. Entire Agreement. This Agreement is the entire agreement between you and us, and supersedes all previous contracts or agreements between you and us regarding alarm or similar services. You agree that we are not bound by any representation, promise, condition, inducement or warranty, express or implied, not included in this Agreement. The terms and conditions of this Agreement shall govern over the provisions of any other document, including but not limited to your purchase orders, with inconsistent terms.

21. Execution. This Agreement and any signatures on it may be transmitted and delivered by facsimile or other electronic means

(such as email), and all such signatures and electronic transmissions of this Agreement are to be treated as originals for all purposes and given the same legal force and effect as a signed paper contract. In addition, this Agreement may be signed and accepted electronically by both parties, and the mutually accepted version of this Agreement, whether printed or electronic, also is to be treated as an original for all purposes, with the same legal force and effect as a signed paper contract. Your obligations under this Agreement are binding on all authorized users of the Equipment. Each party has substantially participated in the drafting and negotiation of this Agreement, and no provision hereof shall be construed against either party by virtue of the fact that such provision was drafted by such party. Each party represents and warrants that it has the unqualified right to enter this Agreement, and that it has the right to perform all obligations under this Agreement.

22. Alarm.com If your alarm monitoring system includes Mobile Control, you acknowledge that (i) you have read and accepted the Alarm.com terms below, and (ii) you must activate your Alarm.com account online pursuant to the instructions given to you by us, and until you activate your Alarm.com account, you will only have Alarm.com Signal Forwarding services and NOT Mobile Control services, which means, among other things, that you will not have the enhanced Mobile Control service, which means, among other things, that you will not have the enhanced Mobile Control service known as “Entry Delay Crash and Smash,” which makes it difficult for an intruder to disarm your panel upon entry into your premises. In addition, once your Alarm.com account is activated, in order to maintain the enhanced Mobile Control services, you must arm/set your alarm system at least once every 30 calendar days. If you fail to arm/set your alarm system at least once every 30 days, then you will automatically and without further notice only have Alarm.com Signal Forwarding services going forward until such time as you contact us to reactivate your Mobile Control services. Therefore, we strongly encourage you to activate your Alarm.com account and arm/set your alarm system often, but at a minimum every 30 days, in order to retain the enhanced Mobile Control services.

Alarm.com TERMS IMPORTANT -- READ CAREFULLY: You have agreed to purchase residential or commercial security, video still-photo imaging and/or home automation products and services from an independently owned and operated security services dealer (“**Dealer**”) pursuant to an agreement with the Dealer (“**Dealer Agreement**”). Alarm.com Incorporated, a Delaware corporation (“**Alarm.com**” or “**us**” or “**we**”), has authorized the Dealer to market and sell Alarm.com’s services (“**Services**”) to you with certain hardware and other products, including communication modules, video, imaging and/or home automation devices (“**Equipment**”) that enable the Services. Sections A1 through A12 herein constitute the terms and conditions of Alarm.com’s offering of the Equipment and Services (“**Terms**”) and are part of your agreement with the Dealer and **contain, among other things, important warranty disclaimers (Section A4) and limitations of liability (Section A5) applicable to the Services and the Equipment.** By signing your agreement with the Dealer, accessing the Alarm.com customer website or mobile applications, or using any other part of the Services and/or Equipment, you agree to be bound by these Alarm.com Terms. You agree that these Alarm.com Terms may be enforced by us directly.

A1. Pursuant to the Dealer Agreement, you have agreed to purchase the Services and/or Equipment from the Dealer. The Dealer is an independent contractor and not an agent of Alarm.com. You acknowledge and agree that (a) you have had the opportunity to read and review these Alarm.com Terms before entering into the Dealer Agreement, (b) you accept the Alarm.com Terms and agree to be bound by them, and (c) if, for any reason, you don’t remain an Alarm.com subscriber or if the Services become unavailable to you for any reason, you will have no right of refund, return or deinstallation with respect to any Services or any Equipment, except if and to the extent otherwise required by law. We may modify these Alarm.com Terms from time to time to comply with applicable law.

A2. The Equipment may contain proprietary software of Alarm.com that is embedded in the Equipment. Alarm.com solely owns and retains all rights, including all intellectual property rights, in the embedded software and all other Alarm.com materials (together, “**Materials**”) and Services. You will not (a) use, or cause or permit any other person or entity to use, any Materials or Services to design, build, market, or sell any similar or substitute product or service, or (b) cause, perform, or permit (i) the copying, decompilation, disassembly, or other reverse engineering of any Materials, (ii) the transferring or purported resale, licensing or sublicensing of any Materials, or (iii) the removal, delivery, or exportation of any Materials outside the United States or any other act in violation of any relevant export laws or regulations.

A3. If your Services include emergency two-way voice over a cellular or internet connection, you acknowledge that the two-way voice connection may be interrupted or unable to connect, that the call may be dropped, and that the sound quality may be distorted or impossible to understand. By accepting the emergency two-way voice service you understand and accept the limitations inherent in cellular and internet technology and the consequences if the technology does not operate as designed. If your Services include video or still-photo image cameras, the video clips and still-photo images generated from such cameras are stored on our servers and may be viewed by you only for a limited time based on the quantity of storage you have ordered from your Dealer. We have no control over and take no responsibility for the placement of cameras and their view. You agree to use the cameras and associated video and still-photo imaging features of the Services in compliance with all laws, including privacy and consumer protection laws, and not for any illegal purposes, including invasion of privacy or illicit conduct, and we may disconnect the cameras from the Services if you, in our sole determination, breach this covenant. We do not guarantee the receipt, clarity or quality of any images that may be adversely impacted by, for example, lighting, Internet and wireless communication facilities and transmission quality, electrical interference, weather and other conditions beyond our control. We may disclose stored video clips and still-photo images in response to a subpoena or a government request or order. If the Equipment provided by your Dealer includes an Alarm.com image sensor device that also is being used as a motion sensor, then you understand and accept that the motion sensor may not operate as designed and may be affected by conditions outside our control, which may cause the device to malfunction or provide false readings. If the Equipment provided by your Dealer includes home automation devices (such as thermostats, lighting controls and door locks), you understand that such devices may not work together with the Equipment and Alarm.com Services, and you may be unable to control the devices using the Equipment or

Alarm.com Services. Alarm.com makes no representations or warranties regarding the quality, function or effectiveness of any such home automation devices.

A4. THE SOLE WARRANTY PROVIDED BY ALARM.COM WITH RESPECT TO THE SERVICES, MATERIALS AND EQUIPMENT IS A LIMITED WARRANTY TO USE COMMERCIALY REASONABLE EFFORTS TO CORRECTOR BYPASS A MATERIAL DEFECT IN THE SERVICES, IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THESE ALARM.COM TERMS ("LIMITED WARRANTY"). THE LIMITED WARRANTY IS NOT EXTENDED TO YOU UNLESS YOU HAVE ACCEPTED THESE ALARM.COM TERMS AND REMAIN BOUND BY THESE TERMS AND CONDITIONS. THE LIMITED WARRANTY IS FOR YOUR BENEFIT ONLY AND MAY NOT BE ENFORCED BY ANY OTHER PERSON OR ENTITY. EXCEPT FOR THE LIMITED WARRANTY WITH RESPECT TO SERVICES, ALL SERVICES, EQUIPMENT AND MATERIALS THAT ARE OR MAY BE PROVIDED BY US ARE PROVIDED "AS IS," WITH ALL FAULTS. TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALARM.COM DISCLAIMS (A) ALL EXPRESS WARRANTIES TO YOU, OTHER THAN THIS LIMITED WARRANTY, (B) ALL IMPLIED WARRANTIES TO YOU OF ANY KIND, AND (C) ALL WARRANTIES TO OR FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY, WHETHER EXPRESS OR IMPLIED. THE IMPLIED WARRANTIES DISCLAIMED HEREIN, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INCLUDE ALL WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY, SYSTEMS INTEGRATION, QUIET ENJOYMENT, OR NON-INFRINGEMENT. EXCEPT FOR THE LIMITED WARRANTY, THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY, AND EFFORT OF ALL SERVICES, ALL EQUIPMENT AND ALL ALARM.COM MATERIALS SHALL BE WITH YOU. ALARM.COM SHALL HAVE NO RESPONSIBILITY FOR EQUIPMENT WHICH IS MANUFACTURED BY THIRD PARTIES.

A5. (A) YOU AGREE THAT ALARM.COM IS NOT AN INSURER OF YOUR PROPERTY OR THE PERSONAL SAFETY OF PERSONS IN OR AROUND YOUR PREMISES. THE PRICES THAT WE CHARGE FOR THE SERVICES AND EQUIPMENT REFLECT THE VALUE OF THE GOODS AND SERVICES WE PROVIDE AND NOT THE VALUE OF YOUR PREMISES OR ITS CONTENTS OR ANY LOSSES ASSOCIATED WITH PERSONAL INJURY OR DEATH. INSURANCE, IF ANY, COVERING PERSONAL INJURY AND PROPERTY LOSS OR DAMAGE ON YOUR PREMISES SHALL BE OBTAINED BY YOU FROM A THIRD PARTY.

(B) ALARM.COM IS NOT ASSUMING RESPONSIBILITY FOR ANY LOSSES (DIRECTOR INDIRECT), IRRESPECTIVE OF CAUSE, THAT MAY OCCUR EVEN IF DUE TO ALARM.COM'S NEGLIGENT PERFORMANCE OR FAILURE TO PERFORM ANY OBLIGATION UNDER THESE TERMS OR ANY DEALER AGREEMENT OR OTHER BASIS. IF, NOTWITHSTANDING THESE TERMS, ALARM.COM IS HELD TO BE LIABLE TO YOU, OR ANY INVITEES, AGENTS, EMPLOYEES OR OTHERS, FOR BREACH OF CONTRACT, NEGLIGENCE, GROSS NEGLIGENCE, OR UNDER ANY OTHER THEORY OF LEGAL LIABILITY FOR ANY FAILURE OF THE SERVICES, MATERIALS OR EQUIPMENT, THEN THE LIMITATION OF ALARM.COM'S LIABILITY FOR ANY AND ALL HARM, DAMAGES, INJURY OR LOSS SHALL BE THE GREATER OF ONE THOUSAND DOLLARS (\$1,000.00) OR THE ANNUAL AMOUNT THAT ALARM.COM RECEIVES FOR YOUR USE OF THE SERVICES.

(C) YOU HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES EXCEEDING THE LIMITS SET FORTH HEREIN FOR ALL HARM, DAMAGES, INJURY OR LOSS INCURRED, INCLUDING BUT NOT LIMITED TO ACTUAL, DIRECT, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, PROPERTY DAMAGE AND LOSSES DUE TO BUSINESS INTERRUPTION, LOSS OF PROFITS, PERSONAL INJURY OR DEATH. UNDER NO CIRCUMSTANCES WILL ALARM.COM BE LIABLE TO YOU FOR ANY CONSEQUENTIAL DAMAGES.

(D) YOU MAY OBTAIN FROM ALARM.COM A HIGHER LIMITATION OF LIABILITY BY PAYING AN ADDITIONAL FEE TO US. IF YOU ELECT THIS OPTION, A RIDER WILL BE ATTACHED TO THESE ALARM.COM TERMS WHICH WILL SET FORTH THE AMOUNT OF THE HIGHER LIMITATION OF LIABILITY AND THE AMOUNT OF THE FEE. AGREEING TO THE HIGHER LIMITATION OF LIABILITY DOES NOT MEAN THAT ALARM.COM IS AN INSURER. YOU WAIVE ALL SUBROGATION AND OTHER RIGHTS OF RECOVERY AGAINST US THAT ANY INSURER OR OTHER PERSON MAY HAVE AS A RESULT OF PAYING ANY CLAIM FOR HARM, DAMAGES, INJURY OR LOSS TO YOU OR ANY OTHER PERSON OR ENTITY.

A6. You agree and acknowledge that the Services, Materials and Equipment may not detect, observe, view, or prevent an unauthorized intrusion onto the premises or any other emergency condition such as fire, smoke, carbon monoxide, medical emergencies or water damage. You agree and acknowledge that the use of the Services, Materials and/or Equipment is voluntary.

A7. If any of your employees, guests, relatives, invitees, or insurers, or any other person or entity connected to you, or any person or entity who seeks to assert rights they claim are derived from your relationship with Alarm.com, attempts to hold Alarm.com responsible for any harm, damages, injury or loss (including property damage, personal injury or death) connected with or resulting from any alleged (a) failure of the Services, Materials or Equipment, (b) negligence (including gross negligence), (c) improper or careless activity of Alarm.com, or (d) claim for indemnification or contribution, then you will repay to us (i) any amount that we are required to pay or that we agree to pay in settlement of the claim, and (ii) the amount of our reasonable attorney's fees and any other losses and costs that we may incur in connection with the harm, damages, injury or loss.

A8. You understand and agree that these Alarm.com Terms, and particularly Sections A4, A5, A6, A7, and A8, shall (a) apply to and protect the employees, officers, shareholders, parent companies, directors, agents, licensors, representatives, subcontractors, affiliates and assignees of Alarm.com, and (b) be binding on your heirs, administrators, custodians, trustees, agents and successors.

A9. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT NO LAWSUIT OR ANY OTHER LEGAL PROCEEDING CONNECTED WITH THE SERVICES OR EQUIPMENT SHALL BE BROUGHT OR FILED BY YOU MORE THAN ONE (1) YEAR AFTER THE INCIDENT GIVING RISE TO THE CLAIM OCCURRED. IN ADDITION, TO THE EXTENT PERMITTED BY LAW,

ANY SUCH LEGAL PROCEEDING SHALL NOT BE HEARD BEFORE A JURY, AND EACH PARTY GIVES UP ANY RIGHT TO A JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT YOU WILL NOT BRING ANY CLASS ACTION LAWSUIT AGAINST ALARM.COM OR BE A REPRESENTATIVE PLAINTIFF OR PLAINTIFF CLASS MEMBER IN ANY SUCH LAWSUIT.

A10. These Alarm.com Terms shall be governed by the law of the State of Delaware, without giving effect to its rules of conflict of laws. If you are a resident or business located in the State of California, the following applies to you: If either you or Alarm.com commences a lawsuit for a dispute arising under or related to these Alarm.com Terms or in any way relating to the Services, such suit shall be submitted to general judicial reference in Los Angeles, California pursuant to California Code of Civil Procedure section 638 et seq. and 641 through 645.1 or any successor statutes thereto.

A11. If any provision of these Alarm.com Terms or the application of any such provision to any person, entity or circumstance shall be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of these Alarm.com Terms. The parties intend that all disclaimers of warranties, limitations of liability, and exclusions of damages in these Alarm.com Terms shall be upheld and applied to the maximum extent permitted by law. Alarm.com is an intended third-party beneficiary of these Alarm.com Terms and shall have the right to enforce and/or otherwise invoke any and all provisions set forth in any of these Alarm.com Terms directly. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation."

A12. YOU EXPRESSLY UNDERSTAND AND AGREE THAT YOU HAVE NO CONTRACTUAL RELATIONSHIP WHATSOEVER WITH THE UNDERLYING WIRELESS SERVICE PROVIDER OR ITS AFFILIATES OR CONTRACTORS AND THAT YOU ARE NOT A THIRD PARTY BENEFICIARY OF ANY AGREEMENT BETWEEN ALARM.COM AND THE UNDERLYING CARRIER. IN ADDITION, YOU ACKNOWLEDGE AND AGREE THAT THE UNDERLYING CARRIER AND ITS AFFILIATES AND CONTRACTORS SHALL HAVE NO LEGAL, EQUITABLE, OR OTHER LIABILITY OF ANY KIND TO YOU AND YOU HEREBY WAIVE ANY AND ALL CLAIMS OR DEMANDS THEREFOR.

ADT Commercial solutions provided by ADT Commercial LLC and its affiliates including ADT LLC, ADT Puerto Rico, LLC, AA/Acme Locksmiths, Inc., Aronson Security Group, Inc., MSA Systems Integration, Inc., Red Hawk Fire & Security (CA), LLC, Pratt Landry Associates, Inc., Red Hawk Fire & Security (NY), LLC, Fire Systems International, Inc., Tele-Tector of Maryland, Inc. ATCI Communications, Inc., Red Hawk Fire & Security (CHES), LLC, Advanced Cabling Systems, LLC, Red Hawk Security Systems, LLC, Century Sprinkler Holdings Corporation and Chain Electric Holdings, Inc. License numbers can be found at www.adt.com/commercial/licenses.

(REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURES ON FOLLOWING PAGE)

Signatures

NOTICE: Our charges under this agreement are based on your agreement to receive and pay for the services for a full Sixty (60) month term.

IF THIS AGREEMENT IS TERMINATED BY YOU PRIOR TO THE END OF THE THEN-CURRENT TERM, EXCEPT AS OTHERWISE PROVIDED HEREIN, YOU AGREE TO PAY US THE SERVICE CHARGES THAT WOULD HAVE BEEN PAYABLE BY YOU FOR THE REMAINING TERM OF THE AGREEMENT BUT FOR THE EARLY TERMINATION HEREOF.

Florida law requires alarm verification before ADT can contact a law enforcement agency for alarm dispatch. Customers both using the protected premise to store firearms or ammunition and holding a valid federal firearms license as a manufacturer, importer, or dealer of firearms ammunition may opt out of the alarm verification process by contacting ADT at 866-806-2166.

This Agreement is not binding upon ADT unless and until either signed by an Authorized Manager of ADT, or we begin the installation of equipment or provision of services to you. You acknowledge that you may not receive a copy of this Contract signed by ADT's Authorized Manager, but such lack of receipt shall not, in any way, invalidate or otherwise affect this Contract.

Customer Authorized Representative	Printed Name	Title	Date
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ADT Representative	Printed Name	Title	Date
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ADT Authorized Manager	Printed Name	Title	Date
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Powered by Experience.
Driven by Excellence.™

ADT Commercial

Proposal



Proposal prepared for:

Mirabella CCD

Presented by:

David Girgis

941-525-4474 | 1/30/2020

Sales Agreement ID: 890830423

Thursday, January 30, 2020

Mirabella CCD

14306 Romeo Blvd
WIMAUMA, FL 33598

Thank you for allowing us the opportunity to provide you with a proposal for your security system. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT Commercial, we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

David Girgis

941-525-4474 / dgirgis@adt.com



Branch:	6874	Sales Representative:	David Girgis	Today's Date:	1/30/2020
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Customer Information			
Business Name:	Mirabella CCD	Phone:	(262)391-1680
Address:	14306 Romeo Blvd WIMAUMA, FL 33598	Billing Address:	14306 Romeo Blvd WIMAUMA, FL 33598

Financial Summary

Total Equipment and Installation Charge: \$5,811.87

Customer agrees to pay the Total Equipment and Installation Charge shown above, plus applicable taxes (collectively, the "Equipment Charges"). Simultaneously with the execution of this Agreement, Customer shall pay \$0.00 of these Equipment Charges, with a remaining balance of \$5,811.87 to be paid upon completion of the installation and as a precondition of activation of the Equipment and, if applicable, connection to the Central Station or direct connection service.

Recurring Service Charges: \$388.10 per month

In addition to the Equipment Charges, Customer agrees to pay the Recurring Service Charges shown above, plus applicable taxes (collectively, the "Service Charges") for the usage of any ADT Owned Equipment and any other recurring services selected, such Service Charges to be paid Monthly, in advance. Customer has made an advance payment of Service Charges in the amount of \$0.00 at the time of sale.

Licenses and Permit Charge: \$0.00

Customer agrees to pay the total Licenses and Permit Charge shown above (collectively, the "License and Permit Charge"). Customer shall pay \$0.00 at the time of sale.

Site Location Information			
Location Name:	Mirabella CCD		
Address:	14306 Romeo Blvd WIMAUMA, FL 33598		
Site #:	0	Phone:	(262)391-1680

System Design Information			
System Design Name:	Video Surveillance System-ADT Owned Option Quote	Job #:	
Equipment Ownership:	Company Owned		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services	
Video Surveillance System-ADT Owned Option Quote	
Extended Service Plan	Extended Service Plan

Equipment List	

Quantity	Material Code	Description
5	88215681	CONDUIT PVC-1 -40 1 inch 10Ft
500	50922101	23/4PR CAT6+ CMR 1M RLBX WHT
1	N8NRP4TB	8ch. 4K H.265 NVR w/POE, 4 TB
8	O4VFDM	4Mp Dome Ip Camera With Junction Box, 2.7-12Mm Motorized Lens, White Housing

Equipment & Installation	\$2,349.87
Monthly Fee	\$148.35

Scope Of Work

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCAL LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCAL LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

Inclusions/Exclusions

System Design Information

System Design Name:	Access Control System-Adt Owned Option Quote	Job #:	
Equipment Ownership:	Company Owned		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services

Access Control System-Adt Owned Option Quote

Brivo Services	Brivo Onair Reader Monthly Data Plan: 3
Extended Service Plan	Extended Service Plan

Equipment List

Quantity	Material Code	Description
5	88215681	CONDUIT PVC-1 -40 1 inch 10Ft
1	TS-21G	Green Exit Button
1	AL400UL	12/24V 4Amp power Supply
3	6005BKB00	Prox Point Plus Reader Black
1	B-ACS6000-DB	2 Door Expansion Daughter Board (ACS6000 and ACS6008 Only)
250	WG-31951099	PROFUSION ACCESS CTRL CABLE PL enum - 22 6 shld 2-18 4 1-18
1	B-ACS6000-E	Brivo OnAir ACS6000 2 Door Ethernet Control Panel (Includes chassis enclosure, Cabinet Lock and Wifi)

Equipment & Installation	\$3,462.00
Monthly Fee	59 \$239.75

Scope Of Work

INSTALL 1 BRIVO 6000E CONTROL PANEL

INSTALL 1 EXPANSION DOOR BOARD

INSTALL 1 POWER SUPPLY

INSTALL 2 ELECTRIC STRIKES

INSTALL 2 GRADE 2 STOREROOM LOCKSETS

INSTALL 1 MAG LOCK

INSTALL 1 PUSH TO EXIT BUTTON

INSTALL 3 CARD READERS

SET UP BRIVO INTERACTIVE SERVICES

PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

INSTALL 1 BRIVO 6000E CONTROL PANEL

INSTALL 1 EXPANSION DOOR BOARD

INSTALL 1 POWER SUPPLY

INSTALL 2 ELECTRIC STRIKES

INSTALL 2 GRADE 2 STOREROOM LOCKSETS

INSTALL 1 MAG LOCK

INSTALL 1 PUSH TO EXIT BUTTON

INSTALL 3 CARD READERS

SET UP BRIVO INTERACTIVE SERVICES

PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

Inclusions/Exclusions

Master Terms And Conditions

1. Premises. Customer ("Customer" or "you"), as a commercial enterprise, may now or in the future have one or more physical business locations ("Premises") for which you desire to obtain from ADT Commercial, a division of ADT, LLC, ("ADT," "we" or "us") various Equipment and Services. Each of your Premises to be covered by this Agreement shall be listed and described in this Agreement or in a separate Additional Premises Rider which may be completed and executed by the parties. This Agreement will supersede and govern over any inconsistent provisions contained in any other prior agreements, written or oral, between the parties concerning any Premises covered by this Agreement.

2. Charges. In consideration of the Equipment and Services we provide hereunder, you agree to pay ADT the Equipment Charges and the Service Charges shown above, any activation or other fees, plus applicable taxes (collectively, the "Charges"), in accordance with the Payment Terms set forth above. **OUR CHARGES UNDER THIS AGREEMENT ARE BASED ON YOUR AGREEMENT TO RECEIVE AND PAY FOR THE SERVICES FOR AT LEAST THE FULL INITIAL TERM DESCRIBED IN PARAGRAPH 3 BELOW.** If you prepay the total amount due under this Agreement prior to the end of the Initial Term of this Agreement, then there is no penalty or refund except as otherwise provided herein. Payment of the Equipment Charges is a

precondition to the activation of the Equipment and any Services you have selected. We may impose a one-time late charge on each payment that is more than ten (10) days past due, which shall be \$5.00 or the highest amount permitted by law, whichever is less. We may impose returned check charges of up to \$25.00 on each returned check. You consent and authorize us to: (i) report your payment performance under this Agreement to credit reporting agencies; (ii) obtain and transmit your Taxpayer ID Number to our affiliates and credit reporting agencies for purposes of verifying your credit history and rating; and (iii) record our telephone conversations with you and the users of the Equipment and Services for verification and quality control purposes. **YOU AGREE NOT TO SEND ADT PAYMENTS MARKED "PAID IN FULL," "WITHOUT RECOURSE", OR WITH SIMILAR LANGUAGE. IF YOU SEND SUCH A PAYMENT, WE MAY ACCEPT IT WITHOUT LOSING ANY OF OUR RIGHTS UNDER THIS AGREEMENT OR AT LAW, AND YOU WILL REMAIN OBLIGATED TO PAY ALL FURTHER AMOUNTS OWED TO US. ALL WRITTEN COMMUNICATIONS CONCERNING DISPUTED AMOUNTS, INCLUDING ANY CHECK OR OTHER PAYMENT INSTRUMENT THAT INDICATES THAT THE PAYMENT CONSTITUTES "PAYMENT IN FULL" OF THE AMOUNT OWED OR THAT IS TENDERED WITH OTHER CONDITIONS OR LIMITATIONS OR IN FULL SATISFACTION OF A DISPUTED AMOUNT, MUST BE MAILED OR DELIVERED TO US AT: ADT, ATTENTION: EXECUTIVE CUSTOMER RELATIONS, 800 E. WATERMAN, WICHITA, KS 67202**

3. Term. The initial term of this Agreement shall be for Sixty (60) months (the "Initial Term"). The Initial Term shall begin on the date the Equipment is installed and is operational, and when any necessary communications connection is completed. In the case of the installation of Equipment or the performance of Services at multiple Premises, the Initial Term for each such individual Premises shall begin on the date the Equipment is installed and is operational at each such individual Premises. In the case of a system takeover or renewal of an existing agreement where no new equipment is installed, the Initial Term for each such individual Premises shall begin at each such individual Premises when any necessary communications connection is completed, or the date the new agreement is signed, whichever occurs last. The term of this Agreement and of each individual Premises shall automatically renew for successive one (1) year renewal terms unless we receive your written termination notice at least sixty (60) days before the end of the then current term. In the event that you terminate this Agreement or any individual Premises prior to the end of the then-current term, you agree to pay us, in addition to all other Charges due prior to termination, the Charges remaining to be paid for the unexpired portion of the term of this Agreement or of any individual Premises. Customer acknowledges and agrees that this amount is an agreed upon early termination charge in the nature of liquidated damages, and is not a penalty.

4. Increases in Charges. We may increase our Service Charges for each Premises after the third year of the Initial Term for each such Premises (but no more than once in any twelve (12) month period) by giving you thirty (30) days prior written notice.

5. Additional Charges. Additionally, you agree to pay, or to reimburse us if we pay, all false alarm fines and assessments, and all taxes, fees or other charges of any local governmental authority that relate to the Equipment or our Services, other than taxes assessed on our net income. You further agree to pay: (a) all telecommunications charges for area code, telephone numbering or other changes; (b) our then-current charge for reprogramming the Equipment to comply with any area code, telephone numbering or other changes; (c) any increases in our cost for facilities used for transmitting alarm signals under this Agreement; and (d) our charges resulting from services we may add to continue to provide the Services to you, due to police, fire or other emergency response policies of any governmental body, such as physical or visual alarm verification requirements. In addition, you shall be responsible for modifications to the Equipment due to changes in standards and regulations of governmental or regulatory authorities, including but not limited to, the Federal Communications Commission ("FCC"), any state or local Fire Marshal, the National Fire Protection Association, Underwriters Laboratories, fire or police department. You agree to pay a service charge if we respond to a service call or alarm at your Premises which is due to your failure to follow operating instructions or to properly lock or close a window, door or other protected point, or improper or unauthorized adjustment to any of the Equipment. Payment for such additional charges is due upon receipt of our invoice for such charges.

6. Installation and Sale. (A) We install Equipment according to local codes and ordinances (if applicable) and according to your particular preferences. Installation of Equipment is subject to the following conditions: (1) We can access your Premises without interruption during our installer's normal working hours; (2) The installation may require drilling into various parts of your Premises; (3) You will provide 120V AC electrical outlets for power equipment in locations designated by the installer; and (4) You will be responsible for lifting and replacing carpeting, if required, for installation of floor mats or wiring. There may be areas where the installer determines that it is impractical to conceal equipment and wiring. You must within ten (10) days after the installation is complete, inspect the Equipment and notify us in writing of any problems. Otherwise, you will be deemed to have conclusively accepted the Equipment. If asbestos or other hazardous materials ("Hazardous Materials") are encountered during installation, then installation work will cease until you, at your sole cost and expense, remove such Hazardous Materials. ADT shall not be responsible for securing any Premises during the period of installation. **(B)** Ownership of the Equipment that we install under this Agreement shall be described in the paragraph titled "Transaction Type" on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, and shall be one of the following: **(i) Outright Sale.** If you have elected to purchase the Equipment, then, except as set forth below, you will own the Equipment we install at your Premises when you pay the full purchase price described on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection. Notwithstanding anything in this Agreement to the contrary, ownership of (a) any communication device that makes use of radio, cellular or internet communication paths (including without limitation, all equipment associated with AlarmNet®) shall be retained by ADT or its owner, and (b) certain intellectual property associated with the Equipment and our Services, such as certain software, data and installer/programming codes, shall remain the property of their respective owners. **(ii) ADT Owned Equipment.** We retain ownership of the Equipment we install at your Premises. Upon the termination of this Agreement or any individual Premises, you agree that we may enter your Premises and remove our Equipment (including external signs and decals) and/or disable the Equipment. Should you fail or refuse to allow us access to your Premises, you also agree to: (a) pay

us our reasonable charges for the Equipment, and (b) reimburse us for any other costs (including reasonable attorneys' fees) that we may incur in seeking to gain access to remove the Equipment and/or to collect such charges. We have no obligation to repair or redecorate your Premises after any such removal. Our removal, disabling or abandonment of such Equipment does not constitute a waiver of our right to collect any unpaid Charges. **(iii) Third Party Financed Sale.** If you have elected to finance the purchase of some or all of the Equipment with a third party lender or leasing company, then title to the Equipment may be held by your lender/lessor as security for your loan/lease obligations. The terms of your agreement with the lender/lessor may require you to maintain insurance, may make you responsible for various other costs and fees, and may obligate you to pay the lender/lessor regardless of ADT's performance hereunder. ADT makes no recommendations on lending or leasing sources and is not responsible for your selection of a lending or leasing source, or the terms of your agreement with the lender/lessor, and ADT hereby disclaims any and all liability in connection with your arrangements with your lender/lessor. **(iv) Conversion of Existing Equipment.** If you currently have existing and compatible equipment at your Premises, we may utilize such equipment. Such existing Customer owned equipment shall remain your property. We may elect to repair or replace your nonfunctioning existing equipment to provide our Services and you agree to pay us our then-current charges for any such replacement equipment, and you agree that any repairs needed to make the existing equipment operational will be performed on a time and materials basis at our then-current time and materials rates. We do not warrant equipment that we do not install. Our pricing and your costs under this Agreement are based on the assumption that any existing equipment in your Premises is compatible and is in good operating condition. If we determine that your existing equipment is incompatible or is not in good operating condition, then additional charges may apply. **(C) Risk of Loss.** ADT is not liable or responsible for any damage, loss or casualty of or to any Equipment from any cause beyond our reasonable control. NO SUCH DAMAGE, LOSS OR CASUALTY WILL AFFECT YOUR RESPONSIBILITIES AND OBLIGATIONS UNDER THIS AGREEMENT. Unless you have purchased and paid the full purchase price for the Equipment, in which case the risk of loss to the Equipment is solely yours, you must keep the Equipment insured against all risks of loss in an amount equal to the replacement cost and, at our request, have us listed on the policy as the "loss payee."

7. Termination of Services; Default. (A) We may, at any time upon twenty-four (24) hours prior notice, terminate this Agreement and the Services at our option and without liability if: (1) Our Central Station, equipment or facilities, or the telephone network, are destroyed, damaged or malfunction so that it is impractical for us to continue the Services; (2) We cannot acquire or retain the transmission connections or authorization to transmit signals between your Premises and our Central Station or between our Central Station and any Emergency Response Providers; (3) We determine that it is impractical to continue our Services due to the modification or alteration of your Premises after installation of the Equipment; (4) The Equipment generates excessive false alarms due to circumstances beyond our reasonable control; or (5) You or your personnel fail to follow our recommendations to repair or replace any defective parts of the Equipment not covered under the Limited Warranty or Extended Service Plan (if applicable), or fail to follow operating instructions for, or tamper with, the Equipment. Additionally, upon thirty (30) days prior notice to you, we may terminate this Agreement for any other reason at our discretion. If we terminate this Agreement for any of these reasons, then we will refund any advance Service Charges for Services to be provided after the termination date, less any Equipment Charges still due, but we shall not be liable as a result of any such termination. **(B)** In addition, you shall be in breach, and we may, at our option, terminate this Agreement and exercise our remedies for the enforcement of this Agreement if: (1) You fail to pay any Charges or other amounts due hereunder or under any other agreement you have with us, and such failure continues for ten (10) days after we provide written notice to you; (2) Any representation you have made herein or in any other agreement you have with us is determined to be materially untrue; (3) you breach any warranty contained herein or in any other agreement you have with us; (4) you otherwise fail to comply with any non-monetary obligation or covenant contained herein or in any other agreement you have with us, and such failure continues for thirty (30) days after we provide written notice to you; (5) You deny us reasonable access to the Equipment located at any Premises; or (6) You become a debtor in a bankruptcy or other insolvency proceeding. We may charge you interest at the highest legal rate allowed on past due amounts. You agree to pay us all reasonable costs, fees and expenses incurred by us in connection with the enforcement of this Agreement, including collection expenses, court costs, and reasonable attorneys' fees. **(C)** Any default by you under this Agreement shall also be a default by you under any other agreement between you and us.

8. Representations and Warranties. You represent and warrant that you: (a) requested the Equipment and Services specified in this Agreement for use in commercial purposes and not for personal, family or household purposes or for or on behalf of a third party; (b) own the Premises or otherwise have the legal authority to authorize us to install the Equipment in the Premises; (c) will comply with all laws, codes, and regulations pertaining to the Premises and your use of the Equipment or our Services, and (d) are not using or passing through any Federal funds for the purpose of paying for any of the Equipment or Services we are providing under this Agreement.

9. We Are Not an Insurer. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, YOU AGREE THAT: (A) WE ARE NOT AN INSURER OF YOU, PERSONS WORKING OR OTHERWISE PRESENT AT YOUR PREMISES, OR OF YOUR PREMISES OR ITS CONTENTS; (B) IT IS YOUR RESPONSIBILITY TO OBTAIN ADEQUATE INSURANCE COVERING YOU, YOUR PREMISES AND ITS CONTENTS, YOUR EMPLOYEES, INVITEES AND OTHER AFFECTED PERSONS AND PROPERTY; (C) OUR CHARGES ARE BASED ON THE DETERRENCE AND OTHER VALUE OF THE EQUIPMENT AND SERVICES WE PROVIDE AND OUR LIMITED LIABILITY UNDER THIS AGREEMENT, AND ARE NOT BASED ON THE VALUE OF YOUR PREMISES OR ITS CONTENTS, OR THE LIKELIHOOD OR POTENTIAL EXTENT OR SEVERITY OF PERSONAL INJURY (INCLUDING DEATH) TO AFFECTED PERSONS; AND (D) THE EQUIPMENT AND SERVICES MAY NOT ALWAYS OPERATE AS INTENDED FOR VARIOUS REASONS, INCLUDING OUR NEGLIGENCE OR OTHER FAULT. WE CANNOT PREDICT THE POTENTIAL AMOUNT, EXTENT OR SEVERITY OF ANY DAMAGES OR INJURIES THAT MAY BE INCURRED BY YOU AND OTHER PERSONS WHICH COULD BE DUE TO THE FAILURE OF THE EQUIPMENT OR SERVICES TO WORK AS INTENDED. AS SUCH: (I) YOU AGREE THAT THE LIMITS ON OUR LIABILITY

AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN YOU, US AND ANY AFFECTED THIRD PARTIES; (II) YOU WILL LOOK EXCLUSIVELY TO YOUR INSURER FOR FINANCIAL PROTECTION FROM SUCH RISKS AND LIABILITIES; AND (III) EXCEPT AS PROVIDED IN PARAGRAPH 10 BELOW, YOU WAIVE ALL RIGHTS AND REMEDIES AGAINST US, INCLUDING ALL RIGHTS OF SUBROGATION, THAT YOU, ANY INSURER OR ANY OTHER THIRD PARTY MAY HAVE DUE TO ANY LOSSES OR INJURIES YOU OR OTHERS MAY INCUR. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND YOUR ACCOUNT, AS WELL AS VOLUNTARY PAYMENT IN FULL BY YOU, ANY LEGAL PROCEEDING BY US TO COLLECT A DEBT OWED BY YOU, ANY BANKRUPTCY BY YOU, AND/OR ANY SALE BY US OF YOUR ACCOUNT.

10. Indemnity; Limitation of Liability.

(a) Indemnity. We will hold you, your officers, directors, agents and employees, harmless from any claim, demand, losses, damages, injuries (including death), liabilities or other expenses ("Losses") to the extent and only to the extent that such Losses result solely and directly from the negligent acts or omissions of ADT, its agents or employees, during and within the scope of employment of such persons while present at a Premises; provided, however, that the terms of this Paragraph 10(a) shall not apply to, and we shall not in any event be liable for, Losses: (i) arising out of, resulting from, or in any way due or attributable to, the condition, nonfunctioning, malfunction, faulty design, faulty installation, or failure in any respect of the Equipment or Services to operate or perform as intended (collectively, "Alarm Failure Events"), regardless of whether such Alarm Failure Events arise out of the negligent acts or omissions of ADT, its agents, employees, subcontractors and/or suppliers (including software suppliers); and/or (ii) any loss of or damage to any computer system or electronic data arising out of, resulting from, or attributable to, an Alarm Failure Event or your request for our technician to access your systems or program your firewalls, routers and switches. Any liability of ADT for Alarm Failure Events or Losses arising out of Alarm Failure Events is strictly limited pursuant to Paragraph 10(b) below.

(b) Limitation of Liability for Alarm Failure Events. **NEITHER WE NOR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIABLE FOR ANY LOSSES ARISING DIRECTLY OR INDIRECTLY FROM ANY ALARM FAILURE EVENT. WE ARE NOT LIABLE UNDER ANY CIRCUMSTANCES FOR THE ADEQUACY OF THE EQUIPMENT DESIGN OR DESIGN CRITERIA ESTABLISHED BY YOU, YOUR DESIGN PROFESSIONAL, OR LOCAL CODE REQUIREMENTS. IF, NOTWITHSTANDING THE PROVISIONS OF THIS PARAGRAPH 10(B), WE OR ANY PERSON OR ENTITY AFFILIATED WITH US ARE DETERMINED TO BE RESPONSIBLE FOR ANY LOSSES ARISING FROM ANY ALARM FAILURE EVENT, YOUR CLAIMS AGAINST US AND/OR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIMITED TO \$2,000.00. THIS AMOUNT IS YOUR SOLE AND EXCLUSIVE REMEDY FOR ANY ALARM FAILURE EVENT, EVEN IF CAUSED BY ADT'S NEGLIGENCE OR THAT OF OUR AFFILIATES OR OUR RESPECTIVE EMPLOYEES OR AGENTS, BREACH OF CONTRACT, BREACH OF WARRANTY, STRICT LIABILITY, OR OTHER FAULT. AT YOUR REQUEST, WE MAY IN OUR SOLE DISCRETION AGREE TO ASSUME ADDITIONAL LIABILITY BY THE ATTACHMENT OF AN AMENDMENT TO THIS AGREEMENT STATING THE EXTENT OF OUR ADDITIONAL LIABILITY AND THE ADDITIONAL COST TO YOU. YOU AGREE THAT WERE WE TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, WE WOULD NOT PROVIDE THE EQUIPMENT OR SERVICES.**

(c) Intellectual Property Indemnification. If ADT has received from the manufacturers of the Equipment we install, an agreement to indemnify and/or defend any claim or suit or proceeding brought against ADT based on a claim that the sale, use or transfer of any Equipment is an infringement of any third party's patent or property rights, then ADT shall indemnify you and defend you against all such claims to the extent (and only to the extent) such an indemnity and/or defense is provided by the pertinent Equipment manufacturers. Should you receive notice that the Equipment allegedly infringes the rights of any third party, you shall promptly notify ADT in writing, and shall give full authority, information and assistance to ADT in connection with its investigation of the claim, and in connection with any settlement or compromise of such claim made with your consent, which shall not be unreasonably withheld, conditioned or delayed. In addition, ADT may, at its sole cost and expense, elect to replace or modify the Equipment so that alleged infringement will not exist; provided, however, that such replacement equipment or modified equipment will continue to have at least the same functionality and performance specifications as the Equipment installed pursuant to this Agreement, and shall be acceptable to you in your reasonable discretion. ADT shall not have any other liability to you with respect to claims of intellectual property infringement.

(d) Consequential Damages. NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL WE BE LIABLE TO YOU OR ANY OTHER PERSON FOR ANY CONSEQUENTIAL, INCIDENTAL, PUNITIVE, SPECULATIVE, SPECIAL, EXEMPLARY, OR OTHER INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF BUSINESS, PROFITS, USE, DATA, OR OTHER ECONOMIC ADVANTAGE, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(e) Survival. The terms of this Paragraph 10 shall survive the termination of this Agreement and of your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

11. Hold Harmless. If any third party files any claim or legal action against us, or any other person or entity authorized to act on our behalf, arising from any Alarm Failure Event as defined in Paragraph 10(a) above, then you agree to indemnify, defend and hold us, completely harmless from any such actions, including all damages, expenses, costs, and attorneys' fees we incur. This indemnification shall apply even if such actions arise from our negligence, breach of contract, breach of warranty, strict liability or other fault (and/or the negligence, breach of contract, breach of warranty, strict liability or other fault of our subcontractors and/or

suppliers, including our software suppliers), subject to our limited liability set forth above. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

12. Customer Duties. You agree to: (a) instruct all persons who use the Equipment on its proper use; (b) test the Equipment's protective devices and send test signals monthly to our Central Station; (c) turn off, control or remove all air conditioning systems, heaters and other items that interfere with alarm detection devices; (d) notify us immediately if a problem with the Equipment occurs; (e) obtain and keep in effect all permits and licenses that may be required for the installation and operation of the Equipment; (f) pay all usage fees imposed by any governmental authority in connection with the Equipment; (g) provide us a complete Monitoring Information Schedule so we may call your designated contacts in the event we reasonably believe there is an emergency at your Premises; (h) provide us any other emergency information we may request; (i) promptly update us in writing with any changes to your Monitoring Information Schedule; and (j) notify us prior to any change in your phone service, including, but not limited to a disconnection of your regular phone line or any change in vendors of your phone service. Your failure to perform under this Paragraph 12 is a material breach of this Agreement. You agree that we may provide the information on the Monitoring Information Schedule to any governmental authority having jurisdiction over us or the Equipment. **LOCAL AUTHORITIES MAY NOT RESPOND TO ALARM NOTIFICATIONS UNTIL ALL PERMITS AND LICENSES FOR USE OF THE EQUIPMENT HAVE BEEN OBTAINED, AND THEREFORE WE MAY NOT BEGIN MONITORING THE EQUIPMENT, AND MAY NOT DISPATCH EMERGENCY AUTHORITIES IN THE EVENT OF AN ALARM ACTIVATION, UNTIL YOU HAVE OBTAINED, AT YOUR EXPENSE, ALL NECESSARY PERMITS AND LICENSES, AND PROVIDED US WITH THE LICENSE OR PERMIT NUMBER.**

13. Services.

A. Monitoring Services. If you have subscribed to Monitoring, Signal Receiving and Notification Services, we shall program the Equipment to communicate to our monitoring facility ("Central Station"). When the Central Station receives an alarm signal from the Equipment (an "Alarm Event"), we will make reasonable efforts, consistent with local laws and our response policies, to contact the appropriate local emergency response provider ("Emergency Response Provider" or "ERP"), and the first person designated on your Monitoring Information Schedule. In the event a burglar alarm signal or fire signal registers at the Central Station, we may, in our sole discretion, endeavor to contact the Premises by telephone to verify that the Alarm Event is not a false alarm. Local governmental regulations and industry standards designed to reduce false alarms may result in conditions or restrictions on the dispatch of ERPs in response to an Alarm Event, and such conditions or restrictions may result in delays of notification of authorities or require that additional measures be taken to verify the Alarm Event before dispatch. We do not guarantee that such additional measures will be successful or that Emergency Response Providers will be dispatched should an Alarm Event occur. In the event a supervisory signal or trouble signal registers at our Central Station, we shall endeavor to notify the Premises or the first available person designated on your Monitoring Information Schedule. We may, without notice to you, in response to governmental or insurance requirements, or otherwise in our sole discretion, alter, amend or discontinue any of our policies and procedures for alarm response. Also, you acknowledge and agree that any special instructions provided by you for the handling of alarm signals must be presented and agreed to by us in writing. We may, in our sole discretion, reject your special instructions. You understand that any deviation from our normal Alarm Event handling procedures may result in increased risk of loss or damage to you and your Premises.

(i) Telecommunications. You agree to provide a traditional telephone connection to the Public Switched Telephone Network. Such

connection shall have priority over any other telephone or other equipment, and shall be within ten (10) feet of the Equipment control panel. You acknowledge that your use of DSL, ADSL, Digital Phone, or Voice over Internet Protocol (VoIP), or other internet based phone services may cause signal transmission to our Central Station may be interrupted, and that we do not recommend use of such services for signal transmission unless supplemented by a backup service which may be provided by us for an additional charge. If the Equipment is configured to operate over such nontraditional service, or if you change your phone service to a nontraditional phone service after installation, then you acknowledge that signal transmission may be interrupted by irregularities or changes in that service, power outages, and other circumstances beyond our control. **ACCORDINGLY, IMMEDIATELY AFTER THE INSTALLATION OF DSL, ADSL, DIGITAL PHONE, VoIP, OR OTHER BROADBAND OR INTERNET PHONE SERVICE YOU MUST NOTIFY US AND MUST TEST THE EQUIPMENT'S SIGNAL TRANSMISSION WITH THE CENTRAL STATION.** At your request, we may provide alternative forms of alarm communication utilizing your broadband internet service or a radio or cellular based system. You authorize us, on your behalf, to request services, orders or equipment from a telephone company or other company providing signal transmission or reception services or facilities under this Agreement. These services include providing lines, signal paths, scanning, transmission and/or reception. You agree that the telecommunication provider's liability is limited to the same extent our liability is limited pursuant to the terms of this Agreement.

(ii) Digital Communicator. If connection to our Central Station is to be by Digital Communicator, you agree to provide a connection via a registered telephone jack to a telephone channel required for the Equipment. Such connection shall have priority over any other telephone or Customer equipment, and shall be within ten (10) feet of the Equipment control panel. At your request, and at your sole cost and expense, we will provide such connection. You also acknowledge that our Central Station cannot receive signals should your transmission mode become nonoperational for any reason, and that signals from the digital communicator cannot be received if the transmission mode is cut, interfered with, or is otherwise damaged.

(iii) Radio Interface. If connection to our Central Station is to be by radio frequency, such as cellular or private radio, there may be times when the Equipment will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency

transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of an additional means of communications is recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services.

B. Internet Protocol Based Services. If any of the Services you select communicate or transmit over an internet protocol based service, you acknowledge and agree that: (i) you will maintain 120V AC power supply for each device; (ii) we are not responsible for your network or internet services, which may be affected by conditions beyond our control, and that any interruptions in your network or internet service may cause the Services to fail to operate as intended; (iii) you may be required to maintain a static IP address, which may require you to incur additional costs, and that any changes to your IP address may cause a service interruption; (iv) you may be required to open certain port(s) on your firewall for proper communication; and (v) you are responsible for the configuration of your routers, firewalls, switches, and hubs, if applicable, to ensure communication with our Central Station.

C. Limited Warranty. Subject to the limitations and exclusions set forth below, during the Warranty Period following installation reflected on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, we will at our cost, repair or, at our option, replace, any defective part of the Equipment we install, including wiring, and will make any needed mechanical adjustments. We will use new or reconditioned parts for replacements. Our obligations under this Paragraph are for your benefit only, and may not be enforced by any other person. The laws of your state may give you rights in addition to or different from those described herein.

D. Extended Service Plan. Subject to the limitations and exclusions set forth below, if you have subscribed to our Extended Service Plan, then in lieu of our Limited Warranty obligation, we will at our cost repair the Equipment we install for the duration of the term of such Extended Service Plan. Your participation in the Extended Service Plan will automatically renew for successive thirty (30) day terms at our then-current Extended Service Plan rates unless terminated by either party's written notice given at least thirty (30) days before the end of the then-current term. If you subscribe to the Extended Service Plan after the initial installation, the Equipment must be in good working condition at the time of subscription. To purchase our Extended Service Plan, call 1-800-GET-HELP.

(i) Extended Warranty. Subject to the limitations and exclusions set forth below, during the first ninety (90) days after installation, we will at our cost, repair or, at our option, replace, any defective part of our Installed Equipment, including wiring, and will make any needed mechanical adjustments. We may use reconditioned parts for replacements. Our obligations under this paragraph are for your benefit only, and may not be enforced by any other person. After (90) days with respect to Repair Service pricing, a \$25 trip charge will be charged by Dealer for each Repair Service dispatch to the Monitored Location. In addition, if your equipment ceases working but is not covered by our warranty, Customer is responsible to pay Dealer for any and all costs and fees associated with repairs or services made to the Equipment, including but not limited to hourly service rates and the cost of replacement parts, all charged at Dealer's then-current rates. The laws of your state may give you rights in addition to those described herein.

E. Cameras/Video. We will install and connect the camera devices described in this Agreement at your Premises. You acknowledge and agree that: (i) the Equipment is being installed at your specific request and is for the safety and security of the employees, invitees and other persons at the Premises, and for no other purpose; (ii) the Equipment will only be installed in public areas within the Premises, and will not be installed or utilized in any area where persons have a reasonable expectation of privacy, such as bathrooms, etc.; and (iii) You will provide adequate illumination under all operational conditions for the proper operation of the video camera and will provide the 120 AC power supply where required. Based on the following service selections, the camera(s) will be configured as follows: (1) e-Secure Video: the camera(s) may (i) provide live streaming video which may be viewed from your ADT account on a PC with adequate internet connectivity, or (ii) send video related to specific Alarm Events which may be forwarded to your e-mail account or mobile device. ADT will not receive or store these video recordings. (2) Verification Video Service: the Equipment will be configured to send images to an alarm operator for verification of video images directly associated with fire, burglary, panic, or critical condition alarm signals. If Video Verification is being furnished under this Contract, Customer agrees and understands that ADT will access and view Customer's images and other data captured by the equipment and endeavor to use said images and other data to provide visual verification of an alarm event. Further, Customer understands and acknowledges the inherent limitations associated with visual verification, including without limitation, (i) inadequate illumination of viewing area; (ii) physical obstructions in the field of view of the video camera and (iii) inadequate receipt, clarity, placement or quality of the images. ADT does not guarantee that viewing the images captured by the equipment will result in effective visual verification of events requiring alarm response. Customer assumes full responsibility for: (a) the placement, direction and presence of equipment; (b) transmission, transfer or other use of any images or other data captured by the equipment; (c) the manner of use of the equipment and any equipment or data captured by the equipment; (d) complying with all applicable laws, rules, regulations and ordinances in connection with the use and operation of the equipment. (3) Remote Tours: an alarm operator will review video images at regular intervals as scheduled by you for images associated with critical and non-critical events or conditions as defined by you and accepted by us.

F. Radio/Cellular Service. (i) Backup: We will install and connect a radio or cellular transmission device to your alarm System. The transmission device will be a backup communication link with our Center in the event that your regular telephone service or primary communication link to our Center is disrupted. (ii) Primary: If you select Primary service, a radio or cellular transmission device will be your alarm System's only communications link with our Center. If you have selected Backup or Primary services, you acknowledge there may be times when your System will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of a backup means of communication with our Center is always recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services. Should your cellular or radio transmitter malfunction, it could

interfere with the proper operation of the entire network communicating with our Center and other communications transmissions. FCC regulations require that we or our contractors or designees have immediate access to your transmitter in the event of such a malfunction or emergency, and you agree to permit access to such persons in such an event. Should you refuse to provide such access, you agree we will be entitled to obtain an ex parte court order permitting access to either repair or remove the transmitter, or take such other steps as are appropriate under the circumstances. You agree to pay all reasonable expenses, including attorneys' fees, we incur in connection with such proceedings.

G. Wireless Devices. You understand that all wireless devices, including but not limited to, wireless local area network (WLAN or WiFi) networks and paths, wireless motion detectors, wireless smoke detectors, wireless door and window contacts, wireless home automation transmitters, and other wireless devices installed under this Contract are not physically connected to the System (e.g., by electrical wire) and require a radio frequency network or path to operate. THESE WIRELESS DEVICES WILL NOT OPERATE, AND THE ALARM WILL NOT SOUND, IF THE RADIO FREQUENCY NETWORK OR PATH IS IMPAIRED, INTERRUPTED, OR BECOMES INOPERABLE FOR ANY REASON WHATSOEVER. THESE WIRELESS DEVICES MAY USE FREQUENCIES AND SIGNAL PATHS THAT ARE NOT ENCRYPTED, AND ARE THUS SUBJECT AND VULNERABLE TO, INTERRUPTION, INTERCEPTION, INTERFERENCE, CORRUPTION, ALTERATION, BLOCKAGE, MANIPULATION, AND TAMPERING. It is your sole responsibility to maintain all wireless local area network (WLAN or WiFi) networks and paths. ADT recommends that you regularly inspect any wireless network and wireless devices and test them weekly to help maintain continued operation. ADT also recommends that you carefully read and follow the owner's manual, instructions and warnings for all equipment, including all wireless devices.

H. e-Secure. If you have subscribed to e-Secure services, you will have access to your monitoring account via an internet or other connection, and will be able to remotely arm, disarm and make changes to, and receive various notifications from, the Equipment. Based on your account configuration, you may also receive e-mail, text or video transmissions notifying you of selected events that occur with the Equipment. You agree that these notifications are not intended to replace our professional monitoring services and understand that there is inherent risk associated with response to potential Alarm Events. Under no circumstances will we be liable for any loss, injury or damage of any kind incurred as a result of your response to these notifications. We are not responsible for any software or hardware purchases necessary for you to remotely access the Equipment. Also, we are not responsible for your internet, cellular or telecommunication services, which can be affected by conditions beyond our reasonable control.

I. Direct Connect Services. If this Agreement so indicates, we will install a direct connection to the law enforcement, fire department or other agency shown on your Monitoring Information Schedule. Alarm signals transmitted by the Equipment will be monitored by the police and/or fire departments or other ERP's or their agents. You acknowledge and agree that such agencies are not the agents of ADT. ADT hereby disclaims any responsibility for the manner in which such signals are monitored, and/or the response, or lack of response, to such signals by the persons monitoring the Equipment.

J. Inspections. We will provide the number of inspections of the Equipment as specified in this Agreement during our normal working hours and subject to the conditions and exclusions set forth in Paragraph 14 below.

K. Alarm Verification. If your police or fire department now or in the future requires physical, visual or other verification of an emergency condition before responding to a request for assistance, then you agree to subscribe to such verification service, or otherwise comply with such requirements. We may charge an additional fee for such service.

L. Device Verification Service. If you subscribe to Device Verification service, Equipment will be installed which, as to certain locations in the Premises, requires the activation of two (2) or more sensing devices, requires a second activation of a single alarm sensor, or requires a continuous alarm event from a single sensor, in order for an alarm signal to be transmitted. You assume full responsibility for the operation of any and all bypass or switch units provided for disconnecting or reconnecting the alarm sounding and/or transmitting Equipment at the Premises.

M. Vault Protection. You represent and warrant to us that any vault covered under this Agreement by sound or vibration detection systems has the minimum construction characteristics prescribed by the Underwriters' Laboratories, Inc. You agree to test any ultrasonic, microwave, capacitance or other electronic equipment designated in this Agreement prior to setting the Equipment for closed periods according to procedures established from time to time by ADT, and to notify us promptly in the event that such equipment fails to respond to the test.

N. eSuite. If you have subscribed to eSuite services you will have access to the eSuite online web portal where authenticated users have varying levels of visibility of alarm account activity, contact lists, reporting capabilities and electronic notification options. Level of functionality will depend on the level of eSuite that you have subscribed to.

O. eVideo. If you have subscribed to eVideo services and a compatible video alarm verification service from ADT, you will have access to view alarm incident video via an eVideo tab on your eSuite account page.

14. Limitations on our Warranty, Extended Service Plan and Service Obligations. We perform repair services only during our normal working hours which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays. **IF YOU REQUEST US TO PERFORM REPAIR SERVICES OUTSIDE OF OUR NORMAL WORKING HOURS, THEN WE MAY REQUIRE YOU TO PAY FOR OUR SERVICES AT OUR THEN-CURRENT RATES FOR LABOR AND PARTS.** The Extended Service Plan shall apply to consumable items such as batteries, and to window foil, security screens and exterior mounted devices, only for the

Warranty Period following installation. In addition, we have no obligation under our Limited Warranty or Extended Service Plan if we determine that any of the following conditions caused the need for service: (A) Damage resulting from storms, natural disasters, accidents, acts of God, strikes, riots, floods, terrorism or any other cause beyond ADT's reasonable control; (B) Your failure to properly close or secure a door, window or other point protected by an alarm device, or to properly follow operating instructions; (C) Telephone line malfunctions or modifications to your telephone service that render it incompatible with the Equipment or our Central Station; (D) Your failure to provide ordinary maintenance to the Equipment or its components (repairs due to ordinary wear and tear are not excluded under our Extended Service Plan), or you permit anyone other than our authorized representative to perform service on the Equipment; (E) Physical alterations to your Premises or to the Equipment, or made necessary by damage to your Premises or the Equipment; or (F) Any of the reasons described in Paragraph 5 above. Our warranty applies only to Equipment installed by us. You must furnish the necessary electrical power at your expense to obtain warranty services. Charges for non-covered repairs will be at our then-current labor and material rates, including a minimum visit or trip charge. **OTHER THAN THE LIMITED WARRANTY AND OUR OBLIGATIONS UNDER THE EXTENDED SERVICE PLAN (IF SUBSCRIBED TO), WE MAKE NO GUARANTY OR WARRANTY OF ANY KIND WITH RESPECT TO THE SERVICES WE PERFORM OR THE EQUIPMENT WE PROVIDE UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY, CONDITION, OR FITNESS FOR A PARTICULAR PURPOSE.**

15. Delays. We shall have no liability for delays in installation of the Equipment or for the consequences thereof, however caused, or for interruptions of Service or for the consequences thereof, due to strikes, riots, floods, acts of God, terrorism, or any other causes beyond the reasonable control of ADT, and ADT will not be required to provide Services or substitute services to you while any interruption of Services due to any such causes shall continue.

16. Assignment. You may not assign any of your rights or obligations hereunder, whether by operation of law or otherwise, without our prior written consent, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, provided you are not in default under this Agreement, you may assign this Agreement in its entirety, without our consent, in connection with a merger, acquisition, corporate reorganization, or a sale of all or substantially all of your assets, to a person or entity which expressly assumes and agrees to perform your obligations hereunder. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, and their respective successors and permitted assigns. We may assign this Agreement or subcontract any or all of our obligations under this Agreement without your consent and without notice to you. The provisions of this Agreement (i) apply to and inure to the benefit of each of our assignees, subcontractors and/or suppliers (including our software suppliers), and (ii) bind you to all such persons or entities with the same force and effect as they bind you to ADT. This includes the protections set forth in Paragraphs 9, 10 and 11. In this Agreement, "Services" shall be deemed to include all alarm monitoring-related services, including but not limited to all such services provided, in whole or in part, though or in common with any software that we license from our software suppliers.

17. Severability. If any of the provisions of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, then the remaining provisions of this Agreement shall remain in full force and effect.

18. Arbitration of Disputes. In the event any claim or dispute, regardless of its basis, arises between you and us, including any claim or dispute relating to this Agreement, any of your Premises, the Equipment, our Services, or the Charges due hereunder, or under any other agreement between you and us (collectively, your "Account"), or the scope of this arbitration provision, you or we may elect to resolve the claim or dispute by binding arbitration. Neither you nor we shall be entitled to join or consolidate claims in arbitration, or arbitrate any claims as a representative or member of a class or in a private attorney general capacity. The filing of a lawsuit by any party shall not constitute a waiver of any rights under this arbitration provision. The arbitration shall be conducted by the American Arbitration Association in accordance with its procedures in effect when the claim is filed. This Paragraph 18 and any arbitration conducted hereunder shall be governed by the Federal Arbitration Act (FAA). Any arbitration hearing will take place in Dallas, Texas. The arbitrator shall follow applicable substantive law to the extent consistent with the FAA, and applicable statutes of limitations, and shall honor claims of privilege recognized at law. The arbitrator's decision will be final and binding, except for any appeal rights under the FAA, and except that if the amount in controversy exceeds \$100,000.00, any party may appeal the award within thirty (30) days to a three-arbitrator panel which shall review the award de novo. The prevailing party shall be entitled to reimbursement of all its costs and expenses, including reasonable attorneys' fees, from the non-prevailing party. Judgment upon any arbitral award may be enforced in any court having jurisdiction.

19. Legal Actions. All claims, disputes and legal actions arising under this Agreement (a "Legal Action") will be governed by the laws of the State where your Premises is located and any applicable Federal laws, without regard to conflict of law principles. You agree to file any claim, dispute or Legal Action arising out of this Agreement, the Equipment or our Services (whether based in negligence, breach of contract, breach of warranty, strict liability, or other fault) within one (1) year after the date the cause of action for such claim accrued. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

20. Entire Agreement. This Agreement is the entire agreement between you and us, and supersedes all previous contracts or agreements between you and us regarding alarm or similar services. You agree that we are not bound by any representation, promise, condition, inducement or warranty, express or implied, not included in this Agreement. The terms and conditions of this Agreement shall govern over the provisions of any other document, including but not limited to your purchase orders, with inconsistent terms.

21. Execution. This Agreement and any signatures on it may be transmitted and delivered by facsimile or other electronic means

(such as email), and all such signatures and electronic transmissions of this Agreement are to be treated as originals for all purposes and given the same legal force and effect as a signed paper contract. In addition, this Agreement may be signed and accepted electronically by both parties, and the mutually accepted version of this Agreement, whether printed or electronic, also is to be treated as an original for all purposes, with the same legal force and effect as a signed paper contract. Your obligations under this Agreement are binding on all authorized users of the Equipment. Each party has substantially participated in the drafting and negotiation of this Agreement, and no provision hereof shall be construed against either party by virtue of the fact that such provision was drafted by such party. Each party represents and warrants that it has the unqualified right to enter this Agreement, and that it has the right to perform all obligations under this Agreement.

22. Alarm.com If your alarm monitoring system includes Mobile Control, you acknowledge that (i) you have read and accepted the Alarm.com terms below, and (ii) you must activate your Alarm.com account online pursuant to the instructions given to you by us, and until you activate your Alarm.com account, you will only have Alarm.com Signal Forwarding services and NOT Mobile Control services, which means, among other things, that you will not have the enhanced Mobile Control service, which means, among other things, that you will not have the enhanced Mobile Control service known as “Entry Delay Crash and Smash,” which makes it difficult for an intruder to disarm your panel upon entry into your premises. In addition, once your Alarm.com account is activated, in order to maintain the enhanced Mobile Control services, you must arm/set your alarm system at least once every 30 calendar days. If you fail to arm/set your alarm system at least once every 30 days, then you will automatically and without further notice only have Alarm.com Signal Forwarding services going forward until such time as you contact us to reactivate your Mobile Control services. Therefore, we strongly encourage you to activate your Alarm.com account and arm/set your alarm system often, but at a minimum every 30 days, in order to retain the enhanced Mobile Control services.

Alarm.com TERMS IMPORTANT -- READ CAREFULLY: You have agreed to purchase residential or commercial security, video still-photo imaging and/or home automation products and services from an independently owned and operated security services dealer (“**Dealer**”) pursuant to an agreement with the Dealer (“**Dealer Agreement**”). Alarm.com Incorporated, a Delaware corporation (“**Alarm.com**” or “**us**” or “**we**”), has authorized the Dealer to market and sell Alarm.com’s services (“**Services**”) to you with certain hardware and other products, including communication modules, video, imaging and/or home automation devices (“**Equipment**”) that enable the Services. Sections A1 through A12 herein constitute the terms and conditions of Alarm.com’s offering of the Equipment and Services (“**Terms**”) and are part of your agreement with the Dealer and **contain, among other things, important warranty disclaimers (Section A4) and limitations of liability (Section A5) applicable to the Services and the Equipment.** By signing your agreement with the Dealer, accessing the Alarm.com customer website or mobile applications, or using any other part of the Services and/or Equipment, you agree to be bound by these Alarm.com Terms. You agree that these Alarm.com Terms may be enforced by us directly.

A1. Pursuant to the Dealer Agreement, you have agreed to purchase the Services and/or Equipment from the Dealer. The Dealer is an independent contractor and not an agent of Alarm.com. You acknowledge and agree that (a) you have had the opportunity to read and review these Alarm.com Terms before entering into the Dealer Agreement, (b) you accept the Alarm.com Terms and agree to be bound by them, and (c) if, for any reason, you don’t remain an Alarm.com subscriber or if the Services become unavailable to you for any reason, you will have no right of refund, return or deinstallation with respect to any Services or any Equipment, except if and to the extent otherwise required by law. We may modify these Alarm.com Terms from time to time to comply with applicable law.

A2. The Equipment may contain proprietary software of Alarm.com that is embedded in the Equipment. Alarm.com solely owns and retains all rights, including all intellectual property rights, in the embedded software and all other Alarm.com materials (together, “**Materials**”) and Services. You will not (a) use, or cause or permit any other person or entity to use, any Materials or Services to design, build, market, or sell any similar or substitute product or service, or (b) cause, perform, or permit (i) the copying, decompilation, disassembly, or other reverse engineering of any Materials, (ii) the transferring or purported resale, licensing or sublicensing of any Materials, or (iii) the removal, delivery, or exportation of any Materials outside the United States or any other act in violation of any relevant export laws or regulations.

A3. If your Services include emergency two-way voice over a cellular or internet connection, you acknowledge that the two-way voice connection may be interrupted or unable to connect, that the call may be dropped, and that the sound quality may be distorted or impossible to understand. By accepting the emergency two-way voice service you understand and accept the limitations inherent in cellular and internet technology and the consequences if the technology does not operate as designed. If your Services include video or still-photo image cameras, the video clips and still-photo images generated from such cameras are stored on our servers and may be viewed by you only for a limited time based on the quantity of storage you have ordered from your Dealer. We have no control over and take no responsibility for the placement of cameras and their view. You agree to use the cameras and associated video and still-photo imaging features of the Services in compliance with all laws, including privacy and consumer protection laws, and not for any illegal purposes, including invasion of privacy or illicit conduct, and we may disconnect the cameras from the Services if you, in our sole determination, breach this covenant. We do not guarantee the receipt, clarity or quality of any images that may be adversely impacted by, for example, lighting, Internet and wireless communication facilities and transmission quality, electrical interference, weather and other conditions beyond our control. We may disclose stored video clips and still-photo images in response to a subpoena or a government request or order. If the Equipment provided by your Dealer includes an Alarm.com image sensor device that also is being used as a motion sensor, then you understand and accept that the motion sensor may not operate as designed and may be affected by conditions outside our control, which may cause the device to malfunction or provide false readings. If the Equipment provided by your Dealer includes home automation devices (such as thermostats, lighting controls and door locks), you understand that such devices may not work together with the Equipment and Alarm.com Services, and you may be unable to control the devices using the Equipment or

Alarm.com Services. Alarm.com makes no representations or warranties regarding the quality, function or effectiveness of any such home automation devices.

A4. THE SOLE WARRANTY PROVIDED BY ALARM.COM WITH RESPECT TO THE SERVICES, MATERIALS AND EQUIPMENT IS A LIMITED WARRANTY TO USE COMMERCIALY REASONABLE EFFORTS TO CORRECTOR BYPASS A MATERIAL DEFECT IN THE SERVICES, IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THESE ALARM.COM TERMS ("LIMITED WARRANTY"). THE LIMITED WARRANTY IS NOT EXTENDED TO YOU UNLESS YOU HAVE ACCEPTED THESE ALARM.COM TERMS AND REMAIN BOUND BY THESE TERMS AND CONDITIONS. THE LIMITED WARRANTY IS FOR YOUR BENEFIT ONLY AND MAY NOT BE ENFORCED BY ANY OTHER PERSON OR ENTITY. EXCEPT FOR THE LIMITED WARRANTY WITH RESPECT TO SERVICES, ALL SERVICES, EQUIPMENT AND MATERIALS THAT ARE OR MAY BE PROVIDED BY US ARE PROVIDED "AS IS," WITH ALL FAULTS. TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALARM.COM DISCLAIMS (A) ALL EXPRESS WARRANTIES TO YOU, OTHER THAN THIS LIMITED WARRANTY, (B) ALL IMPLIED WARRANTIES TO YOU OF ANY KIND, AND (C) ALL WARRANTIES TO OR FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY, WHETHER EXPRESS OR IMPLIED. THE IMPLIED WARRANTIES DISCLAIMED HEREIN, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INCLUDE ALL WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY, SYSTEMS INTEGRATION, QUIET ENJOYMENT, OR NON-INFRINGEMENT. EXCEPT FOR THE LIMITED WARRANTY, THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY, AND EFFORT OF ALL SERVICES, ALL EQUIPMENT AND ALL ALARM.COM MATERIALS SHALL BE WITH YOU. ALARM.COM SHALL HAVE NO RESPONSIBILITY FOR EQUIPMENT WHICH IS MANUFACTURED BY THIRD PARTIES.

A5. (A) YOU AGREE THAT ALARM.COM IS NOT AN INSURER OF YOUR PROPERTY OR THE PERSONAL SAFETY OF PERSONS IN OR AROUND YOUR PREMISES. THE PRICES THAT WE CHARGE FOR THE SERVICES AND EQUIPMENT REFLECT THE VALUE OF THE GOODS AND SERVICES WE PROVIDE AND NOT THE VALUE OF YOUR PREMISES OR ITS CONTENTS OR ANY LOSSES ASSOCIATED WITH PERSONAL INJURY OR DEATH. INSURANCE, IF ANY, COVERING PERSONAL INJURY AND PROPERTY LOSS OR DAMAGE ON YOUR PREMISES SHALL BE OBTAINED BY YOU FROM A THIRD PARTY.

(B) ALARM.COM IS NOT ASSUMING RESPONSIBILITY FOR ANY LOSSES (DIRECTOR INDIRECT), IRRESPECTIVE OF CAUSE, THAT MAY OCCUR EVEN IF DUE TO ALARM.COM'S NEGLIGENT PERFORMANCE OR FAILURE TO PERFORM ANY OBLIGATION UNDER THESE TERMS OR ANY DEALER AGREEMENT OR OTHER BASIS. IF, NOTWITHSTANDING THESE TERMS, ALARM.COM IS HELD TO BE LIABLE TO YOU, OR ANY INVITEES, AGENTS, EMPLOYEES OR OTHERS, FOR BREACH OF CONTRACT, NEGLIGENCE, GROSS NEGLIGENCE, OR UNDER ANY OTHER THEORY OF LEGAL LIABILITY FOR ANY FAILURE OF THE SERVICES, MATERIALS OR EQUIPMENT, THEN THE LIMITATION OF ALARM.COM'S LIABILITY FOR ANY AND ALL HARM, DAMAGES, INJURY OR LOSS SHALL BE THE GREATER OF ONE THOUSAND DOLLARS (\$1,000.00) OR THE ANNUAL AMOUNT THAT ALARM.COM RECEIVES FOR YOUR USE OF THE SERVICES.

(C) YOU HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES EXCEEDING THE LIMITS SET FORTH HEREIN FOR ALL HARM, DAMAGES, INJURY OR LOSS INCURRED, INCLUDING BUT NOT LIMITED TO ACTUAL, DIRECT, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, PROPERTY DAMAGE AND LOSSES DUE TO BUSINESS INTERRUPTION, LOSS OF PROFITS, PERSONAL INJURY OR DEATH. UNDER NO CIRCUMSTANCES WILL ALARM.COM BE LIABLE TO YOU FOR ANY CONSEQUENTIAL DAMAGES.

(D) YOU MAY OBTAIN FROM ALARM.COM A HIGHER LIMITATION OF LIABILITY BY PAYING AN ADDITIONAL FEE TO US. IF YOU ELECT THIS OPTION, A RIDER WILL BE ATTACHED TO THESE ALARM.COM TERMS WHICH WILL SET FORTH THE AMOUNT OF THE HIGHER LIMITATION OF LIABILITY AND THE AMOUNT OF THE FEE. AGREEING TO THE HIGHER LIMITATION OF LIABILITY DOES NOT MEAN THAT ALARM.COM IS AN INSURER. YOU WAIVE ALL SUBROGATION AND OTHER RIGHTS OF RECOVERY AGAINST US THAT ANY INSURER OR OTHER PERSON MAY HAVE AS A RESULT OF PAYING ANY CLAIM FOR HARM, DAMAGES, INJURY OR LOSS TO YOU OR ANY OTHER PERSON OR ENTITY.

A6. You agree and acknowledge that the Services, Materials and Equipment may not detect, observe, view, or prevent an unauthorized intrusion onto the premises or any other emergency condition such as fire, smoke, carbon monoxide, medical emergencies or water damage. You agree and acknowledge that the use of the Services, Materials and/or Equipment is voluntary.

A7. If any of your employees, guests, relatives, invitees, or insurers, or any other person or entity connected to you, or any person or entity who seeks to assert rights they claim are derived from your relationship with Alarm.com, attempts to hold Alarm.com responsible for any harm, damages, injury or loss (including property damage, personal injury or death) connected with or resulting from any alleged (a) failure of the Services, Materials or Equipment, (b) negligence (including gross negligence), (c) improper or careless activity of Alarm.com, or (d) claim for indemnification or contribution, then you will repay to us (i) any amount that we are required to pay or that we agree to pay in settlement of the claim, and (ii) the amount of our reasonable attorney's fees and any other losses and costs that we may incur in connection with the harm, damages, injury or loss.

A8. You understand and agree that these Alarm.com Terms, and particularly Sections A4, A5, A6, A7, and A8, shall (a) apply to and protect the employees, officers, shareholders, parent companies, directors, agents, licensors, representatives, subcontractors, affiliates and assignees of Alarm.com, and (b) be binding on your heirs, administrators, custodians, trustees, agents and successors.

A9. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT NO LAWSUIT OR ANY OTHER LEGAL PROCEEDING CONNECTED WITH THE SERVICES OR EQUIPMENT SHALL BE BROUGHT OR FILED BY YOU MORE THAN ONE (1) YEAR AFTER THE INCIDENT GIVING RISE TO THE CLAIM OCCURRED. IN ADDITION, TO THE EXTENT PERMITTED BY LAW,

ANY SUCH LEGAL PROCEEDING SHALL NOT BE HEARD BEFORE A JURY, AND EACH PARTY GIVES UP ANY RIGHT TO A JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT YOU WILL NOT BRING ANY CLASS ACTION LAWSUIT AGAINST ALARM.COM OR BE A REPRESENTATIVE PLAINTIFF OR PLAINTIFF CLASS MEMBER IN ANY SUCH LAWSUIT.

A10. These Alarm.com Terms shall be governed by the law of the State of Delaware, without giving effect to its rules of conflict of laws. If you are a resident or business located in the State of California, the following applies to you: If either you or Alarm.com commences a lawsuit for a dispute arising under or related to these Alarm.com Terms or in any way relating to the Services, such suit shall be submitted to general judicial reference in Los Angeles, California pursuant to California Code of Civil Procedure section 638 et seq. and 641 through 645.1 or any successor statutes thereto.

A11. If any provision of these Alarm.com Terms or the application of any such provision to any person, entity or circumstance shall be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of these Alarm.com Terms. The parties intend that all disclaimers of warranties, limitations of liability, and exclusions of damages in these Alarm.com Terms shall be upheld and applied to the maximum extent permitted by law. Alarm.com is an intended third-party beneficiary of these Alarm.com Terms and shall have the right to enforce and/or otherwise invoke any and all provisions set forth in any of these Alarm.com Terms directly. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation."

A12. YOU EXPRESSLY UNDERSTAND AND AGREE THAT YOU HAVE NO CONTRACTUAL RELATIONSHIP WHATSOEVER WITH THE UNDERLYING WIRELESS SERVICE PROVIDER OR ITS AFFILIATES OR CONTRACTORS AND THAT YOU ARE NOT A THIRD PARTY BENEFICIARY OF ANY AGREEMENT BETWEEN ALARM.COM AND THE UNDERLYING CARRIER. IN ADDITION, YOU ACKNOWLEDGE AND AGREE THAT THE UNDERLYING CARRIER AND ITS AFFILIATES AND CONTRACTORS SHALL HAVE NO LEGAL, EQUITABLE, OR OTHER LIABILITY OF ANY KIND TO YOU AND YOU HEREBY WAIVE ANY AND ALL CLAIMS OR DEMANDS THEREFOR.

ADT Commercial solutions provided by ADT Commercial LLC and its affiliates including ADT LLC, ADT Puerto Rico, LLC, AA/Acme Locksmiths, Inc., Aronson Security Group, Inc., MSA Systems Integration, Inc., Red Hawk Fire & Security (CA), LLC, Pratt Landry Associates, Inc., Red Hawk Fire & Security (NY), LLC, Fire Systems International, Inc., Tele-Tector of Maryland, Inc. ATCI Communications, Inc., Red Hawk Fire & Security (CHES), LLC, Advanced Cabling Systems, LLC, Red Hawk Security Systems, LLC, Century Sprinkler Holdings Corporation and Chain Electric Holdings, Inc. License numbers can be found at www.adt.com/commercial/licenses.

(REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURES ON FOLLOWING PAGE)

Signatures

NOTICE: Our charges under this agreement are based on your agreement to receive and pay for the services for a full Sixty (60) month term.

IF THIS AGREEMENT IS TERMINATED BY YOU PRIOR TO THE END OF THE THEN-CURRENT TERM, EXCEPT AS OTHERWISE PROVIDED HEREIN, YOU AGREE TO PAY US THE SERVICE CHARGES THAT WOULD HAVE BEEN PAYABLE BY YOU FOR THE REMAINING TERM OF THE AGREEMENT BUT FOR THE EARLY TERMINATION HEREOF.

Florida law requires alarm verification before ADT can contact a law enforcement agency for alarm dispatch. Customers both using the protected premise to store firearms or ammunition and holding a valid federal firearms license as a manufacturer, importer, or dealer of firearms ammunition may opt out of the alarm verification process by contacting ADT at 866-806-2166.

This Agreement is not binding upon ADT unless and until either signed by an Authorized Manager of ADT, or we begin the installation of equipment or provision of services to you. You acknowledge that you may not receive a copy of this Contract signed by ADT's Authorized Manager, but such lack of receipt shall not, in any way, invalidate or otherwise affect this Contract.

Customer Authorized Representative	Printed Name	Title	Date
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ADT Representative	Printed Name	Title	Date
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ADT Authorized Manager	Printed Name	Title	Date
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Powered by Experience.
Driven by Excellence.™

ADT Commercial

Proposal



Proposal prepared for:

Mirabella CCD

Presented by:

David Girgis

941-525-4474 | 1/30/2020

Sales Agreement ID: 890830423

Thursday, January 30, 2020

Mirabella CCD

14306 Romeo Blvd
WIMAUMA, FL 33598

Thank you for allowing us the opportunity to provide you with a proposal for your security system. I am pleased to propose a cost effective solution for your organization that will allow you to help mitigate your risks and reduce losses.

At ADT Commercial, we pride ourselves in providing our commercial customers with attentive service, proven security solutions, and the highest level of professional installation and monitoring.

I look forward to discussing this proposal with you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

David Girgis

941-525-4474 / dgirgis@adt.com



Branch: 6874	Sales Representative: David Girgis	Today's Date: 1/30/2020
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Customer Information			
Business Name:	Mirabella CCD	Phone:	(262)391-1680
Address:	14306 Romeo Blvd WIMAUMA, FL 33598	Billing Address:	14306 Romeo Blvd WIMAUMA, FL 33598

Financial Summary

Total Equipment and Installation Charge: \$16,037.31

Customer agrees to pay the Total Equipment and Installation Charge shown above, plus applicable taxes (collectively, the "Equipment Charges"). Simultaneously with the execution of this Agreement, Customer shall pay \$0.00 of these Equipment Charges, with a remaining balance of \$16,037.31 to be paid upon completion of the installation and as a precondition of activation of the Equipment and, if applicable, connection to the Central Station or direct connection service.

Recurring Service Charges: \$139.98 per month

In addition to the Equipment Charges, Customer agrees to pay the Recurring Service Charges shown above, plus applicable taxes (collectively, the "Service Charges") for the usage of any ADT Owned Equipment and any other recurring services selected, such Service Charges to be paid Monthly, in advance. Customer has made an advance payment of Service Charges in the amount of \$0.00 at the time of sale.

Licenses and Permit Charge: \$0.00

Customer agrees to pay the total Licenses and Permit Charge shown above (collectively, the "License and Permit Charge"). Customer shall pay \$0.00 at the time of sale.

Site Location Information			
Location Name:	Mirabella CCD		
Address:	14306 Romeo Blvd WIMAUMA, FL 33598		
Site #:	0	Phone:	(262)391-1680

System Design Information			
System Design Name:	Access Control System-Purchase Option Quote	Job #:	
Equipment Ownership:	Outright Sale		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services	
Access Control System-Purchase Option Quote	
Brivo Services	Brivo Onair Reader Monthly Data Plan: 3
Extended Service Plan	Extended Service Plan

Equipment List		
Quantity	Material Code	Description
1	B-ACS6000-E	Brivo OnAir ACS6000 2 Door Ethernet Control Panel (Includes chassis enclosure, Cabinet Lock and Wifi)
1	B-ACS6000-DB	2 Door Expansion Daughter Board (ACS6000 and ACS6008 Only)
5	88215681	CONDUIT PVC-1 -40 1 inch 10Ft
3	6005BKB00	Prox Point Plus Reader Black
1	TS-21G	Green Exit Button
1	AL400UL	12/24V 4Amp power Supply
250	WG-31951099	PROFUSION ACCESS CTRL CABLE PL enum - 22 6 shld 2-18 4 1-18

Equipment & Installation	\$9,890.21
Monthly Fee	\$89.99

Scope Of Work

INSTALL 1 BRIVO 6000E CONTROL PANEL
 INSTALL 1 EXPANSION DOOR BOARD
 INSTALL 1 POWER SUPPLY
 INSTALL 2 ELECTRIC STRIKES
 INSTALL 2 GRADE 2 STOREROOM LOCKSETS
 INSTALL 1 MAG LOCK
 INSTALL 1 PUSH TO EXIT BUTTON
 INSTALL 3 CARD READERS
 SET UP BRIVO INTERACTIVE SERVICES
PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

INSTALL 1 BRIVO 6000E CONTROL PANEL
 INSTALL 1 EXPANSION DOOR BOARD
 INSTALL 1 POWER SUPPLY
 INSTALL 2 ELECTRIC STRIKES
 INSTALL 2 GRADE 2 STOREROOM LOCKSETS
 INSTALL 1 MAG LOCK
 INSTALL 1 PUSH TO EXIT BUTTON
 INSTALL 3 CARD READERS
 SET UP BRIVO INTERACTIVE SERVICES
PROVIDE ACCESS CONTROL CARDS AT THE COST OF \$3 EACH

Inclusions/Exclusions

System Design Information

System Design Name:	Video Surveillance System-Purchase Option Quote	Job #:	
Equipment Ownership:	Outright Sale		
Warranty Period:	90 Days		
Extended Service Plan:	Included In Rate		

Services

Video Surveillance System-Purchase Option Quote

Extended Service Plan	Extended Service Plan
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Equipment List

Quantity	Material Code	Description
5	88215681	CONDUIT PVC-1 -40 1 inch 10Ft
500	50922101	23/4PR CAT6+ CMR 1M RLBX WHT
8	O4VFDM	4Mp Dome Ip Camera With Junction Box, 2.7-12Mm Motorized Lens, White Housing
1	N8NRP4TB	8ch. 4K H.265 NVR w/POE, 4 TB

Equipment & Installation	\$6,147.10
Monthly Fee	\$49.99

Scope Of Work

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCAL LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

SWAP OUT EXISTING DVR WITH 3 CAMERAS AND INSTALL:

1-SPECO 8 CHANNEL 4TB NVR

8-SPECO 4MP HD IR VARIFOCAL LENS CAMERAS

CAMERA#1-POOL EQUIPMENT & AIRCONDITIONING EQUIPMENT VIEW

CAMERA#2-FOYER SEATING VIEW

CAMERA#3-GATE ENTRY HALL VIEW

CAMERA#4-POOL FENCE ENTRY VIEW

CAMERA#5-MAILBOX AREA VIEW

CAMERA#6-REPLACE EXISTING ANALOG CONFERENCE ROOM CAMERA

CAMERA#7-REPLACE EXISTING ANALOG PARKING LOT VIEW CAMERA

CAMERA#8-REPLACE EXISTING ANALOG POOL AREA VIEW CAMERA

SET UP REMOTE VIEW

Inclusions/Exclusions

Master Terms And Conditions

1. Premises. Customer ("Customer" or "you"), as a commercial enterprise, may now or in the future have one or more physical business locations ("Premises") for which you desire to obtain from ADT Commercial, a division of ADT, LLC, ("ADT," "we" or "us") various Equipment and Services. Each of your Premises to be covered by this Agreement shall be listed and described in this Agreement or in a separate Additional Premises Rider which may be completed and executed by the parties. This Agreement will supersede and govern over any inconsistent provisions contained in any other prior agreements, written or oral, between the parties concerning any Premises covered by this Agreement.

2. Charges. In consideration of the Equipment and Services we provide hereunder, you agree to pay ADT the Equipment Charges and the Service Charges shown above, any activation or other fees, plus applicable taxes (collectively, the "Charges"), in accordance with the Payment Terms set forth above. **OUR CHARGES UNDER THIS AGREEMENT ARE BASED ON YOUR AGREEMENT TO RECEIVE AND PAY FOR THE SERVICES FOR AT LEAST THE FULL INITIAL TERM DESCRIBED IN PARAGRAPH 3 BELOW.** If you prepay the total amount due under this Agreement prior to the end of the Initial Term of this Agreement, then there is no penalty or refund except as otherwise provided herein. Payment of the Equipment Charges is a precondition to the activation of the Equipment and any Services you have selected. We may impose a one-time late charge on each payment that is more than ten (10) days past due, which shall be \$5.00 or the highest amount permitted by law, whichever is less. We may impose returned check charges of up to \$25.00 on each returned check. You consent and authorize us to: (i) report your payment performance under this Agreement to credit reporting agencies; (ii) obtain and transmit your Taxpayer ID Number to our affiliates and credit reporting agencies for purposes of verifying your credit history and rating; and (iii) record our telephone conversations with you and the users of the Equipment and Services for verification and quality control purposes. **YOU AGREE NOT TO SEND ADT PAYMENTS MARKED "PAID IN FULL," "WITHOUT RECOURSE", OR WITH SIMILAR LANGUAGE. IF YOU SEND SUCH A PAYMENT, WE MAY ACCEPT IT WITHOUT LOSING ANY OF OUR RIGHTS UNDER THIS AGREEMENT OR AT LAW, AND YOU WILL REMAIN OBLIGATED TO PAY ALL FURTHER AMOUNTS OWED TO US. ALL WRITTEN COMMUNICATIONS CONCERNING DISPUTED AMOUNTS, INCLUDING ANY CHECK OR OTHER PAYMENT INSTRUMENT THAT INDICATES THAT THE PAYMENT CONSTITUTES "PAYMENT IN FULL" OF THE AMOUNT OWED OR THAT IS TENDERED WITH OTHER CONDITIONS OR LIMITATIONS OR IN FULL SATISFACTION OF A DISPUTED AMOUNT, MUST BE MAILED OR DELIVERED TO US AT: ADT, ATTENTION: EXECUTIVE CUSTOMER RELATIONS, 800 E. WATERMAN, WICHITA, KS67202**

3. Term. The initial term of this Agreement shall be for **Sixty (60) months (the "Initial Term")**. The Initial Term shall begin on the date the Equipment is installed and is operational, and when any necessary communications connection is completed. In the case of the installation of Equipment or the performance of Services at multiple Premises, the Initial Term for each such

individual Premises shall begin on the date the Equipment is installed and is operational at each such individual Premises. In the case of a system takeover or renewal of an existing agreement where no new equipment is installed, the Initial Term for each such individual Premises shall begin at each such individual Premises when any necessary communications connection is completed, or the date the new agreement is signed, whichever occurs last. The term of this Agreement and of each individual Premises shall automatically renew for successive one (1) year renewal terms unless we receive your written termination notice at least sixty (60) days before the end of the then current term. In the event that you terminate this Agreement or any individual Premises prior to the end of the then-current term, you agree to pay us, in addition to all other Charges due prior to termination, the Charges remaining to be paid for the unexpired portion of the term of this Agreement or of any individual Premises. Customer acknowledges and agrees that this amount is an agreed upon early termination charge in the nature of liquidated damages, and is not a penalty.

4. Increases in Charges. We may increase our Service Charges for each Premises after the third year of the Initial Term for each such Premises (but no more than once in any twelve (12) month period) by giving you thirty (30) days prior written notice.

5. Additional Charges. Additionally, you agree to pay, or to reimburse us if we pay, all false alarm fines and assessments, and all taxes, fees or other charges of any local governmental authority that relate to the Equipment or our Services, other than taxes assessed on our net income. You further agree to pay: (a) all telecommunications charges for area code, telephone numbering or other changes; (b) our then-current charge for reprogramming the Equipment to comply with any area code, telephone numbering or other changes; (c) any increases in our cost for facilities used for transmitting alarm signals under this Agreement; and (d) our charges resulting from services we may add to continue to provide the Services to you, due to police, fire or other emergency response policies of any governmental body, such as physical or visual alarm verification requirements. In addition, you shall be responsible for modifications to the Equipment due to changes in standards and regulations of governmental or regulatory authorities, including but not limited to, the Federal Communications Commission ("FCC"), any state or local Fire Marshal, the National Fire Protection Association, Underwriters Laboratories, fire or police department. You agree to pay a service charge if we respond to a service call or alarm at your Premises which is due to your failure to follow operating instructions or to properly lock or close a window, door or other protected point, or improper or unauthorized adjustment to any of the Equipment. Payment for such additional charges is due upon receipt of our invoice for such charges.

6. Installation and Sale. (A) We install Equipment according to local codes and ordinances (if applicable) and according to your particular preferences. Installation of Equipment is subject to the following conditions: (1) We can access your Premises without interruption during our installer's normal working hours; (2) The installation may require drilling into various parts of your Premises; (3) You will provide 120V AC electrical outlets for power equipment in locations designated by the installer; and (4) You will be responsible for lifting and replacing carpeting, if required, for installation of floor mats or wiring. There may be areas where the installer determines that it is impractical to conceal equipment and wiring. You must within ten (10) days after the installation is complete, inspect the Equipment and notify us in writing of any problems. Otherwise, you will be deemed to have conclusively accepted the Equipment. If asbestos or other hazardous materials ("Hazardous Materials") are encountered during installation, then installation work will cease until you, at your sole cost and expense, remove such Hazardous Materials. ADT shall not be responsible for securing any Premises during the period of installation. **(B)** Ownership of the Equipment that we install under this Agreement shall be described in the paragraph titled "Transaction Type" on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, and shall be one of the following: **(i) Outright Sale.** If you have elected to purchase the Equipment, then, except as set forth below, you will own the Equipment we install at your Premises when you pay the full purchase price described on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection. Notwithstanding anything in this Agreement to the contrary, ownership of (a) any communication device that makes use of radio, cellular or internet communication paths (including without limitation, all equipment associated with AlarmNet®) shall be retained by ADT or its owner, and (b) certain intellectual property associated with the Equipment and our Services, such as certain software, data and installer/programming codes, shall remain the property of their respective owners. **(ii) ADT Owned Equipment.** We retain ownership of the Equipment we install at your Premises. Upon the termination of this Agreement or any individual Premises, you agree that we may enter your Premises and remove our Equipment (including external signs and decals) and/or disable the Equipment. Should you fail or refuse to allow us access to your Premises, you also agree to: (a) pay us our reasonable charges for the Equipment, and (b) reimburse us for any other costs (including reasonable attorneys' fees) that we may incur in seeking to gain access to remove the Equipment and/or to collect such charges. We have no obligation to repair or redecorate your Premises after any such removal. Our removal, disabling or abandonment of such Equipment does not constitute a waiver of our right to collect any unpaid Charges. **(iii) Third Party Financed Sale.** If you have elected to finance the purchase of some or all of the Equipment with a third party lender or leasing company, then title to the Equipment may be held by your lender/lessor as security for your loan/lease obligations. The terms of your agreement with the lender/lessor may require you to maintain insurance, may make you responsible for various other costs and fees, and may obligate you to pay the lender/lessor regardless of ADT's performance hereunder. ADT makes no recommendations on lending or leasing sources and is not responsible for your selection of a lending or leasing source, or the terms of your agreement with the lender/lessor, and ADT hereby disclaims any and all liability in connection with your arrangements with your lender/lessor. **(iv) Conversion of Existing Equipment.** If you currently have existing and compatible equipment at your Premises, we may utilize such equipment. Such existing Customer owned equipment shall remain your property. We may elect to repair or replace your nonfunctioning existing equipment to provide our Services and you agree to pay us our then-current charges for any such replacement equipment, and you agree that any repairs needed to make the existing equipment operational will be performed on a time and materials basis at our then-current time and materials rates. We do not warrant equipment that we do not install. Our pricing and your costs under this Agreement are based on the assumption that any existing equipment in your Premises is compatible and is in good operating condition. If we determine that your existing equipment is incompatible or is not in good operating condition, then additional charges may apply. **(C) Risk of Loss.** ADT is not liable or responsible for any damage, loss or casualty of or to any Equipment

from any cause beyond our reasonable control. NO SUCH DAMAGE, LOSS OR CASUALTY WILL AFFECT YOUR RESPONSIBILITIES AND OBLIGATIONS UNDER THIS AGREEMENT. Unless you have purchased and paid the full purchase price for the Equipment, in which case the risk of loss to the Equipment is solely yours, you must keep the Equipment insured against all risks of loss in an amount equal to the replacement cost and, at our request, have us listed on the policy as the "loss payee."

7. Termination of Services; Default. (A) We may, at any time upon twenty-four (24) hours prior notice, terminate this Agreement and the Services at our option and without liability if: (1) Our Central Station, equipment or facilities, or the telephone network, are destroyed, damaged or malfunction so that it is impractical for us to continue the Services; (2) We cannot acquire or retain the transmission connections or authorization to transmit signals between your Premises and our Central Station or between our Central Station and any Emergency Response Providers; (3) We determine that it is impractical to continue our Services due to the modification or alteration of your Premises after installation of the Equipment; (4) The Equipment generates excessive false alarms due to circumstances beyond our reasonable control; or (5) You or your personnel fail to follow our recommendations to repair or replace any defective parts of the Equipment not covered under the Limited Warranty or Extended Service Plan (if applicable), or fail to follow operating instructions for, or tamper with, the Equipment. Additionally, upon thirty (30) days prior notice to you, we may terminate this Agreement for any other reason at our discretion. If we terminate this Agreement for any of these reasons, then we will refund any advance Service Charges for Services to be provided after the termination date, less any Equipment Charges still due, but we shall not be liable as a result of any such termination. **(B)** In addition, you shall be in breach, and we may, at our option, terminate this Agreement and exercise our remedies for the enforcement of this Agreement if: (1) You fail to pay any Charges or other amounts due hereunder or under any other agreement you have with us, and such failure continues for ten (10) days after we provide written notice to you; (2) Any representation you have made herein or in any other agreement you have with us is determined to be materially untrue; (3) you breach any warranty contained herein or in any other agreement you have with us; (4) you otherwise fail to comply with any non-monetary obligation or covenant contained herein or in any other agreement you have with us, and such failure continues for thirty (30) days after we provide written notice to you; (5) You deny us reasonable access to the Equipment located at any Premises; or (6) You become a debtor in a bankruptcy or other insolvency proceeding. We may charge you interest at the highest legal rate allowed on past due amounts. You agree to pay us all reasonable costs, fees and expenses incurred by us in connection with the enforcement of this Agreement, including collection expenses, court costs, and reasonable attorneys' fees. **(C)** Any default by you under this Agreement shall also be a default by you under any other agreement between you and us.

8. Representations and Warranties. You represent and warrant that you: (a) requested the Equipment and Services specified in this Agreement for use in commercial purposes and not for personal, family or household purposes or for or on behalf of a third party; (b) own the Premises or otherwise have the legal authority to authorize us to install the Equipment in the Premises; (c) will comply with all laws, codes, and regulations pertaining to the Premises and your use of the Equipment or our Services, and (d) are not using or passing through any Federal funds for the purpose of paying for any of the Equipment or Services we are providing under this Agreement.

9. We Are Not an Insurer. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, YOU AGREE THAT: (A) WE ARE NOT AN INSURER OF YOU, PERSONS WORKING OR OTHERWISE PRESENT AT YOUR PREMISES, OR OF YOUR PREMISES OR ITS CONTENTS; (B) IT IS YOUR RESPONSIBILITY TO OBTAIN ADEQUATE INSURANCE COVERING YOU, YOUR PREMISES AND ITS CONTENTS, YOUR EMPLOYEES, INVITEES AND OTHER AFFECTED PERSONS AND PROPERTY; (C) OUR CHARGES ARE BASED ON THE DETERRENCE AND OTHER VALUE OF THE EQUIPMENT AND SERVICES WE PROVIDE AND OUR LIMITED LIABILITY UNDER THIS AGREEMENT, AND ARE NOT BASED ON THE VALUE OF YOUR PREMISES OR ITS CONTENTS, OR THE LIKELIHOOD OR POTENTIAL EXTENT OR SEVERITY OF PERSONAL INJURY (INCLUDING DEATH) TO AFFECTED PERSONS; AND (D) THE EQUIPMENT AND SERVICES MAY NOT ALWAYS OPERATE AS INTENDED FOR VARIOUS REASONS, INCLUDING OUR NEGLIGENCE OR OTHER FAULT. WE CANNOT PREDICT THE POTENTIAL AMOUNT, EXTENT OR SEVERITY OF ANY DAMAGES OR INJURIES THAT MAY BE INCURRED BY YOU AND OTHER PERSONS WHICH COULD BE DUE TO THE FAILURE OF THE EQUIPMENT OR SERVICES TO WORK AS INTENDED. AS SUCH: (I) YOU AGREE THAT THE LIMITS ON OUR LIABILITY AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN YOU, US AND ANY AFFECTED THIRD PARTIES; (II) YOU WILL LOOK EXCLUSIVELY TO YOUR INSURER FOR FINANCIAL PROTECTION FROM SUCH RISKS AND LIABILITIES; AND (III) EXCEPT AS PROVIDED IN PARAGRAPH 10 BELOW, YOU WAIVE ALL RIGHTS AND REMEDIES AGAINST US, INCLUDING ALL RIGHTS OF SUBROGATION, THAT YOU, ANY INSURER OR ANY OTHER THIRD PARTY MAY HAVE DUE TO ANY LOSSES OR INJURIES YOU OR OTHERS MAY INCUR. THIS PARAGRAPH SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT AND YOUR ACCOUNT, AS WELL AS VOLUNTARY PAYMENT IN FULL BY YOU, ANY LEGAL PROCEEDING BY US TO COLLECT A DEBT OWED BY YOU, ANY BANKRUPTCY BY YOU, AND/OR ANY SALE BY US OF YOUR ACCOUNT.

10. Indemnity; Limitation of Liability.

(a) Indemnity. We will hold you, your officers, directors, agents and employees, harmless from any claim, demand, losses, damages, injuries (including death), liabilities or other expenses ("Losses") to the extent and only to the extent that such Losses result solely and directly from the negligent acts or omissions of ADT, its agents or employees, during and within the scope of employment of such persons while present at a Premises; provided, however, that the terms of this Paragraph 10(a) shall not apply to, and we shall not in any event be liable for, Losses: (i) arising out of, resulting from, or in any way due or attributable to, the condition, nonfunctioning, malfunction, faulty design, faulty installation, or failure in any respect of the Equipment or Services to operate or perform as intended (collectively, "Alarm Failure Events"), regardless of whether such Alarm Failure Events arise

out of the negligent acts or omissions of ADT, its agents, employees, subcontractors and/or suppliers (including software suppliers); and/or (ii) any loss of or damage to any computer system or electronic data arising out of, resulting from, or attributable to, an Alarm Failure Event or your request for our technician to access your systems or program your firewalls, routers and switches. Any liability of ADT for Alarm Failure Events or Losses arising out of Alarm Failure Events is strictly limited pursuant to Paragraph 10(b) below.

(b) Limitation of Liability for Alarm Failure Events. **NEITHER WE NOR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIABLE FOR ANY LOSSES ARISING DIRECTLY OR INDIRECTLY FROM ANY ALARM FAILURE EVENT. WE ARE NOT LIABLE UNDER ANY CIRCUMSTANCES FOR THE ADEQUACY OF THE EQUIPMENT DESIGN OR DESIGN CRITERIA ESTABLISHED BY YOU, YOUR DESIGN PROFESSIONAL, OR LOCAL CODE REQUIREMENTS. IF, NOTWITHSTANDING THE PROVISIONS OF THIS PARAGRAPH 10(B), WE OR ANY PERSON OR ENTITY AFFILIATED WITH US ARE DETERMINED TO BE RESPONSIBLE FOR ANY LOSSES ARISING FROM ANY ALARM FAILURE EVENT, YOUR CLAIMS AGAINST US AND/OR ANY PERSON OR ENTITY AFFILIATED WITH US SHALL BE LIMITED TO \$2,000.00. THIS AMOUNT IS YOUR SOLE AND EXCLUSIVE REMEDY FOR ANY ALARM FAILURE EVENT, EVEN IF CAUSED BY ADT'S NEGLIGENCE OR THAT OF OUR AFFILIATES OR OUR RESPECTIVE EMPLOYEES OR AGENTS, BREACH OF CONTRACT, BREACH OF WARRANTY, STRICT LIABILITY, OR OTHER FAULT. AT YOUR REQUEST, WE MAY IN OUR SOLE DISCRETION AGREE TO ASSUME ADDITIONAL LIABILITY BY THE ATTACHMENT OF AN AMENDMENT TO THIS AGREEMENT STATING THE EXTENT OF OUR ADDITIONAL LIABILITY AND THE ADDITIONAL COST TO YOU. YOU AGREE THAT WERE WE TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, WE WOULD NOT PROVIDE THE EQUIPMENT OR SERVICES.**

(c) Intellectual Property Indemnification. If ADT has received from the manufacturers of the Equipment we install, an agreement to indemnify and/or defend any claim or suit or proceeding brought against ADT based on a claim that the sale, use or transfer of any Equipment is an infringement of any third party's patent or property rights, then ADT shall indemnify you and defend you against all such claims to the extent (and only to the extent) such an indemnity and/or defense is provided by the pertinent Equipment manufacturers. Should you receive notice that the Equipment allegedly infringes the rights of any third party, you shall promptly notify ADT in writing, and shall give full authority, information and assistance to ADT in connection with its investigation of the claim, and in connection with any settlement or compromise of such claim made with your consent, which shall not be unreasonably withheld, conditioned or delayed. In addition, ADT may, at its sole cost and expense, elect to replace or modify the Equipment so that alleged infringement will not exist; provided, however, that such replacement equipment or modified equipment will continue to have at least the same functionality and performance specifications as the Equipment installed pursuant to this Agreement, and shall be acceptable to you in your reasonable discretion. ADT shall not have any other liability to you with respect to claims of intellectual property infringement.

(d) Consequential Damages. NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, IN NO EVENT SHALL WE BE LIABLE TO YOU OR ANY OTHER PERSON FOR ANY CONSEQUENTIAL, INCIDENTAL, PUNITIVE, SPECULATIVE, SPECIAL, EXEMPLARY, OR OTHER INDIRECT DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF BUSINESS, PROFITS, USE, DATA, OR OTHER ECONOMIC ADVANTAGE, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(e) Survival. The terms of this Paragraph 10 shall survive the termination of this Agreement and of your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

11. Hold Harmless. If any third party files any claim or legal action against us, or any other person or entity authorized to act on our behalf, arising from any Alarm Failure Event as defined in Paragraph 10(a) above, then you agree to indemnify, defend and hold us, completely harmless from any such actions, including all damages, expenses, costs, and attorneys' fees we incur. This indemnification shall apply even if such actions arise from our negligence, breach of contract, breach of warranty, strict liability or other fault (and/or the negligence, breach of contract, breach of warranty, strict liability or other fault of our subcontractors and/or suppliers, including our software suppliers), subject to our limited liability set forth above. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

12. Customer Duties. You agree to: (a) instruct all persons who use the Equipment on its proper use; (b) test the Equipment's protective devices and send test signals monthly to our Central Station; (c) turn off, control or remove all air conditioning systems, heaters and other items that interfere with alarm detection devices; (d) notify us immediately if a problem with the Equipment occurs; (e) obtain and keep in effect all permits and licenses that may be required for the installation and operation of the Equipment; (f) pay all usage fees imposed by any governmental authority in connection with the Equipment; (g) provide us a complete Monitoring Information Schedule so we may call your designated contacts in the event we reasonably believe there is an emergency at your Premises; (h) provide us any other emergency information we may request; (i) promptly update us in writing with any changes to your Monitoring Information Schedule; and (j) notify us prior to any change in your phone service, including, but not limited to a disconnection of your regular phone line or any change in vendors of your phone service. Your failure to perform under this Paragraph 12 is a material breach of this Agreement. You agree that we may provide the information on the Monitoring Information Schedule to any governmental authority having jurisdiction over us or the Equipment. **LOCAL AUTHORITIES MAY NOT RESPOND TO ALARM NOTIFICATIONS UNTIL ALL PERMITS AND LICENSES FOR USE OF THE EQUIPMENT HAVE BEEN OBTAINED, AND THEREFORE WE MAY NOT BEGIN MONITORING THE EQUIPMENT, AND MAY NOT DISPATCH EMERGENCY AUTHORITIES IN THE EVENT OF AN ALARM ACTIVATION, UNTIL YOU HAVE OBTAINED,**

AT YOUR EXPENSE, ALL NECESSARY PERMITS AND LICENSES, AND PROVIDED US WITH THE LICENSE OR PERMIT NUMBER.

13. Services.

A. Monitoring Services. If you have subscribed to Monitoring, Signal Receiving and Notification Services, we shall program the Equipment to communicate to our monitoring facility ("Central Station"). When the Central Station receives an alarm signal from the Equipment (an "Alarm Event"), we will make reasonable efforts, consistent with local laws and our response policies, to contact the appropriate local emergency response provider ("Emergency Response Provider" or "ERP"), and the first person designated on your Monitoring Information Schedule. In the event a burglar alarm signal or fire signal registers at the Central Station, we may, in our sole discretion, endeavor to contact the Premises by telephone to verify that the Alarm Event is not a false alarm. Local governmental regulations and industry standards designed to reduce false alarms may result in conditions or restrictions on the dispatch of ERPs in response to an Alarm Event, and such conditions or restrictions may result in delays of notification of authorities or require that additional measures be taken to verify the Alarm Event before dispatch. We do not guarantee that such additional measures will be successful or that Emergency Response Providers will be dispatched should an Alarm Event occur. In the event a supervisory signal or trouble signal registers at our Central Station, we shall endeavor to notify the Premises or the first available person designated on your Monitoring Information Schedule. We may, without notice to you, in response to governmental or insurance requirements, or otherwise in our sole discretion, alter, amend or discontinue any of our policies and procedures for alarm response. Also, you acknowledge and agree that any special instructions provided by you for the handling of alarm signals must be presented and agreed to by us in writing. We may, in our sole discretion, reject your special instructions. You understand that any deviation from our normal Alarm Event handling procedures may result in increased risk of loss or damage to you and your Premises.

(i) Telecommunications. You agree to provide a traditional telephone connection to the Public Switched Telephone Network. Such

connection shall have priority over any other telephone or other equipment, and shall be within ten (10) feet of the Equipment control panel. You acknowledge that your use of DSL, ADSL, Digital Phone, or Voice over Internet Protocol (VoIP), or other internet based phone services may cause signal transmission to our Central Station may be interrupted, and that we do not recommend use of such services for signal transmission unless supplemented by a backup service which may be provided by us for an additional charge. If the Equipment is configured to operate over such nontraditional service, or if you change your phone service to a nontraditional phone service after installation, then you acknowledge that signal transmission may be interrupted by irregularities or changes in that service, power outages, and other circumstances beyond our control. **ACCORDINGLY, IMMEDIATELY AFTER THE INSTALLATION OF DSL, ADSL, DIGITAL PHONE, VoIP, OR OTHER BROADBAND OR INTERNET PHONE SERVICE YOU MUST NOTIFY US AND MUST TEST THE EQUIPMENT'S SIGNAL TRANSMISSION WITH THE CENTRAL STATION.** At your request, we may provide alternative forms of alarm communication utilizing your broadband internet service or a radio or cellular based system. You authorize us, on your behalf, to request services, orders or equipment from a telephone company or other company providing signal transmission or reception services or facilities under this Agreement. These services include providing lines, signal paths, scanning, transmission and/or reception. You agree that the telecommunication provider's liability is limited to the same extent our liability is limited pursuant to the terms of this Agreement.

(ii) Digital Communicator. If connection to our Central Station is to be by Digital Communicator, you agree to provide a connection via a registered telephone jack to a telephone channel required for the Equipment. Such connection shall have priority over any other telephone or Customer equipment, and shall be within ten (10) feet of the Equipment control panel. At your request, and at your sole cost and expense, we will provide such connection. You also acknowledge that our Central Station cannot receive signals should your transmission mode become nonoperational for any reason, and that signals from the digital communicator cannot be received if the transmission mode is cut, interfered with, or is otherwise damaged.

(iii) Radio Interface. If connection to our Central Station is to be by radio frequency, such as cellular or private radio, there may be times when the Equipment will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of an additional means of communications is recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services.

B. Internet Protocol Based Services. If any of the Services you select communicate or transmit over an internet protocol based service, you acknowledge and agree that: (i) you will maintain 120V AC power supply for each device; (ii) we are not responsible for your network or internet services, which may be affected by conditions beyond our control, and that any interruptions in your network or internet service may cause the Services to fail to operate as intended; (iii) you may be required to maintain a static IP address, which may require you to incur additional costs, and that any changes to your IP address may cause a service interruption; (iv) you may be required to open certain port(s) on your firewall for proper communication; and (v) you are responsible for the configuration of your routers, firewalls, switches, and hubs, if applicable, to ensure communication with our Central Station.

C. Limited Warranty. Subject to the limitations and exclusions set forth below, during the Warranty Period following installation reflected on page 1 of this Agreement, or on a separate Additional Premises Rider or Schedule of Protection, we will at our cost, repair or, at our option, replace, any defective part of the Equipment we install, including wiring, and will make any needed mechanical adjustments. We will use new or reconditioned parts for replacements. Our obligations under this Paragraph are for

your benefit only, and may not be enforced by any other person. The laws of your state may give you rights in addition to or different from those described herein.

D. Extended Service Plan. Subject to the limitations and exclusions set forth below, if you have subscribed to our Extended Service Plan, then in lieu of our Limited Warranty obligation, we will at our cost repair the Equipment we install for the duration of the term of such Extended Service Plan. Your participation in the Extended Service Plan will automatically renew for successive thirty (30) day terms at our then-current Extended Service Plan rates unless terminated by either party's written notice given at least thirty (30) days before the end of the then-current term. If you subscribe to the Extended Service Plan after the initial installation, the Equipment must be in good working condition at the time of subscription. To purchase our Extended Service Plan, call 1-800-GET-HELP.

(i) Extended Warranty. Subject to the limitations and exclusions set forth below, during the first ninety (90) days after installation, we will at our cost, repair or, at our option, replace, any defective part of our Installed Equipment, including wiring, and will make any needed mechanical adjustments. We may use reconditioned parts for replacements. Our obligations under this paragraph are for your benefit only, and may not be enforced by any other person. After (90) days with respect to Repair Service pricing, a \$25 trip charge will be charged by Dealer for each Repair Service dispatch to the Monitored Location. In addition, if your equipment ceases working but is not covered by our warranty, Customer is responsible to pay Dealer for any and all costs and fees associated with repairs or services made to the Equipment, including but not limited to hourly service rates and the cost of replacement parts, all charged at Dealer's then-current rates. The laws of your state may give you rights in addition to those described herein.

E. Cameras/Video. We will install and connect the camera devices described in this Agreement at your Premises. You acknowledge and agree that: (i) the Equipment is being installed at your specific request and is for the safety and security of the employees, invitees and other persons at the Premises, and for no other purpose; (ii) the Equipment will only be installed in public areas within the Premises, and will not be installed or utilized in any area where persons have a reasonable expectation of privacy, such as bathrooms, etc.; and (iii) You will provide adequate illumination under all operational conditions for the proper operation of the video camera and will provide the 120 AC power supply where required. Based on the following service selections, the camera(s) will be configured as follows: (1) e-Secure Video: the camera(s) may (i) provide live streaming video which may be viewed from your ADT account on a PC with adequate internet connectivity, or (ii) send video related to specific Alarm Events which may be forwarded to your e-mail account or mobile device. ADT will not receive or store these video recordings. (2) Verification Video Service: the Equipment will be configured to send images to an alarm operator for verification of video images directly associated with fire, burglary, panic, or critical condition alarm signals. If Video Verification is being furnished under this Contract, Customer agrees and understands that ADT will access and view Customer's images and other data captured by the equipment and endeavor to use said images and other data to provide visual verification of an alarm event. Further, Customer understands and acknowledges the inherent limitations associated with visual verification, including without limitation, (i) inadequate illumination of viewing area; (ii) physical obstructions in the field of view of the video camera and (iii) inadequate receipt, clarity, placement or quality of the images. ADT does not guarantee that viewing the images captured by the equipment will result in effective visual verification of events requiring alarm response. Customer assumes full responsibility for: (a) the placement, direction and presence of equipment; (b) transmission, transfer or other use of any images or other data captured by the equipment; (c) the manner of use of the equipment and any equipment or data captured by the equipment; (d) complying with all applicable laws, rules, regulations and ordinances in connection with the use and operation of the equipment. (3) Remote Tours: an alarm operator will review video images at regular intervals as scheduled by you for images associated with critical and non-critical events or conditions as defined by you and accepted by us.

F. Radio/Cellular Service. (i) Backup: We will install and connect a radio or cellular transmission device to your alarm System. The transmission device will be a backup communication link with our Center in the event that your regular telephone service or primary communication link to our Center is disrupted. (ii) Primary: If you select Primary service, a radio or cellular transmission device will be your alarm System's only communications link with our Center. If you have selected Backup or Primary services, you acknowledge there may be times when your System will be unable to acquire, transmit, or maintain an alarm signal, and that radio frequency transmissions may be impaired or interrupted by a variety of conditions and circumstances beyond our control, including storms and power failures. Accordingly, the utilization of a backup means of communication with our Center is always recommended. Also, changes in rules, regulations and policies of the FCC and other governmental bodies may require discontinuation or modification of some or all of these Services. Should your cellular or radio transmitter malfunction, it could interfere with the proper operation of the entire network communicating with our Center and other communications transmissions. FCC regulations require that we or our contractors or designees have immediate access to your transmitter in the event of such a malfunction or emergency, and you agree to permit access to such persons in such an event. Should you refuse to provide such access, you agree we will be entitled to obtain an ex parte court order permitting access to either repair or remove the transmitter, or take such other steps as are appropriate under the circumstances. You agree to pay all reasonable expenses, including attorneys' fees, we incur in connection with such proceedings.

G. Wireless Devices. You understand that all wireless devices, including but not limited to, wireless local area network (WLAN or WiFi) networks and paths, wireless motion detectors, wireless smoke detectors, wireless door and window contacts, wireless home automation transmitters, and other wireless devices installed under this Contract are not physically connected to the System (e.g., by electrical wire) and require a radio frequency network or path to operate. THESE WIRELESS DEVICES WILL NOT OPERATE, AND THE ALARM WILL NOT SOUND, IF THE RADIO FREQUENCY NETWORK OR PATH IS IMPAIRED, INTERRUPTED, OR BECOMES INOPERABLE FOR ANY REASON WHATSOEVER. THESE WIRELESS DEVICES MAY USE FREQUENCIES AND SIGNAL PATHS THAT ARE NOT ENCRYPTED, AND ARE THUS SUBJECT AND VULNERABLE TO, INTERUPTION, INTERCEPTION, INTERFERENCE, CORRUPTION, ALTERATION, BLOCKAGE, MANIPULATION, AND TAMPERING. It is your sole responsibility to maintain all wireless local area network (WLAN or WiFi) networks and paths. ADT recommends that you regularly inspect any wireless network and wireless devices and test them weekly to help maintain continued operation. ADT also recommends that you carefully read and follow the owner's manual, instructions and warnings for

all equipment, including all wireless devices.

H. e-Secure. If you have subscribed to e-Secure services, you will have access to your monitoring account via an internet or other connection, and will be able to remotely arm, disarm and make changes to, and receive various notifications from, the Equipment. Based on your account configuration, you may also receive e-mail, text or video transmissions notifying you of selected events that occur with the Equipment. You agree that these notifications are not intended to replace our professional monitoring services and understand that there is inherent risk associated with response to potential Alarm Events. Under no circumstances will we be liable for any loss, injury or damage of any kind incurred as a result of your response to these notifications. We are not responsible for any software or hardware purchases necessary for you to remotely access the Equipment. Also, we are not responsible for your internet, cellular or telecommunication services, which can be affected by conditions beyond our reasonable control.

I. Direct Connect Services. If this Agreement so indicates, we will install a direct connection to the law enforcement, fire department or other agency shown on your Monitoring Information Schedule. Alarm signals transmitted by the Equipment will be monitored by the police and/or fire departments or other ERP's or their agents. You acknowledge and agree that such agencies are not the agents of ADT. ADT hereby disclaims any responsibility for the manner in which such signals are monitored, and/or the response, or lack of response, to such signals by the persons monitoring the Equipment.

J. Inspections. We will provide the number of inspections of the Equipment as specified in this Agreement during our normal working hours and subject to the conditions and exclusions set forth in Paragraph 14 below.

K. Alarm Verification. If your police or fire department now or in the future requires physical, visual or other verification of an emergency condition before responding to a request for assistance, then you agree to subscribe to such verification service, or otherwise comply with such requirements. We may charge an additional fee for such service.

L. Device Verification Service. If you subscribe to Device Verification service, Equipment will be installed which, as to certain locations in the Premises, requires the activation of two (2) or more sensing devices, requires a second activation of a single alarm sensor, or requires a continuous alarm event from a single sensor, in order for an alarm signal to be transmitted. You assume full responsibility for the operation of any and all bypass or switch units provided for disconnecting or reconnecting the alarm sounding and/or transmitting Equipment at the Premises.

M. Vault Protection. You represent and warrant to us that any vault covered under this Agreement by sound or vibration detection systems has the minimum construction characteristics prescribed by the Underwriters' Laboratories, Inc. You agree to test any ultrasonic, microwave, capacitance or other electronic equipment designated in this Agreement prior to setting the Equipment for closed periods according to procedures established from time to time by ADT, and to notify us promptly in the event that such equipment fails to respond to the test.

N. eSuite. If you have subscribed to eSuite services you will have access to the eSuite online web portal where authenticated users have varying levels of visibility of alarm account activity, contact lists, reporting capabilities and electronic notification options. Level of functionality will depend on the level of eSuite that you have subscribed to.

O. eVideo. If you have subscribed to eVideo services and a compatible video alarm verification service from ADT, you will have access to view alarm incident video via an eVideo tab on your eSuite account page.

14. Limitations on our Warranty, Extended Service Plan and Service Obligations. We perform repair services only during our normal working hours which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays. **IF YOU REQUEST US TO PERFORM REPAIR SERVICES OUTSIDE OF OUR NORMAL WORKING HOURS, THEN WE MAY REQUIRE YOU TO PAY FOR OUR SERVICES AT OUR THEN-CURRENT RATES FOR LABOR AND PARTS.** The Extended Service Plan shall apply to consumable items such as batteries, and to window foil, security screens and exterior mounted devices, only for the Warranty Period following installation. In addition, we have no obligation under our Limited Warranty or Extended Service Plan if we determine that any of the following conditions caused the need for service: (A) Damage resulting from storms, natural disasters, accidents, acts of God, strikes, riots, floods, terrorism or any other cause beyond ADT's reasonable control; (B) Your failure to properly close or secure a door, window or other point protected by an alarm device, or to properly follow operating instructions; (C) Telephone line malfunctions or modifications to your telephone service that render it incompatible with the Equipment or our Central Station; (D) Your failure to provide ordinary maintenance to the Equipment or its components (repairs due to ordinary wear and tear are not excluded under our Extended Service Plan), or you permit anyone other than our authorized representative to perform service on the Equipment; (E) Physical alterations to your Premises or to the Equipment, or made necessary by damage to your Premises or the Equipment; or (F) Any of the reasons described in Paragraph 5 above. Our warranty applies only to Equipment installed by us. You must furnish the necessary electrical power at your expense to obtain warranty services. Charges for non-covered repairs will be at our then-current labor and material rates, including a minimum visit or trip charge. **OTHER THAN THE LIMITED WARRANTY AND OUR OBLIGATIONS UNDER THE EXTENDED SERVICE PLAN (IF SUBSCRIBED TO), WE MAKE NO GUARANTY OR WARRANTY OF ANY KIND WITH RESPECT TO THE SERVICES WE PERFORM OR THE EQUIPMENT WE PROVIDE UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY, SUITABILITY, CONDITION, OR FITNESS FOR A PARTICULAR PURPOSE.**

15. Delays. We shall have no liability for delays in installation of the Equipment or for the consequences thereof, however caused, or for interruptions of Service or for the consequences thereof, due to strikes, riots, floods, acts of God, terrorism, or any

other causes beyond the reasonable control of ADT, and ADT will not be required to provide Services or substitute services to you while any interruption of Services due to any such causes shall continue.

16. Assignment. You may not assign any of your rights or obligations hereunder, whether by operation of law or otherwise, without our prior written consent, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, provided you are not in default under this Agreement, you may assign this Agreement in its entirety, without our consent, in connection with a merger, acquisition, corporate reorganization, or a sale of all or substantially all of your assets, to a person or entity which expressly assumes and agrees to perform your obligations hereunder. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, and their respective successors and permitted assigns. We may assign this Agreement or subcontract any or all of our obligations under this Agreement without your consent and without notice to you. The provisions of this Agreement (i) apply to and inure to the benefit of each of our assignees, subcontractors and/or suppliers (including our software suppliers), and (ii) bind you to all such persons or entities with the same force and effect as they bind you to ADT. This includes the protections set forth in Paragraphs 9, 10 and 11. In this Agreement, "Services" shall be deemed to include all alarm monitoring-related services, including but not limited to all such services provided, in whole or in part, though or in common with any software that we license from our software suppliers.

17. Severability. If any of the provisions of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, then the remaining provisions of this Agreement shall remain in full force and effect.

18. Arbitration of Disputes. In the event any claim or dispute, regardless of its basis, arises between you and us, including any claim or dispute relating to this Agreement, any of your Premises, the Equipment, our Services, or the Charges due hereunder, or under any other agreement between you and us (collectively, your "Account"), or the scope of this arbitration provision, you or we may elect to resolve the claim or dispute by binding arbitration. Neither you nor we shall be entitled to join or consolidate claims in arbitration, or arbitrate any claims as a representative or member of a class or in a private attorney general capacity. The filing of a lawsuit by any party shall not constitute a waiver of any rights under this arbitration provision. The arbitration shall be conducted by the American Arbitration Association in accordance with its procedures in effect when the claim is filed. This Paragraph 18 and any arbitration conducted hereunder shall be governed by the Federal Arbitration Act (FAA). Any arbitration hearing will take place in Dallas, Texas. The arbitrator shall follow applicable substantive law to the extent consistent with the FAA, and applicable statutes of limitations, and shall honor claims of privilege recognized at law. The arbitrator's decision will be final and binding, except for any appeal rights under the FAA, and except that if the amount in controversy exceeds \$100,000.00, any party may appeal the award within thirty (30) days to a three-arbitrator panel which shall review the award de novo. The prevailing party shall be entitled to reimbursement of all its costs and expenses, including reasonable attorneys' fees, from the non-prevailing party. Judgment upon any arbitral award may be enforced in any court having jurisdiction.

19. Legal Actions. All claims, disputes and legal actions arising under this Agreement (a "Legal Action") will be governed by the laws of the State where your Premises is located and any applicable Federal laws, without regard to conflict of law principles. You agree to file any claim, dispute or Legal Action arising out of this Agreement, the Equipment or our Services (whether based in negligence, breach of contract, breach of warranty, strict liability, or other fault) within one (1) year after the date the cause of action for such claim accrued. This provision shall survive the termination of this Agreement and your Account, as well as voluntary payment in full by you, any legal proceedings by us to collect a debt owed by you, any bankruptcy by you, and/or any sale by us of your Account.

20. Entire Agreement. This Agreement is the entire agreement between you and us, and supersedes all previous contracts or agreements between you and us regarding alarm or similar services. You agree that we are not bound by any representation, promise, condition, inducement or warranty, express or implied, not included in this Agreement. The terms and conditions of this Agreement shall govern over the provisions of any other document, including but not limited to your purchase orders, with inconsistent terms.

21. Execution. This Agreement and any signatures on it may be transmitted and delivered by facsimile or other electronic means (such as email), and all such signatures and electronic transmissions of this Agreement are to be treated as originals for all purposes and given the same legal force and effect as a signed paper contract. In addition, this Agreement may be signed and accepted electronically by both parties, and the mutually accepted version of this Agreement, whether printed or electronic, also is to be treated as an original for all purposes, with the same legal force and effect as a signed paper contract. Your obligations under this Agreement are binding on all authorized users of the Equipment. Each party has substantially participated in the drafting and negotiation of this Agreement, and no provision hereof shall be construed against either party by virtue of the fact that such provision was drafted by such party. Each party represents and warrants that it has the unqualified right to enter this Agreement, and that it has the right to perform all obligations under this Agreement.

22. Alarm.com If your alarm monitoring system includes Mobile Control, you acknowledge that (i) you have read and accepted the Alarm.com terms below, and (ii) you must activate your Alarm.com account online pursuant to the instructions given to you by us, and until you activate your Alarm.com account, you will only have Alarm.com Signal Forwarding services and NOT Mobile Control services, which means, among other things, that you will not have the enhanced Mobile Control service, which means, among other things, that you will not have the enhanced Mobile Control service known as "Entry Delay Crash and Smash," which makes it difficult for an intruder to disarm your panel upon entry into your premises. In addition, once your Alarm.com account is activated, in order to maintain the enhanced Mobile Control services, you must arm/set your alarm system at least once every 30 calendar days. If you fail to arm/set your alarm system at least once every 30 days, then you will automatically and without further notice only have Alarm.com Signal Forwarding services going forward until such time as you contact us to reactivate your Mobile

Control services. Therefore, we strongly encourage you to activate your Alarm.com account and arm/set your alarm system often, but at a minimum every 30 days, in order to retain the enhanced Mobile Control services.

Alarm.com TERMS IMPORTANT -- READ CAREFULLY: You have agreed to purchase residential or commercial security, video still-photo imaging and/or home automation products and services from an independently owned and operated security services dealer (“**Dealer**”) pursuant to an agreement with the Dealer (“**Dealer Agreement**”). Alarm.com Incorporated, a Delaware corporation (“**Alarm.com**” or “**us**” or “**we**”), has authorized the Dealer to market and sell Alarm.com’s services (“**Services**”) to you with certain hardware and other products, including communication modules, video, imaging and/or home automation devices (“**Equipment**”) that enable the Services. Sections A1 through A12 herein constitute the terms and conditions of Alarm.com’s offering of the Equipment and Services (“**Terms**”) and are part of your agreement with the Dealer and **contain, among other things, important warranty disclaimers (Section A4) and limitations of liability (Section A5) applicable to the Services and the Equipment.** By signing your agreement with the Dealer, accessing the Alarm.com customer website or mobile applications, or using any other part of the Services and/or Equipment, you agree to be bound by these Alarm.com Terms. You agree that these Alarm.com Terms may be enforced by us directly.

A1. Pursuant to the Dealer Agreement, you have agreed to purchase the Services and/or Equipment from the Dealer. The Dealer is an independent contractor and not an agent of Alarm.com. You acknowledge and agree that (a) you have had the opportunity to read and review these Alarm.com Terms before entering into the Dealer Agreement, (b) you accept the Alarm.com Terms and agree to be bound by them, and (c) if, for any reason, you don’t remain an Alarm.com subscriber or if the Services become unavailable to you for any reason, you will have no right of refund, return or deinstallation with respect to any Services or any Equipment, except if and to the extent otherwise required by law. We may modify these Alarm.com Terms from time to time to comply with applicable law.

A2. The Equipment may contain proprietary software of Alarm.com that is embedded in the Equipment. Alarm.com solely owns and retains all rights, including all intellectual property rights, in the embedded software and all other Alarm.com materials (together, “**Materials**”) and Services. You will not (a) use, or cause or permit any other person or entity to use, any Materials or Services to design, build, market, or sell any similar or substitute product or service, or (b) cause, perform, or permit (i) the copying, decompilation, disassembly, or other reverse engineering of any Materials, (ii) the transferring or purported resale, licensing or sublicensing of any Materials, or (iii) the removal, delivery, or exportation of any Materials outside the United States or any other act in violation of any relevant export laws or regulations.

A3. If your Services include emergency two-way voice over a cellular or internet connection, you acknowledge that the two-way voice connection may be interrupted or unable to connect, that the call may be dropped, and that the sound quality may be distorted or impossible to understand. By accepting the emergency two-way voice service you understand and accept the limitations inherent in cellular and internet technology and the consequences if the technology does not operate as designed. If your Services include video or still-photo image cameras, the video clips and still-photo images generated from such cameras are stored on our servers and may be viewed by you only for a limited time based on the quantity of storage you have ordered from your Dealer. We have no control over and take no responsibility for the placement of cameras and their view. You agree to use the cameras and associated video and still-photo imaging features of the Services in compliance with all laws, including privacy and consumer protection laws, and not for any illegal purposes, including invasion of privacy or illicit conduct, and we may disconnect the cameras from the Services if you, in our sole determination, breach this covenant. We do not guarantee the receipt, clarity or quality of any images that may be adversely impacted by, for example, lighting, Internet and wireless communication facilities and transmission quality, electrical interference, weather and other conditions beyond our control. We may disclose stored video clips and still-photo images in response to a subpoena or a government request or order. If the Equipment provided by your Dealer includes an Alarm.com image sensor device that also is being used as a motion sensor, then you understand and accept that the motion sensor may not operate as designed and may be affected by conditions outside our control, which may cause the device to malfunction or provide false readings. If the Equipment provided by your Dealer includes home automation devices (such as thermostats, lighting controls and door locks), you understand that such devices may not work together with the Equipment and Alarm.com Services, and you may be unable to control the devices using the Equipment or Alarm.com Services. Alarm.com makes no representations or warranties regarding the quality, function or effectiveness of any such home automation devices.

A4. THE SOLE WARRANTY PROVIDED BY ALARM.COM WITH RESPECT TO THE SERVICES, MATERIALS AND EQUIPMENT IS A LIMITED WARRANTY TO USE COMMERCIALY REASONABLE EFFORTS TO CORRECTOR BYPASS A MATERIAL DEFECT IN THE SERVICES, IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THESE ALARM.COM TERMS (“LIMITED WARRANTY”). THE LIMITED WARRANTY IS NOT EXTENDED TO YOU UNLESS YOU HAVE ACCEPTED THESE ALARM.COM TERMS AND REMAIN BOUND BY THESE TERMS AND CONDITIONS. THE LIMITED WARRANTY IS FOR YOUR BENEFIT ONLY AND MAY NOT BE ENFORCED BY ANY OTHER PERSON OR ENTITY. EXCEPT FOR THE LIMITED WARRANTY WITH RESPECT TO SERVICES, ALL SERVICES, EQUIPMENT AND MATERIALS THAT ARE OR MAY BE PROVIDED BY US ARE PROVIDED “AS IS,” WITH ALL FAULTS. TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALARM.COM DISCLAIMS (A) ALL EXPRESS WARRANTIES TO YOU, OTHER THAN THIS LIMITED WARRANTY, (B) ALL IMPLIED WARRANTIES TO YOU OF ANY KIND, AND (C) ALL WARRANTIES TO OR FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY, WHETHER EXPRESS OR IMPLIED. THE IMPLIED WARRANTIES DISCLAIMED HEREIN, TO THE MAXIMUM EXTENT PERMITTED BY LAW, INCLUDE ALL WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY, SYSTEMS INTEGRATION, QUIET ENJOYMENT, OR NON-INFRINGEMENT. EXCEPT FOR THE LIMITED WARRANTY, THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY, AND EFFORT OF ALL SERVICES, ALL EQUIPMENT AND ALL ALARM.COM MATERIALS SHALL BE WITH YOU. ALARM.COM

SHALL HAVE NO RESPONSIBILITY FOR EQUIPMENT WHICH IS MANUFACTURED BY THIRD PARTIES.

A5. (A) YOU AGREE THAT ALARM.COM IS NOT AN INSURER OF YOUR PROPERTY OR THE PERSONAL SAFETY OF PERSONS IN OR AROUND YOUR PREMISES. THE PRICES THAT WE CHARGE FOR THE SERVICES AND EQUIPMENT REFLECT THE VALUE OF THE GOODS AND SERVICES WE PROVIDE AND NOT THE VALUE OF YOUR PREMISES OR ITS CONTENTS OR ANY LOSSES ASSOCIATED WITH PERSONAL INJURY OR DEATH. INSURANCE, IF ANY, COVERING PERSONAL INJURY AND PROPERTY LOSS OR DAMAGE ON YOUR PREMISES SHALL BE OBTAINED BY YOU FROM A THIRD PARTY.

(B) ALARM.COM IS NOT ASSUMING RESPONSIBILITY FOR ANY LOSSES (DIRECTOR INDIRECT), IRRESPECTIVE OF CAUSE, THAT MAY OCCUR EVEN IF DUE TO ALARM.COM'S NEGLIGENT PERFORMANCE OR FAILURE TO PERFORM ANY OBLIGATION UNDER THESE TERMS OR ANY DEALER AGREEMENT OR OTHER BASIS. IF, NOTWITHSTANDING THESE TERMS, ALARM.COM IS HELD TO BE LIABLE TO YOU, OR ANY INVITEES, AGENTS, EMPLOYEES OR OTHERS, FOR BREACH OF CONTRACT, NEGLIGENCE, GROSS NEGLIGENCE, OR UNDER ANY OTHER THEORY OF LEGAL LIABILITY FOR ANY FAILURE OF THE SERVICES, MATERIALS OR EQUIPMENT, THEN THE LIMITATION OF ALARM.COM'S LIABILITY FOR ANY AND ALL HARM, DAMAGES, INJURY OR LOSS SHALL BE THE GREATER OF ONE THOUSAND DOLLARS (\$1,000.00) OR THE ANNUAL AMOUNT THAT ALARM.COM RECEIVES FOR YOUR USE OF THE SERVICES.

(C) YOU HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES EXCEEDING THE LIMITS SET FORTH HEREIN FOR ALL HARM, DAMAGES, INJURY OR LOSS INCURRED, INCLUDING BUT NOT LIMITED TO ACTUAL, DIRECT, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, PROPERTY DAMAGE AND LOSSES DUE TO BUSINESS INTERRUPTION, LOSS OF PROFITS, PERSONAL INJURY OR DEATH. UNDER NO CIRCUMSTANCES WILL ALARM.COM BE LIABLE TO YOU FOR ANY CONSEQUENTIAL DAMAGES.

(D) YOU MAY OBTAIN FROM ALARM.COM A HIGHER LIMITATION OF LIABILITY BY PAYING AN ADDITIONAL FEE TO US. IF YOU ELECT THIS OPTION, A RIDER WILL BE ATTACHED TO THESE ALARM.COM TERMS WHICH WILL SET FORTH THE AMOUNT OF THE HIGHER LIMITATION OF LIABILITY AND THE AMOUNT OF THE FEE. AGREEING TO THE HIGHER LIMITATION OF LIABILITY DOES NOT MEAN THAT ALARM.COM IS AN INSURER. YOU WAIVE ALL SUBROGATION AND OTHER RIGHTS OF RECOVERY AGAINST US THAT ANY INSURER OR OTHER PERSON MAY HAVE AS A RESULT OF PAYING ANY CLAIM FOR HARM, DAMAGES, INJURY OR LOSS TO YOU OR ANY OTHER PERSON OR ENTITY.

A6. You agree and acknowledge that the Services, Materials and Equipment may not detect, observe, view, or prevent an unauthorized intrusion onto the premises or any other emergency condition such as fire, smoke, carbon monoxide, medical emergencies or water damage. You agree and acknowledge that the use of the Services, Materials and/or Equipment is voluntary.

A7. If any of your employees, guests, relatives, invitees, or insurers, or any other person or entity connected to you, or any person or entity who seeks to assert rights they claim are derived from your relationship with Alarm.com, attempts to hold Alarm.com responsible for any harm, damages, injury or loss (including property damage, personal injury or death) connected with or resulting from any alleged (a) failure of the Services, Materials or Equipment, (b) negligence (including gross negligence), (c) improper or careless activity of Alarm.com, or (d) claim for indemnification or contribution, then you will repay to us (i) any amount that we are required to pay or that we agree to pay in settlement of the claim, and (ii) the amount of our reasonable attorney's fees and any other losses and costs that we may incur in connection with the harm, damages, injury or loss.

A8. You understand and agree that these Alarm.com Terms, and particularly Sections A4, A5, A6, A7, and A8, shall (a) apply to and protect the employees, officers, shareholders, parent companies, directors, agents, licensors, representatives, subcontractors, affiliates and assignees of Alarm.com, and (b) be binding on your heirs, administrators, custodians, trustees, agents and successors.

A9. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT NO LAWSUIT OR ANY OTHER LEGAL PROCEEDING CONNECTED WITH THE SERVICES OR EQUIPMENT SHALL BE BROUGHT OR FILED BY YOU MORE THAN ONE (1) YEAR AFTER THE INCIDENT GIVING RISE TO THE CLAIM OCCURRED. IN ADDITION, TO THE EXTENT PERMITTED BY LAW, ANY SUCH LEGAL PROCEEDING SHALL NOT BE HEARD BEFORE A JURY, ANDEACH PARTY GIVES UP ANY RIGHT TO A JURY TRIAL. TO THE EXTENT PERMITTED BY LAW, YOU AGREE THAT YOU WILL NOT BRING ANY CLASS ACTION LAWSUIT AGAINST ALARM.COM OR BE A REPRESENTATIVE PLAINTIFF OR PLAINTIFF CLASS MEMBER IN ANY SUCH LAWSUIT.

A10. These Alarm.com Terms shall be governed by the law of the State of Delaware, without giving effect to its rules of conflict of laws. If you are a resident or business located in the State of California, the following applies to you: If either you or Alarm.com commences a lawsuit for a dispute arising under or related to these Alarm.com Terms or in any way relating to the Services, such suit shall be submitted to general judicial reference in Los Angeles, California pursuant to California Code of Civil Procedure section 638 et seq. and 641 through 645.1 or any successor statutes thereto.

A11. If any provision of these Alarm.com Terms or the application of any such provision to any person, entity or circumstance shall be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of these Alarm.com Terms. The parties intend that all disclaimers of warranties, limitations of liability, and exclusions of damages in these Alarm.com Terms shall be upheld and applied to the maximum extent permitted by law. Alarm.com is an intended third-party beneficiary of these Alarm.com Terms and shall have the right to enforce and/or otherwise invoke any and all provisions set forth in any of these Alarm.com Terms directly. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation."

A12. YOU EXPRESSLY UNDERSTAND AND AGREE THAT YOU HAVE NO CONTRACTUAL RELATIONSHIP WHATSOEVER WITH THE UNDERLYING WIRELESS SERVICE PROVIDER OR ITS AFFILIATES OR CONTRACTORS AND THAT YOU ARE NOT A THIRD PARTY BENEFICIARY OF ANY AGREEMENT BETWEEN ALARM.COM AND THE UNDERLYING CARRIER. IN ADDITION, YOU ACKNOWLEDGE AND AGREE THAT THE UNDERLYING CARRIER AND ITS AFFILIATES AND CONTRACTORS SHALL HAVE NO LEGAL, EQUITABLE, OR OTHER LIABILITY OF ANY KIND TO YOU AND YOU HEREBY WAIVE ANY AND ALL CLAIMS OR DEMANDS THEREFOR.

ADT Commercial solutions provided by ADT Commercial LLC and its affiliates including ADT LLC, ADT Puerto Rico, LLC, AA/Acme Locksmiths, Inc., Aronson Security Group, Inc., MSA Systems Integration, Inc., Red Hawk Fire & Security (CA), LLC, Pratt Landry Associates, Inc., Red Hawk Fire & Security (NY), LLC, Fire Systems International, Inc., Tele-Tector of Maryland, Inc. ATCI Communications, Inc., Red Hawk Fire & Security (CHES), LLC, Advanced Cabling Systems, LLC, Red Hawk Security Systems, LLC, Century Sprinkler Holdings Corporation and Chain Electric Holdings, Inc. License numbers can be found at www.adt.com/commercial/licenses.

(REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURES ON FOLLOWING PAGE)

Signatures

NOTICE: Our charges under this agreement are based on your agreement to receive and pay for the services for a full Sixty (60) month term.

IF THIS AGREEMENT IS TERMINATED BY YOU PRIOR TO THE END OF THE THEN-CURRENT TERM, EXCEPT AS OTHERWISE PROVIDED HEREIN, YOU AGREE TO PAY US THE SERVICE CHARGES THAT WOULD HAVE BEEN PAYABLE BY YOU FOR THE REMAINING TERM OF THE AGREEMENT BUT FOR THE EARLY TERMINATION HEREOF.

Florida law requires alarm verification before ADT can contact a law enforcement agency for alarm dispatch. Customers both using the protected premise to store firearms or ammunition and holding a valid federal firearms license as a manufacturer, importer, or dealer of firearms ammunition may opt out of the alarm verification process by contacting ADT at 866-806-2166.

This Agreement is not binding upon ADT unless and until either signed by an Authorized Manager of ADT, or we begin the installation of equipment or provision of services to you. You acknowledge that you may not receive a copy of this Contract signed by ADT's Authorized Manager, but such lack of receipt shall not, in any way, invalidate or otherwise affect this Contract.

Customer Authorized Representative	Printed Name	Title	Date
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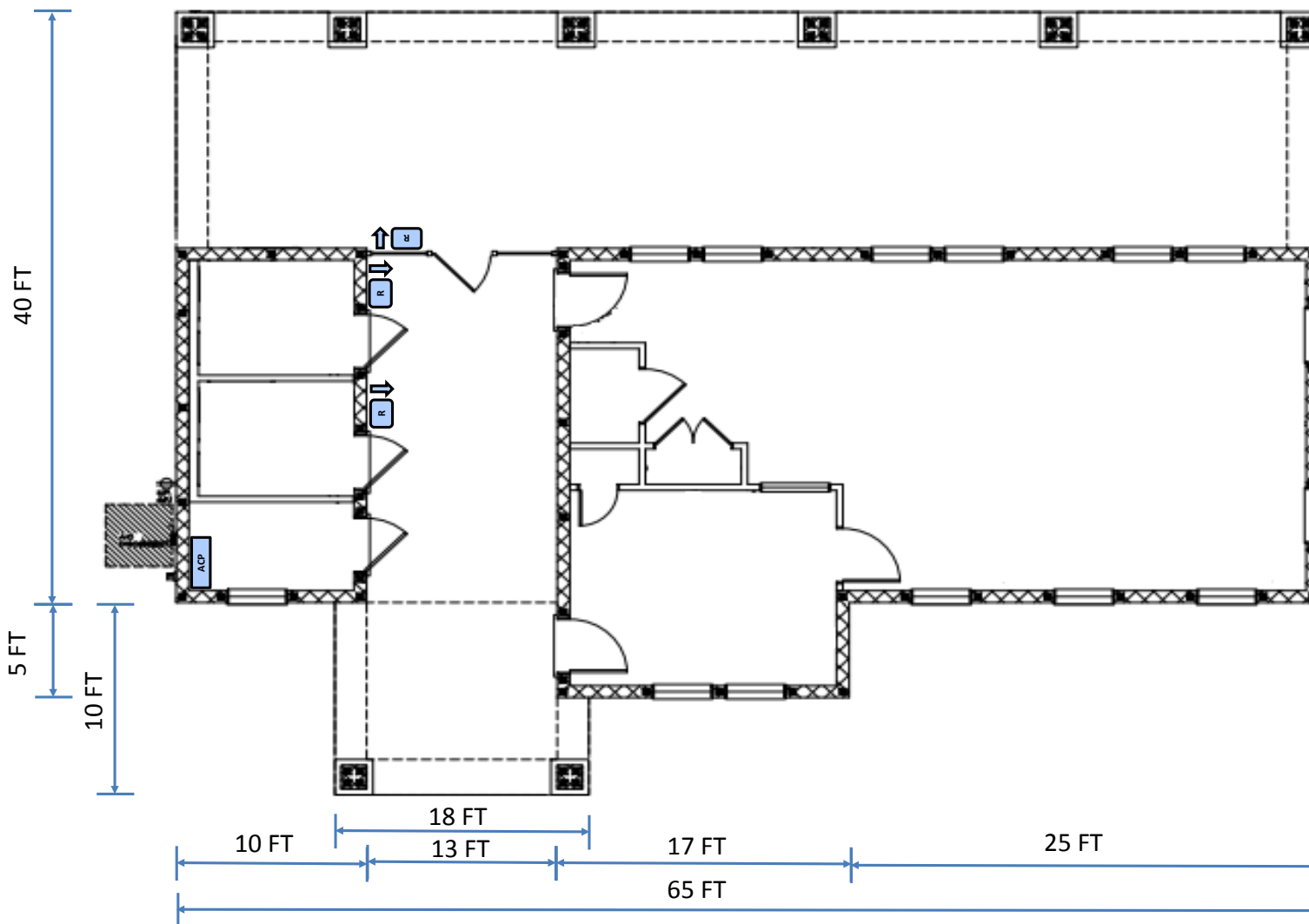
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ADT Authorized Manager	Printed Name	Title	Date
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Scope of Work
























Legend	Estimate # SA#890830423	Account Mirabella CDD	Address 14306 Romeo Blvd Riverview, FL 33579	Completed By David Girgis-941-525-4474
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Symbol	Description	# Devices
Intrusion Alarm		
BACP	Intrusion Alarm Control Panel	
KP	Intrusion Alarm Keypad	
B	Cellular Backup	
C	Door Contact	
C	Overhead Door Contact	
M	Motion Detector (Long Range)	
M	Motion Detector (Wide Angle)	
M	Motion Detector (Ceiling Mount)	
G	Glassbreak Detector	
T	Photo-Electric Beam Transmitter	
R	Photo-Electric Beam Receiver	
!	Panic Button	
))	Siren	
Access Control		
R	Access Control Reader	3
R	Access Control Reader	
#	Access Control Keypad	
#	Access Control Keypad	
ACP	Access Control Panel	1
P/S	Locking Hardware Power Supply	
Video Surveillance		
	Dome Camera	
	Camera and Housing	
	Approximate Field of View	
S	Network Switch	
P	Camera Power Supply	
DVR	Digital Video Recorder	
NVR	Network Video Recorder	
NAS	Network Attached Storage	
	Monitor	






























Drawing and scope of work details are proprietary property of ADT Commercial and may not be copied or distributed without consent of sales rep. Request for copies should be made to sales rep and fees may apply.

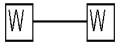
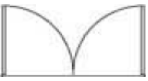

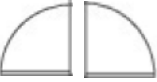
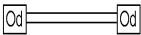

Scope of Work


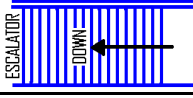
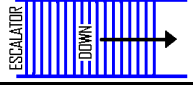
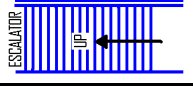
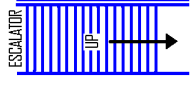
Legend			Estimate #	Account	Address	Completed By
						David Girgis-941-525-4474
Symbol	Description	# Devices				
Intrusion Alarm						
	Intrusion Alarm Control Panel					
	Intrusion Alarm Keypad					
	Cellular Backup					
	Door Contact					
	Overhead Door Contact					
	Motion Detector (Long Range)					
	Motion Detector (Wide Angle)					
	Motion Detector (Ceiling Mount)					
	Glassbreak Detector					
	Photo-Electric Beam Transmitter					
	Photo-Electric Beam Receiver					
	Panic Button					
	Siren					
Access Control						
	Access Control Reader					
	Access Control Reader					
	Access Control Keypad					
	Access Control Keypad					
	Access Control Panel					
	Locking Hardware Power Supply					
Video Surveillance						
	Dome Camera					
	Camera and Housing					
	Approximate Field of View					
	Network Switch					
	Camera Power Supply					
	Digital Video Recorder					
	Network Video Recorder					
	Network Attached Storage					
	Monitor					
			<p><i>Drawing and scope of work details are proprietary property of Protection 1 and may not be copied or distributed without consent of sales rep. Request for copies should be made to sales rep and fees may apply.</i></p>			

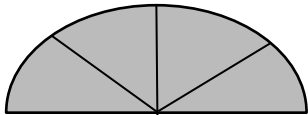
Scope of Work

Legend			Estimate #	Account	Address	Completed By	David Girgis-941-525-4474
Symbol	Description	# Devices					
Intrusion Alarm							
	Intrusion Alarm Control Panel						
	Intrusion Alarm Keypad						
	Cellular Backup						
	Door Contact						
	Overhead Door Contact						
	Motion Detector (Long Range)						
	Motion Detector (Wide Angle)						
	Motion Detector (Ceiling Mount)						
	Glassbreak Detector						
	Photo-Electric Beam Transmitter(PE)						
	Photo-Electric Beam Receiver (PE)						
	Panic Button						
	Siren						
Access Control							
	Access Control Reader						
	Access Control Reader						
	Access Control Keypad						
	Access Control Keypad						
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	Dome Camera						
	Camera and Housing						
	Approximate Field of View						
	Network Switch						
	Camera Power Supply						
	Digital Video Recorder						
	Network Video Recorder						
	Network Attached Storage						
	Monitor						

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	Window
	Double Doors
	Emergency Exit
	Single Man Door (s)
	Overhead Doors
	Stairs

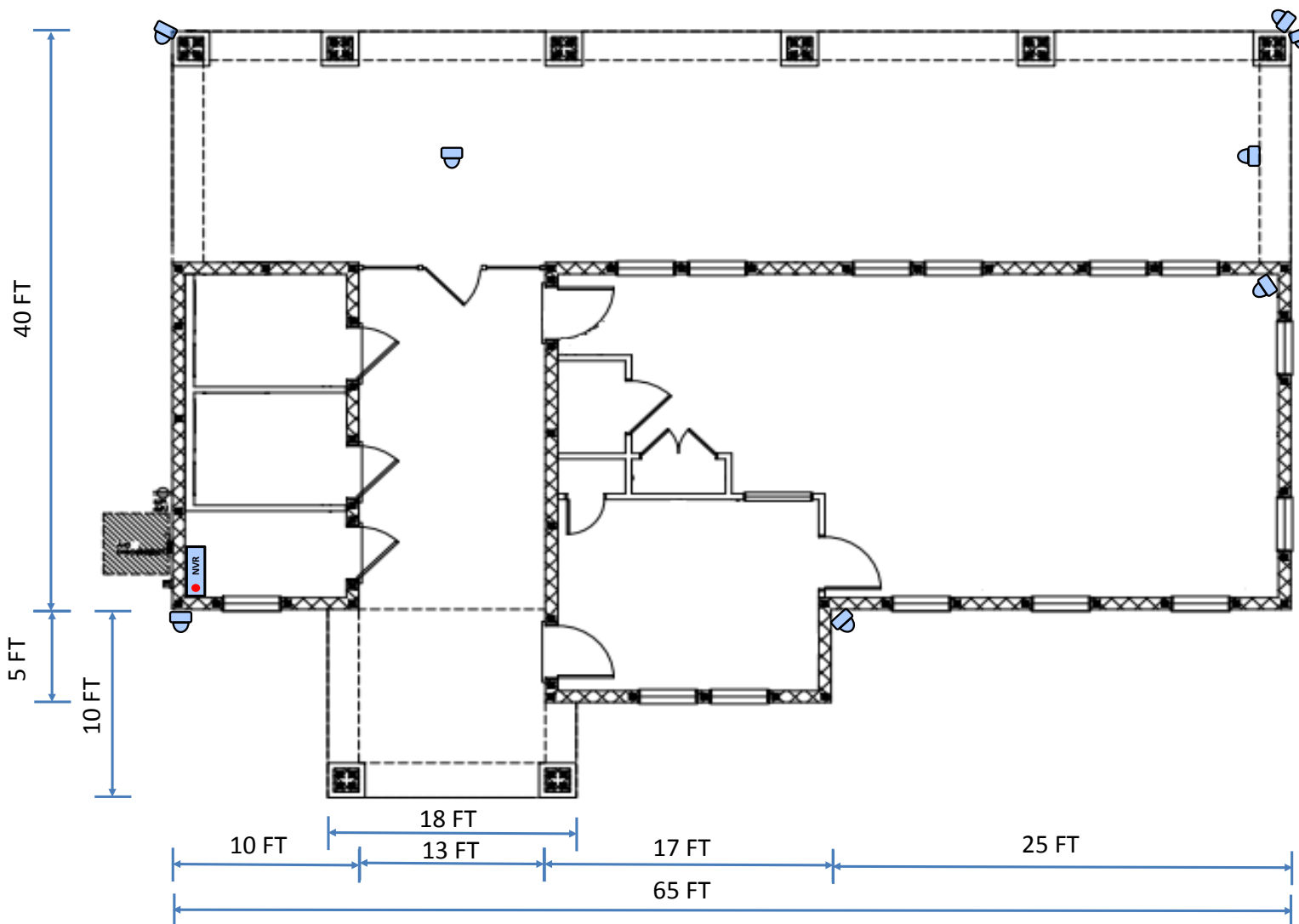
	Passenger Elevator
	Escalator Down
	Escalator Down
	Escalator Up
	Escalator Up



Scope of Work





























Legend	Estimate # SA#890830423	Account Mirabella CDD	Address 14306 Romeo Blvd Riverview, FL 33579	Completed By David Girgis-941-525-4474
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Symbol	Description	# Devices
Intrusion Alarm		
BACP	Intrusion Alarm Control Panel	
KP	Intrusion Alarm Keypad	
B	Cellular Backup	
C	Door Contact	
C	Overhead Door Contact	
M	Motion Detector (Long Range)	
M	Motion Detector (Wide Angle)	
M	Motion Detector (Ceiling Mount)	
G	Glassbreak Detector	
T	Photo-Electric Beam Transmitter	
R	Photo-Electric Beam Receiver	
!	Panic Button	
))	Siren	
Access Control		
R	Access Control Reader	
R	Access Control Reader	
#	Access Control Keypad	
#	Access Control Keypad	
ACP	Access Control Panel	
P/S	Locking Hardware Power Supply	
Video Surveillance		
	Dome Camera	8
	Camera and Housing	
	Approximate Field of View	
S	Network Switch	
P	Camera Power Supply	
DVR	Digital Video Recorder	
NVR	Network Video Recorder	1
NAS	Network Attached Storage	
	Monitor	































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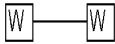
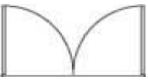

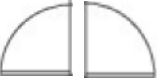
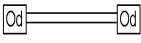

Scope of Work


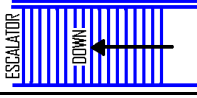
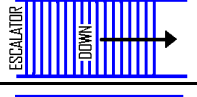
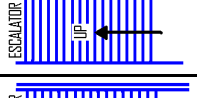
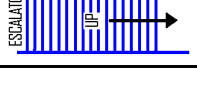
Legend			Estimate #	Account	Address	Completed By
						David Girgis-941-525-4474
Symbol	Description	# Devices				
Intrusion Alarm						
	Intrusion Alarm Control Panel					
	Intrusion Alarm Keypad					
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	Door Contact					
	Overhead Door Contact					
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	Motion Detector (Wide Angle)					
	Motion Detector (Ceiling Mount)					
	Glassbreak Detector					
	Photo-Electric Beam Transmitter					
	Photo-Electric Beam Receiver					
	Panic Button					
	Siren					
Access Control						
	Access Control Reader					
	Access Control Reader					
	Access Control Keypad					
	Access Control Keypad					
	Access Control Panel					
	Locking Hardware Power Supply					
Video Surveillance						
	Dome Camera					
	Camera and Housing					
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	Network Switch					
	Camera Power Supply					
	Digital Video Recorder					
	Network Video Recorder					
	Network Attached Storage					
	Monitor					
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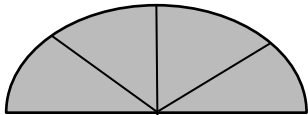
Scope of Work

Legend			Estimate #	Account	Address	Completed By	David Girgis-941-525-4474
Symbol	Description	# Devices					
Intrusion Alarm							
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	Glassbreak Detector						
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	Photo-Electric Beam Receiver (PE)						
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	Access Control Reader						
	Access Control Reader						
	Access Control Keypad						
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	Dome Camera						
	Camera and Housing						
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	Camera Power Supply						
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	Network Video Recorder						
	Network Attached Storage						
	Monitor						

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	Window
	Double Doors
	Emergency Exit
	Single Man Door (s)
	Overhead Doors
	Stairs

	Passenger Elevator
	Escalator Down
	Escalator Down
	Escalator Up
	Escalator Up





Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
Tampa, FL 33619

Proposal

Date	Number
2/4/2020	14537

Lic. #HCLOC14006

Mirabella
c/o Meritus
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Rep
CW

PO Number	Payment Terms
	50/50

Description	Qty	Rate	Total
Required: There must be an on site computer that is capable of running the Net2 Server. Specifications can be found here: https://www.paxton-access.com/systems/net2/access-control-software/net2-software-compatibility-and-support/ If needed we can assist in the finding of an appropriate computer.			
Optional: For off-site access a Static IP will need to be issued/provided/purchased through your ISP along with a active Internet connection. By having off-site remote access you can perform all functions without being at the location. This also allows for remote troubleshooting which can reduce response time to issues, and reduce trips to sites.			
Paxton Net2 2-Door Setup Kit / Includes: 1x Desktop enrollment reader 1x Professional software license 1x Box of 10 ISO cards 1x Box of 10 fobs 2x Single Door Controller Unit w/ Integrated PSU 2x Mullion Reader	1	1,485.00	1,485.00
Paxton Net2 Fob (Sold 10-p/bx)	34	40.00	1,360.00
Initial key fob buy-in discount. -GN		-136.00	-136.00
BLSP 12V 7AH Battery (Sealed)	2	24.66	49.32
Locknetics 600-lbs Weatherized Mag Lock - Stainless Steel	1	296.00	296.00
Locknetics 600-lbs Z Bracket Kit	1	108.00	108.00

By signing below you agree to all our standard terms & conditions.

Terms & conditions are available on the back of your mailed proposal or at <http://www.brandonlock.com/terms>

Subtotal

Sales Tax (8.5%)

Total

NOTE: If job is cancelled, all material is subject to a 15% re-stock fee plus shipping. Special order & non-stocked material is noncancellable & will be charged full price.

This proposal may be withdrawn if not accepted within 30 days

Authorized Signature _____

Print Name _____

Date: _____



Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
Tampa, FL 33619

Proposal

Date	Number
2/4/2020	14537

Lic. #HCLOC14006

Mirabella
c/o Meritus
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Rep
CW

PO Number	Payment Terms
	50/50

Description	Qty	Rate	Total
Locknetics TouchSense Illuminated Timer-Integrated Exit Button	1	100.00	100.00
Overhead Door Contact - 2-3/8" Gap	1	31.14	31.14
Consumables	1	85.00	85.00
Locinox Tiger - Slim Line Hydraulic Gate Closer & Hinge Kit - Black	1	366.81	366.81
Locknetics CS Series Electric Strike - Satin Stainless Steel	1	136.00	136.00
Marks Grade 2 - Storeroom Function Leverset - 26D	1	165.00	165.00
Altronix Plug-In Transformer - 24VAC/50VA	2	22.42	44.84
Labor To: Install all above listed hardware, and provide On-Site training to one individual. Test for proper operation. Install Tiger gate closer on gate for proper closing/latching.	1	1,120.00	1,120.00

By signing below you agree to all our standard terms & conditions.
Terms & conditions are available on the back of your mailed proposal or at <http://www.brandonlock.com/terms>

Subtotal \$5,211.11

Sales Tax (8.5%) \$0.00

Total	\$5,211.11
--------------	-------------------

NOTE: If job is cancelled, all material is subject to a 15% re-stock fee plus shipping. Special order & non-stocked material is noncancellable & will be charged full price.

This proposal may be withdrawn if not accepted within 30 days

Authorized Signature _____

Print Name _____

Date: _____

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving additional costs will be executed only upon written orders, and will become an additional charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

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.

**CARSON'S LAWN
&
LANDSCAPING SERVICES
LLC**

**A LANDSCAPE
CONTRACTING
COMPANY**

Mirabella

This contract is an agreement between Mirabella C/O Cindy Howard, located at, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, hereinafter referred to as "Owners", and Carson's Lawn and Landscaping Services LLC, located at 10111 Kenlake Drive, Riverview, FL 33578, hereinafter referred to as "Contractor". A description of the property to be maintained is attached and is part of this agreement

By this agreement the contractor agrees to provide the services detailed in the attached specifications, and the Owner agrees to pay the charges specified herein. Both parties shall abide by all provisions of the specifications.

GENERAL CONDITIONS:

It is agreed by both parties that the work performed under this Contract will be done on a routine schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week of the Contract (Monday through Friday) unless otherwise stipulated.

All work shall be performed professionally in accordance with generally accepted horticultural principle. Any changes in the specs or adding of landscape materials will result in the re-negotiation of this agreement within the next full month of service.

Mirabella

MOWING:

- 1) St. Augustine will be mowed 41 times per year, April through October weekly, November through March twice a month.
- 2) Bahia Turf Will be mowed 36 times per year
- 3) All walkways, porches, parking areas, & curbs will be blown clean of any debris created from service following each mowing.

EDGING:

- 1) All curbs, parking area and sidewalks will be edged in conjunction with mowing schedule. Planting area will be edged on a bi-weekly basis in growing season and at least once per month November through March.

TRIMMING:

- 1) Walls, posts, signs, valve boxes, transformers, utility boxes and other above ground appurtenances shall be trimmed in conjunction with mowing schedule even with mowed grass. Trimming and edging will be accomplished without damaging any trees, shrubs or sprinklers.

ORNAMENTAL AND TREE TRIMMING:

- 1) **Ornamental plants:** Will be pruned as needed to maintain a 2' clearance from all building sides and other structures, a 2' clearance from all roof caves, and to maintain a neat uniform appearance at all times.
- 2) **Hardwood trees:** All tree branches will be kept pruned from ground up to 7' for proper walking clearance at all times.
- 3) **Palm Trees:** Will be pruned as needed up to 15' ft. ct.

WEEDING:

All tree rings and ornamental plant beds will be continuously controlled of weeds and grass encroachment.

ANNUALS:

4" annuals can be provided and be kept colorful and healthy at all times in designate annual beds.

Annual Specifications:

- 1) All plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- 2) All beds will be cleaned and hand or machine cultivated prior to the installation of new plants.
- 3) A granular time-released fertilizer and a granular systemic fungicide will be added to the bedding soil at the time of installation.
- 4) Follow-up application of fertilizer, fungicide and insecticide are provided as needed.

Warranty:

Any bedding plant that dies due to insect damage or soil born disease will be replaced under warranty that were installed by Carson's Lawn & Landscaping Services LLC. Exclusions to this warranty would be acrial disease, freeze, theft, vandalism, or irrigation related problems, unless an irrigation maintenance agreement is made a part of the landscape maintenance contract and/or the recommended irrigation repairs are authorized and completed. In addition, the owner must follow recommendations for periodic planting soil replacement.

IRRIGATION:

To be inspected once per month. The inspection procedure will be:

- 1) Operate clock manually to activate each zone. While station is on:
 - a) Observe zone for clogged heads, adjustments, repairs or replacements.
 - b) Adjust components needed for proper operation.
 - c) Check and adjust time, date and automatic functions of the clock. Set proper time, date, and automatic functions.

All repairs or replacement of, irrigation components required as a result of Carson's Lawn & Landscaping Service LLC, maintenance procedures will be performed as part of the service agreement. All repairs or replacement of irrigation components requires as a result of any other occurrences such a vandalism, owners quest or contractors activities, act of God, abnormal use of irrigation, normal wear and defective materials, workmanship or design are not included in this service agreement and will be made as an added expense to the association (time and material)

PEST CONTROL/FERTILIZATION:

Turfgrass Fertilization: All St. Augustine turf area will be fertilized six times per year. All Bahia turf area will be fertilized two times per year. Pond embankments will not be fertilized. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to turf health, maturity, & desire growth patterns.

Shrub Fertilization: Shrubs will be fertilized four times per year. Treatments will include a high quality fertilizer and/or a micro nutrient/iron supplement. Fertilizer rate are adjusted according to shrub health, maturity, & desire growth patterns.

Turfgrass and Ornamental Pest Control Treatments: During each treatment the turf and ornamentals will be inspected for damaging insects, active disease, and weeds. Treatments will be applied according to current industry standards, applicable laws, and restrictions.

Herbicide treatments are an integrated program of pre and post emergent weed controls and are applied during the appropriate times of year. These treatment provide control for a broad range of broadleaf and grassy woods in healthy vigorous turf growing in good environmental conditions. However, we recognized there are problematic weeds such as sedges, carpet grass, dollarwood, and Bermuda grass which are difficult to control under any conditions. Carson's Lawn & Landscaping Services LLC will be doing all this is possible to provide the most current effective control available no herbicide program can correct cultural problems such as poor drainage or shade. Therefore herbicide treatments are offered to reduce and control weedy species in turf and ornamentals, but are not offered as a corrective measure for environmental problems. In cases where our herbicide program is ineffective due to environmental conditions, Carson's Lawn & Landscaping Services LLC will offer a proposal for remedial work.

Pest control treatments are broad spectrum insecticides for control of a variety of lawn damaging and ornamental pests. Nematode treatments are neither implied nor offered. However, we do offer remedial and renovation proposals for areas where nematode

populations are damaging to existing species. Fire Ants are neither implied nor contracted, however the broad spectrum cover sprays intended for other target species will reduce the Fire Ant population. If additional treatments for Fire Ants are needed they will be offered at an additional expense to the owner.

Fungus and diseases in turf and ornamentals are difficult to prevent. With proper fertilization, cultural practices, and watering, diseases can be kept under control. Occurrences up to 2,000 square feet will be taken care of during normal applications; larger occurrences may require board applications at an additional expense to the owner.

This contract is executed by and between Carson's Lawn & Landscaping Services LLC and (hereinafter "Owner") Mirabella

Term and Renewal the term of this contract shall be for one (1) year commencing on _____ and ending on _____. Subject to the provision of termination provided herein. The term of this contract shall automatically be renewed for successive one (1) year terms after the ending date above unless either Carson's Lawn & Landscaping Services LLC or Owner give the other written notice of terminating the contract. The written notice of terminating the contract must be given at least thirty (30) days prior to the expiration of the applicable one (1) year term.

Owner has the right to terminate contract if Carson's Lawn & Landscaping Services LLC does not substantially meet the attached and incorporated Landscape Specifications in any materials respect. Owner must send a certified letter to Carson's Lawn & Landscaping Services LLC.

Scope of Services and Payment Terms the scope of the services to be performed by Carson's Lawn & Landscaping Services LLC and the related compensation to be paid to Carson's Lawn & Landscaping Services LLC by Owner are set forth herein and in the attached and incorporated Landscape Specification. Carson's Lawn & Landscaping Services LLC services shall be billed monthly in 12 equal amounts on or about the Twentieth (20th) day of each month. Payment by Owner should be sent to be received by Carson's Lawn & Landscaping Services LLC before the Twentieth (20th) day of the following month.

Miscellaneous Provisions Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of any third party against Carson's Lawn & Landscaping Services LLC. Carson's Lawn & Landscaping Services LLC performance hereunder shall be excused if it cannot perform due to an act of God, fire, earthquake, flood, explosion or other reason not within reasonable control of Carson's Lawn & Landscaping Services LLC.

Pricing Per Enclosed Landscape Specification Will Be As Follows:

IN WITNESS WHEREOF we have hereunder set our hands and seals the date written below.

Carson's Lawn & Landscaping Services LLC

By Carson Wood, As its President

Date

Property Manager

Date

Mirabella

Mowing

-Includes mowing, edging, string-trimming and clean up. \$29,000.00

Detailing –

-Includes 6 week cycle shrub pruning, tree pruning
weeding every visit. \$ 3,800.00

IPM – Fertilization & Pest Control

-Fertilization/fungicide/insecticide/herbicide/etc. \$ 2,600.00

Irrigation Monthly inspections \$ 2,772.00

Annuals

Based on 133-4inc plants installed on-4 annually rotations \$ 249.75

\$ 1.85 per plant

Additional Services

Mulch/Pine Bark Upon approval \$ 45.00 per yd

GRAND TOTAL ANNUAL \$38,421.75
12 EQUAL MONTHLY PAYMENTS OF \$ 3,201.81

Service	Visits
Mowing	
Mow, Hard Edge, String Trim and Clean Up (St. Augustine)	41
Mow (St. Augustine)	41
Mow, Hard Edge, String Trim and Clean Up (Bahia)	36
Mow (Bahia)	36
Mow & Hard Edge (Bahia)	36
Soft Edging	18
Detailing	
Weeding Manual - Beds	Every Visit
Medium Trees (10' - 15') Pruning	6 week cycle
Palm pruning (up to 15 ft. CT)	6 week cycle
Shrubs Pruning	6 week cycle
IPM - Fertilization & Pest Control	
Fertilization	
St. Augustine	6
Bahia	2
Medium Trees (10' - 20') OA	2
Palms (10' - 20') OA	2
Shrubs - Cypress/Pinebark	4
Chemical - Turf	
See contract regarding Bahia Turf	2
Chemical - Shrubs/Trees	
Shrubs-Fungicide & Insecticide	2
Shrubs-Pre-Emergent	1
Small/Medium Trees-Fungicide & Insecticide	2
Specialty Palms-Fungicide & Insecticide	2
Irrigation	
Monthly irrigation inspections	12



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

Landscape Maintenance Professionals, Inc. (“LMP, Inc.”) appreciates the opportunity to propose to you how we can help enhance the overall quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations taking into account your budget considerations.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client’s request by separate agreement.

This Agreement is by and between the following Parties:

“Contractor”

Landscape Maintenance Professionals, Inc.
P.O. Box 267
Seffner, FL 33583
Phone: (813) 757-6500
Fax: (813) 757-6501

“Customer”

Name: Mirabella CDD
Contact: Nicole Hicks
Address: 2005 Pan Am Circle Dr. Suite 120
City, State, Zip: Tampa, FL 33607
Phone: (813) 397-5120
Fax:

Any and all notices, written correspondences shall go to the above listed addresses for “Contractor and “Customer.”

Description of “**Property**” covered by this Agreement: All designated landscaped”common areas” at Mirabella CDD

LMP, Inc., hereafter referred to as “Contractor,” agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work herein below.

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Landscape Maintenance Specifications

A. Turf Care

1. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance at least 42 times per calendar year depending on growing season and conditions for St Augustine Turf areas. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Bahia turf areas will be mowed with rotary mower 32 times per year.
2. Trimming: Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed-eaters. When weed-eating, a continuous cutting height will be maintained to prevent scalping.
3. Edging: All turf edges of walks and curbs shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (20 times per year). A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
4. Fertilization: St. Augustine turf areas shall be fertilized with a commercial grade fertilizer four (4) times per year. Timing of applications will be adjusted to meet horticultural conditions and supplemental applications of appropriate nutrients shall be applied as indicated by test results. Bahia turf areas shall be fertilized with a commercial grade fertilizer two (2) times per year. All local governmental ordinances shall be strictly followed by Contractor.
5. Weed, Insect and Disease Control: LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect and disease issues. Any infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion ant bait to eliminate mounds. (Contract pricing does not include Bayer's Top Choice or Chipco Choice or similar products that are used for guaranteed yearlong ant control.)

B. Tree, Palm, Shrub and Groundcover Care

1. Pruning: All trees, palms, shrubs and ground cover shall be pruned as follows:
 - A) All trees (up to 15 feet) shall be pruned 1 time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
 - B) All palms (up to 15 feet) shall be pruned 2 times per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
 - C) All shrubs shall be pruned and shaped a maximum of 12 times per calendar year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
 - D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
 - E) Selective pruning of shrubs shall occur 1 time per year to balance infiltrating light, and remove dead wood and to promote maximum health and growth.
 - F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 20' on palms. Any branches or fronds above these heights will be performed at an additional cost.
 - G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
 - H) Ground covers and vines will be maintained in a neat, uniform appearance.
2. Fertilization: Shrubs and ground covers will be fertilized three (3) times per year. Palms will be fertilized four (4) times per year, and trees will be fertilized two (2) times per year. Supplemental applications of appropriate nutrients shall be applied as indicated by soil samples if necessary.
3. Weeding: Weeds will be removed from all plant, tree and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.
4. Insect and Disease Control: All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis and the customer will be made aware of the

actions taken as well as the chemicals used. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural and weather conditions permit. (Our pricing does not include Bayer's Top Choice or Chipco Choice or similar products).

C. Miscellaneous

1. Clean-Up: During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 42 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.

3. Irrigation Inspection: All irrigation zones shall be inspected once a month to insure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis with the hourly labor rate being \$90.00 per hour (2 person crew). Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

D. Additional Services

1. Mulching: Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$48.00 per yard ensuring that all areas have a 2" depth after installation. If the amount quoted is not sufficient to mulch the entire property an additional count will be submitted for completion at the same price per yard.

2. Annuals: Upon written authorization of the client, contractor will replace and install annuals 4 times per year and make nutritional requirements needed to insure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per plant cost. Contractor will provide annuals at a cost of \$2.25 per plant. Price includes soil replenishment but not replacement.

3. Tall Palm Trimming: Upon written authorization of the client, contractor will trim all palms identified as being above 20 feet in overall height that will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.

4. Special Palm Treatment Program: Due to the value of Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra, Phoenix Reclinata and Medjool Palms, a special palm fertilization and pest program is highly recommended. Identified palms will be fertilized with a 8-2-12 with 4% mg blend designed to address nutrient needs of palms 4 times per year. A bud drench of systemic insecticide and fungicide will also be applied as a preventative for bud rots and borer insects for palms up to 20'. In addition, palms that have been identified as susceptible to Lethal Yellowing or Texas Phoenix Palm Decline, including Canary Island Date Palms, Sylvestris Palms, Phoenix Dactylifra and Phoenix Reclinata will be injected with the antibiotic oxytetracycline (OTC) 4 times per year. While it is noted that there is no program that can guarantee the prevention of pest infestations, LMP uses the highest industry recommendations to manage the risk of the loss of these palms.

5. Hand Pruning / Structural Pruning: Upon written authorization of the client, deep hand pruning and/or structural pruning will be performed 1 time per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion, promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning which will allow for the plant material to grow fuller during the growing season.

6. Leaf Removal: Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance. **This service will be billed on a time and materials basis.**

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$2,320.00	\$27,840.00

Additional Services	Estimated Qty.	Price Per Unit or Service
Mulch (Upon approval by client)	95 (ESTIMATED)	\$48.00 Per Yard
Annuals (4" plants)	100 (ESTIMATED)	\$2.25 Per 4" Plant
Tall Palm Trimming (Palms over 15')	N/A	Starting at \$40.00 per Palm
Special Palm Treatment Program	N/A	N/A

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of \$27,840.00, to be paid in monthly installments of \$2,320.00. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

F. Conditions

The goal of this Agreement is that upon completion of each visit to the Customer, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the Property and its individual condition.

1. **Term:** This Agreement will be in effect for an initial term of 12 months (1 year) with an effective start date of _____ and will remain in effect on an annual basis until canceled by either party. To ensure that Customer's needs are being met, timely written notice of any deficiency or concern must be provided in order to give Contractor a reasonable opportunity to remedy the deficiency or concern prior to termination of this Agreement. While Contractor encourages Customer to communicate with on-site crews and its account manager, notice solely to them is insufficient. All notices under this paragraph must be provided in writing by Customer's Authorized Representative to Contractor at the address specified above. Customer agrees to notify Contractor in writing within 10 days of the occurrence of any deficiency, concern, or default or damage Customer believes was caused by Contractor. Failure to do so constitutes a waiver of any such claims by Customer, and the right of Customer to cancel this Agreement. Customer may cancel this Agreement following an unremedied deficiency by providing written notice to Contractor by certified mail. The cost to Contractor of the work in certain seasons is higher than in others, but Contractor has agreed to invoice Customer in even monthly installments. Therefore, in consideration of these variable internal costs, and in order to ensure an effective transition following a cancellation, termination notices received during the months of April through September shall cause an effective final date of billable services of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable services of not less than ninety (90) days after the date of receipt. Any notice of termination shall be sent to the addresses indicated on this agreement and must be signed by an Authorized Representative.
2. **Performance:** The Parties agree that Contractor's performance of this Agreement can be, and often is, subject to weather conditions, which are beyond the Contractor's control. Contractor shall not be liable for any performance deficiency caused by weather conditions. The Parties also agree that Contractor is a contractor as that term is defined in Chapter 713, *Florida Statutes* and that any and all work performed pursuant to this Agreement is an improvement to real property under Chapter 713, *Florida Statutes*.
3. **Adjustment:** This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.
4. **Payments:** No finance charge will be imposed if invoices are paid in full within 30 days of invoice date. If not paid in full within 30 days, then a finance charge will be imposed from the invoice date on the balance due at a periodic rate

of 1 ½% per month (18 % per annum) until paid. Contractor shall have the right to elect to stop work under this Agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices.

5. Authorized Representative: Customer agrees, simultaneous with the signing of this Agreement, to designate in writing an Authorized Representative or Authorized Representatives, with whom Contractor can interface concerning this Agreement. In the event Customer desires to change its Authorized Representative(s), Customer shall provide written notice of the change to Contractor. By designating an Authorized Representative, Customer is representing to Contractor that the Authorized Representative has the authority to bind Customer to actions taken pursuant to this Agreement until that authority is revoked or changed by Customer.
6. Order of Interpretation: In the event other documents, terms, or conditions are annexed to or otherwise designed to amend or supplement this agreement, should there be a conflict between one or more provisions of the other documents, terms, or conditions and the terms of this agreement, the terms of this agreement will control.
7. Collection: In the event Contractor must collect past due amounts under this Agreement, Contractor shall be entitled to all expenses incurred as part of those efforts, including any attorneys' fees and costs.
8. Subcontractors: Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this Agreement. Contractor will remain as the single and primary contact for all activities as related to this Agreement. Proof of insurance and necessary licenses will be provided if requested by Customer. Contractor will also provide workman's compensation and proof thereof on employees if requested by Customer.
9. Acceptance: This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this agreement. We look forward to becoming part of your team. In witness whereof the parties of this agreement have signed and executed it this _____ day of _____ 2020.

Contractor Signature

Customer Signature

Contractor Printed

Customer Printed

Title: _____

Title: _____



Our vision is to provide high quality landscape services in a timely manner at affordable prices while demonstrating that each and every client is vitally

Landscape Installation & Maintenance | Irrigation Installation & Maintenance | Fertilization & Pest Control | Arbor Care

Landscape Maintenance Professionals, Inc.
PO Box 267
Seffner, FL 33583
Submitted: January 28, 2020

Mirabella CDD
2005 Pan Am Circle, Suite 120
Tampa , FL 3307
c/o Nicole Hicks

Landscape Maintenance Professionals, Inc.

TABLE OF CONTENTS

SECTION I: COMPANY INFORMATION

Who We Are	1
What We Believe In	2
What We Do	2
Affiliations	2
Where We Are Located	3
Approach	3
Communication	4
Documentation	4
Execution	4
Follow Through	4
Work Product – Quality Control	4
Weekly Maintenance Worksheet (WMW)	4
Start Up Plan	5
What To Expect In The First 30 Days	5
Property Profiles	6
References	7
<i>Meadow Pointe II Community Development District</i>	7
<i>Bexley Ranch Community Development District</i>	8
<i>Heritage Isles Community Development District</i>	8
<i>Reflections & Bellefaire at Reflections</i>	9
<i>Highland Oaks Commercial Office Park</i>	9
<i>Hyatt Regency</i>	10
<i>Tampa Bay Park Commercial Office Complex</i>	10
<i>Providence Lakes Homeowners Association</i>	11
<i>Water's Edge Community Development District (Rivers Edge)</i>	11
LMP Corporate Reporting Structure	12
LMP Profiles – Executive Team	13
LMP Profiles – Administrative Support	14
LMP Profiles – Branch Managers	15
LMP Profiles – Account Managers	16
LMP Profiles – Client Services Team	17
Dover Organizational Chart	19
Wesley Chapel Organizational Chart	20

Landscape Maintenance Professionals, Inc.
TABLE OF CONTENTS

Sarasota Organizational Chart	21
Business Resiliency Plan	22
Pandemic Or Other Resource Deficiency Issues	22
Production	22
Resources Realignment	22
Environmental & Recycling Program	23
Hazardous Materials Management & Disposal	23
Consumption & Recycle	23
Resource Conservation & Management	24
Fuel Conservation	24
Water Conservation	24
Moisture Management	24
Licenses & Certifications	24
Assets & Equipment	27
Vehicles	27
Mowers, Hand Held & Other Equipment	29
Certificate Of Insurance	32

SECTION 2 – RFP BID DOCUMENTS & PRICING



LANDSCAPE MAINTENANCE PROFESSIONALS, INC.

There is a continuing need in the market place for managers and communities to not only maintain but improve the aesthetic value of their properties through meticulously and beautifully composed landscape appearances. Often characterized as curb appeal, landscape invokes not only a visual response but an emotional one as well; its appearance can either be inviting or repelling depending upon the quality of the landscape maintenance provider, and that’s where we come in.

WHO WE ARE

Landscape Maintenance Professionals, Inc. (LMP) is a premier full service landscape organization. LMP’s approach to landscape maintenance and design is built on the premise of paying attention to the details; we notice the little things that can enhance the overall appearance of a property, and we train all of our employees on this practice. As a result of focusing on the details LMPSM has continued to grow over the past three decades.

At LMP, believing our creativity to be better suited for enhancing and maintaining beautiful landscape designs, we choose to tell a simple story about our journey that began in 1991, with Orlando Castillo, Jr. After a decade of disappointment working for a large landscape service provider whose sole focus was “cut the grass and cash the check”, Orlando envisioned a company (a) that believed in and demonstrated the desire to exceed a client’s expectations, (b) that would work to educate the client on the best management practices for protecting their largest uninsurable asset, and (c) valued its relationships with not only its clients but its employees as well.

Today LMP has over 250 employees from corporate support personnel to crew members who champion Orlando’s vision, and focus on the details on a daily basis.

WHAT WE BELIEVE IN

At LMP we may have started small but we think big!

- PURPOSE** *To be a leader in the landscape industry who sets the bar for providing quality design, enhancement and maintenance services while maintaining focus on the needs of the client.*
- MISSION** *To provide high quality landscape services in a timely manner at affordable prices all while understanding that each and every customer is vitally important to LMP's success.*
- CORE VALUES** *Integrity, honesty, passion, commitment, accountability, and the unyielding dedication to under promise and over deliver.*
- PHILANTHROPY** *At LMP philanthropy is not a philosophy but a practice, and our giving back starts internally with our employees whom we service with recognition programs and awards for their hard work and dedication. These same employees then work with LMP to pay the generosity forward in the community by focusing on such organizations as Metropolitan Ministries, Give the Kids the World Village, and various American Veteran programs to name a few.*

WHAT WE DO

LMP is a full service landscape contractor providing in-house services for the following landscaping needs:

- 🌿 Landscape Design & Consultation
- 🌿 Irrigation Installation & Maintenance
- 🌿 Landscape Installation & Maintenance
- 🌿 Moisture Management
- 🌿 Insect & Disease Mitigation
- 🌿 Fertilization Services
- 🌿 Floriculture Programs & Arbor Care Services
- 🌿 Nursery Operations & Aquatics Maintenance

AFFILIATIONS



*Community Association Institute
"Educated Business Partner"*



Building Owners & Managers Association



National Association of Landscape Professionals



Florida Nursery, Growers and Landscape Association



FL Irrigation Society

WHERE WE ARE LOCATED

LMP is well positioned to service properties in counties located throughout the state of Florida, and has established offices in the following areas to meet the needs of its clients:

Office	Office Information	Branch Manager	Service Areas
Dover	13050 E US Highway 92 Dover, Florida 33583 (813) 757-6500	Garth Rinard	<ul style="list-style-type: none"> 🌿 Hillsborough 🌿 Pinellas 🌿 Hernando 🌿 Polk 🌿 Pasco
Wesley Chapel	26324 Wesley Chapel Blvd Lutz, Florida 33559 (813) 406-4465	Brian Mortillaro	<ul style="list-style-type: none"> 🌿 Pasco 🌿 Hernando 🌿 Pinellas 🌿 Hillsborough
Sarasota	1306 Rome Avenue Sarasota, Florida 34243 (941) 556-9404	Miguel Mares, Operations Manager	<ul style="list-style-type: none"> 🌿 Manatee 🌿 Hardee 🌿 Sarasota 🌿 De Soto
			<ul style="list-style-type: none"> 🌿 Charlotte 🌿 Lee

APPROACH

At LMP we understand that each property faces unique challenges, and we are committed to providing the highest quality of services that embrace these unique challenges. We believe ourselves to be a professional and proactive company whose continued success can be attributed to the fact that the actions of each employee reflects LMP’s simple motto of “do what you say you’re going to do when you say you are going to do it.” At the property level our commitment to the motto is demonstrated through our Account Managers’ collaborative relationship with the clients designated point of contact that is built upon responsibility, respect, and open communication. We believe communication to be the cornerstone of all successful relationships; it enables both parties to be aware of what is occurring on the property.



As the selected service provider, you look to LMP to be the professionals for all of your landscape needs. Understanding this, we want to be held fully accountable for all aspects of protecting your largest uninsured asset - the landscape. We believe that without accountability one lacks ownership, and we want you, the customer, to rest assured that when you hire LMP, there will be no concerns with accountability.

The practices we have implemented to be successful in our management approach include:

🍃 **COMMUNICATION** – It is vital to effectively communicate between the contractor and customer, and use a wide range of communication methods including on-site walk-throughs, telephone calls, emails, and text messages. *We as a company prefer to communicate electronically.*

🍃 **DOCUMENTATION** – This is accomplished through emails, weekly crew worksheets, internal tracking reports as well as our weekly reports that our Account Managers send to all of our customers. As previously indicated, we expect to be held accountable for what we say and expect the same in return from our customers.

🍃 **EXECUTION** – It is imperative that LMP performs the work as outlined in its plan of action; failure and poor workmanship are not viable options. Our clients are investing substantial amounts of money to have LMP to manage their landscape needs, and we, in turn, hold our employees to professional standards in terms of their work product.

🍃 **FOLLOW THROUGH** – LMP strives to achieve the “closing of the loop”. While it is important that issues are addressed in a timely manner, we find it as equally important to communicate to the customer that a specific item/request/task has been completed. Without follow through both LMP and the client are left in a reactive position; it is our goal to limit the need for many outgoing phone calls to us to check on the status of an item.

WORK PRODUCT - QUALITY CONTROL

At LMP we prefer to invest in our people; not processes. It is our employees who are pivotal to our success, and, as such, we tend to minimize the use of complicated systems to create reports related to the properties and communities we service. We prefer, instead, to use the following methods for reporting:

🍃 **WEEKLY MAINTENANCE WORKSHEET (WMW)** – This worksheet is required to be completed in the field by the supervisor, and is designed to outline any areas of concern related to the property and the landscaping. LMP’s protocol further requires that the

WMW be turned in to the appropriate Account Manager who will then inspect the property, and schedule any remediation tasks to be performed up to and including irrigation, fertilization or pest control. If requested, LMP will distribute this worksheet to the client’s designated point of contact.

- 📌 **SERVICE REQUEST FORMS:** LMP utilizes two forms for service requests that can be called in from the field to be entered into the tracking system – the irrigation service request form (internally referred to as the blue form) and the general maintenance and pest control form (internally referred to as the gold form).

START-UP PLAN

With all project start-ups, LMP’s initial focus is on learning the property, performing a complete property wide inspection and analysis of all turf, plant material and irrigation systems. During this initial start-up process, LMP will also provide enhancement proposals for areas in which the property can be improved as well. Prior to first day of start-up LMP will perform the following:

- 📌 Document the entire property through photographs, and provide the customer with a CD of the conditions of the entire property at the time LMP’s take-over. It is standard practice for key members of LMP’s project team to meet with the client and/or their designated point of contact to review the progress made by LMP at the sixth and ninth months where we will review the photographs prior to take over and each additional designated point in time.
- 📌 Conduct a project kick-off meeting with the client and/or their designated point of contact, at the facilities, to review the scope of work as well as expectations. At LMP we believe that a critical component of a successful relationship is to ensure that specifications are aligned with expectations. It is typically at this meeting that all, if any, discrepancies between specifications and expectations are identified, and we work together as a team to resolve the discrepancies prior to start-up. In addition, LMP will review its initial operational plan which may include a color coded map, the identification of service areas and the required time frames to perform various services, and a map for mowing and detail work.

WHAT TO EXPECT IN FIRST 30 DAYS:

As with any new initiative or project there will be a learning curve as LMP becomes familiar with the property; however, it is our goal to have that learning curve minimized through the

development of a solid operational plan. As LMP is learning the nuances of the property we would like the client to be aware that we are inspecting systems and layouts to ensure we have accurate information to share regarding:

- 🌿 **IRRIGATION SYSTEM:** LMP will perform a full irrigation system inspection that is designed to outline any deficiencies to the current system that need to be addressed as well as a cost component for addressing the issues.
- 🌿 **PROJECTED CHEMICAL APPLICATIONS:** We find that until we know the true integrity of the irrigation system, it limits our ability to apply many chemicals including fertilizers. This is due to the fact that so many chemicals need to be watered in following an application or the application will damage the plant material.
- 🌿 **OPERATIONAL PLANS:** At the thirty day mark any necessary operational adjustments to the original operational plan that will help our crews become more efficient are communicated to the client with a copy of the updated operational.
- 🌿 **ENHANCEMENTS:** By standard practice LMP will provide various proposals for areas where the property can be enhanced. These may range from a complete mulching, tree/palm pruning, replacement of dead or dying plant material or a new rotation of annuals. *We would look to perform any proposal items that require water only after the irrigation system has been fully evaluated and necessary repairs have been completed.*

PROPERTY PROFILES

LMP services an array of properties from Commercial Properties and Class “A” Office Parks, Community Development Districts, Multifamily dwellings, Condominium Associations, Property Owner Associations, and Homeowner Associations. Our portfolio includes:

Property	Type
Amalfi at Clearwater	Multi-family
Anchor Plaza	Commercial
Aspen Dental	Commercial
Bahama Breeze	Commercial
Bay Center	Commercial
Bexley Ranch CDD	Community Development District
Brookwood Academy	Educational
Buschwood	Class A Office Space
Citigroup Association	Commercial
Corporate Center I, II, III, & IV	Class A Office Space
Covington Park CDD	Community Development District

Cypress Center I, II, III, & IV	Class A Office Space
Cypress Creek Town Center	Commercial
Federal Bureau of Investigation – Tampa	Commercial
Greyhawk Landing CDD	Community Development District
Hawks Point CDD	Community Development District
Heritage Isles CDD	Community Development District
Highland Oaks	Class A Office Space
Highwoods Preserve	Commercial
Hyatt Sarasota	Lodging
Meadow Pointe III CDD	Community Development District
Meadow Pointe II CDD	Community Development District
Meadow Pointe IV CDD	Community Development District
Providence Lakes	Homeowners Association
Reflections	Homeowners Association
Richman Properties	Multifamily
South Fork East CDD	Community Development District
Tampa Bay Park	Commercial
The Shops at Wiregrass	Retail
Water’s Edge (Rivers Reach) CDD	Community Development District
Waterset North CDD	Community Development District

REFERENCES



Property:
Contact:
Title:
Phone:
Scope of Work:

Meadow Pointe II CDD Wesley Chapel, FL
 Sheila Diaz
 Property Manager
 (813) 991-5016
 Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

Bexley Ranch CDD
 Angel Montagna
 Property Manager, Rizzetta & Company
 (813) 994-1001 amontagna@rizzetta.com
 LMP provides full service landscape maintenance services for the common areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

Heritage Isles CDD Tampa, Florida
 Rich Unger
 Community and Golf Manager
 (813) 907-7388
 Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the CDD owned areas including arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

Reflections Tampa, Florida
 Kevin Krueger
 Property Manager, Greenacre Properties
 (813) 600-1100
 Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the community owned areas of the Reflections community which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements. In addition to the common areas owned by the association, we also service the maintenance free homes area called Bellefaire at Reflections.



Property:
Contact:
Title:
Phone:
Scope of Work:

Highland Oaks Tampa, Florida
 Jenn Regan
 Property Manager, Cushman & Wakefield
 (813) 621-6984
 LMP provides full service landscape maintenance services for the common areas as well as all five of the corporate buildings within this Office Park.



Property:
Contact:
Title:
Phone:
Scope of Work:

Hyatt Regency Sarasota, FL
Marcia Dmochowski Clark
General Manager
(941) 365-0706
Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the hotel owned areas which includes arbor care, irrigation, fertilization, pest control, annuals and also various enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

Tampa Bay Park
Carol Dunn, Highwoods® Properties
Senior Property Manager
(813) 876-7000
Landscape Maintenance Professionals, Inc. provides full service landscape maintenance services for the office park including irrigation, fertilization, pest control, annuals and also various enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

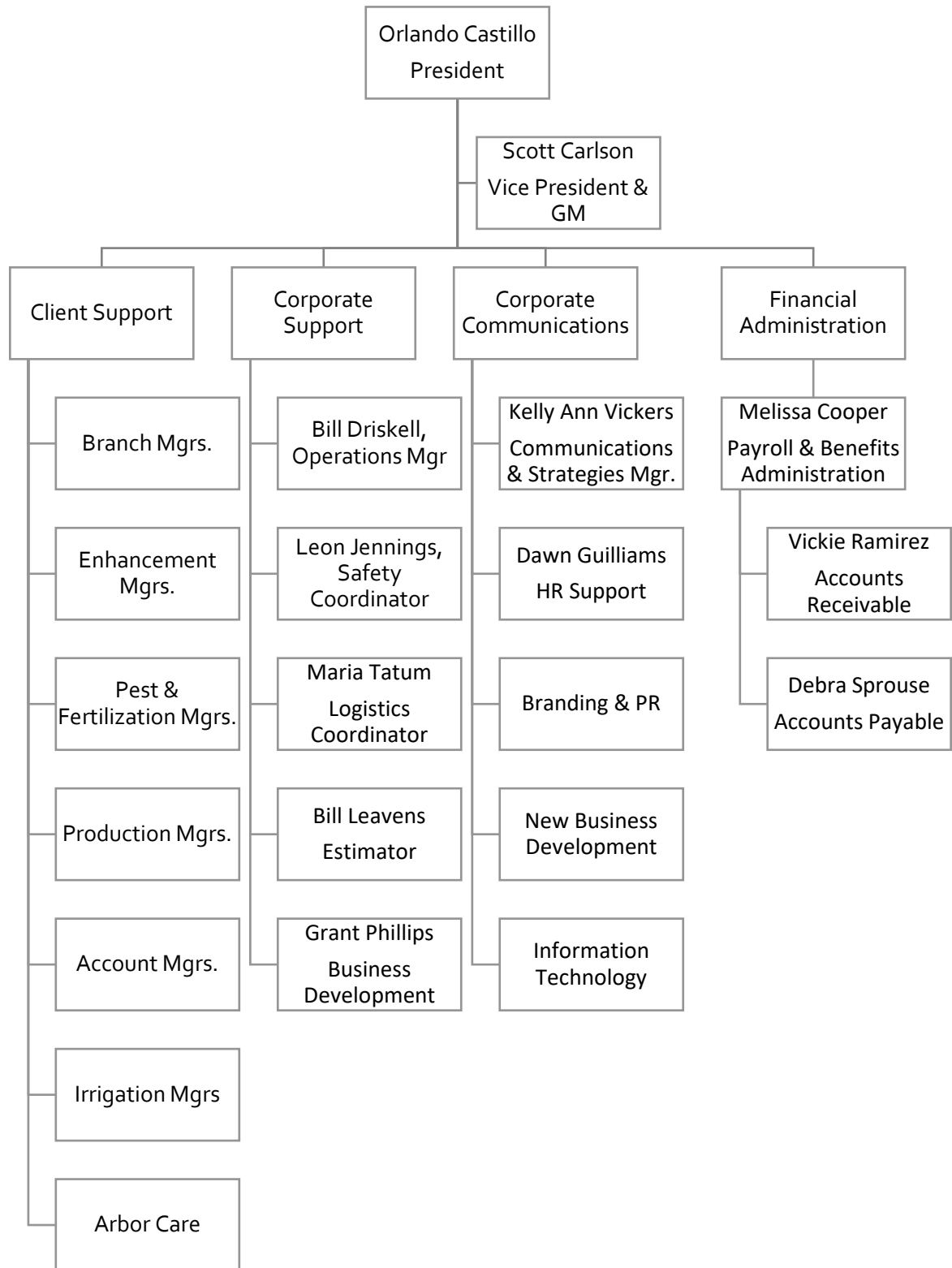
Providence Lakes Homeowners Association
Ray Leonard
Board Member
(813) 600-1100
Landscape Maintenance Professionals, Inc.
provides full service landscape maintenance
services for the community including irrigation,
fertilization, pest control, annuals and also various
enhancements.



Property:
Contact:
Title:
Phone:
Scope of Work:

Water's Edge CDD – River's Reach
Greg Cox, Rizzetta & Company, Inc.
Property Manager
(813) 933-5571
Landscape Maintenance Professionals, Inc.
provides full service landscape maintenance
services for the CDD including irrigation,
fertilization, pest control, annuals and also various
enhancements.

LMP CORPORATE STRUCTURE



LMP CORPORATE PROFILES: EXECUTIVE TEAM

The effective management of LMPSM requires the day-to-day involvement of a strong leadership team which focuses on the goals of the company including: client relationships, employee relationships, vendor relationships, operational planning and management, financial planning and management, and the overall growth and development of LMP, Inc.

**Orlando Castillo, Jr.
President**

Orlando founded Landscape Maintenance Professionals, Inc. (LMP) in 1991, and has over 35+ years’ experience in the green industry. Orlando’s primary focus is the management of LMP’s client relationships and company vision.



**Scott Carlson
Vice President/General Manager**

Former Golf Pro; Scott has over 20+ years’ experience in the green industry including services to several top 100 Golf Clubs. Scott’s primary focus at LMP includes corporate structure, client relations and business development.



**Kelly Ann Vickers, LCAM
Corporate Communications and Strategies**

With over 25 years’ experience in marketing and customer relationship management, Kelly Ann’s primary responsibilities are to build LMP as a brand and oversight of LMP’s Employee Services programs and initiatives.

**Garth Rinard
Branch Manager**

Garth, who has over 28 years’ experience in the green industry, is a licensed Certified Pest Control Operator (CPCO) and Best Management Practices certified. He is responsible for contributing to the operational strategies of LMP, Inc. as well as the day-to-day operations of the Dover branch.



**Dawn Guilliams
Human Resource Support Specialist**

Dawn is responsible for assisting the branches and its personnel with services related to HR management.



LMP PROFILES: ADMINISTRATIVE SUPPORT

The administrative support team at LMP, Inc., serves as the backbone for the executive team as well as the branch personnel they support.

Vickie Ramirez
AR Coordinator

Vickie is responsible for the management of accounts receivables related activities associated with LMP and its clients.



Melissa Cooper
Payroll & Benefits

Melissa is responsible for providing assistance to the Employee Services team as it relates to payroll and benefits.



Brenda Mojica
Administrative Assistant

Brenda's responsibilities include administrative matters related to the corporate office.



Maria Tatum
Logistics Coordinator

Maria's responsibilities include the logistical management of LMP's communication devices, inventory control, and licensing needs.



Deidra Calloway
Administrative Assistant

Deidra's responsibilities include administrative matters related to the Wesley Chapel branch.



Theresa Collins
Administrative Assistant

Theresa's responsibilities include administrative matters related to the Sarasota branch.



LMP PROFILES: BRANCH MANAGERS

Landscaping is centered on creating and caring for visually stunning natural back drops through the employment of scientific practices blended with an artful eye. Landscape Maintenance Professionals, Incorporated SM has built its reputation on creating these back drops while exceeding client expectations. The ability to do this is a direct result of the knowledge and daily efforts of all of LMP, Inc.’s team members. These team members are guided and molded through the efforts of the Branch Manager assigned to a specific location, and who have been tasked with championing Landscape Maintenance Professionals, Inc. (LMP, Inc.’s) goal of being a top performing and highly reputable full service landscape maintenance provider. These goals include:

- Creating a safe, efficient and productive workplace environment that affords each employee of LMP, Inc. the opportunity to contribute to the growth of the company and themselves.
- Producing high quality work that is reflective of the standards of service developed by LMP, Inc. inclusive of focusing on the details.
- Strategically and consistently maximizing the operations of each branch.
- Cultivating an engaged and motivated team.

Garth Rinard

Branch Manager - Dover

Garth, who has over 30 years’ experience in the green industry, is a licensed Certified Pest Control Operator (CPCO) and Best Management Practices certified. He is responsible for overseeing the Dover branch as well as the fertilization and pest control division.



Brian Mortillaro

Branch Manager – Wesley Chapel

Brian’s, who has over two decades experience in the green industry, is responsible for the oversight of the daily operations of the Pasco division. In his role, he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



Miguel Mares

Operations Manager

Miguel has over 20+ years’ experience in the green industry. He is responsible for the oversight of the daily operations of the Sarasota division where he provides direction and leadership to ensure effective operations, complete customer satisfaction and long-term sustainable growth.



LMP PROFILES: ACCOUNT MANAGERS

The role of the Account Manager at Landscape Maintenance Professionals, Incorporated SM is to serve as a liaison between the client and/or vendor, and the appropriate teams at LMP, Inc. These individuals provide support to LMP’s objectives by providing direction and support to the various teams that service client sites including maintenance, irrigation, fertilization and pest control, enhancements and arbor care.



Robert “Bobby” Law
Senior Account Manager
 30+ years’ experience in the green industry.



Jacob Bloodworth
Account Manager
 5+ years’ experience in the green industry.



Paul Gomez – Account Manager
 16+ years’ experience in the green industry.



Paula Means – Account Manager
 15+ years’ experience in the green industry.



Jason Liggett - Account Manager
 10+ years’ experience in the green industry.



Javier Bonilla Alvarado
Account Manager
 6+ years’ experience in the green industry.



Matt Gough - Account Manager
 1+ years’ experience in the green industry



Felix Laporte – Account Manager
 10+ years’ experience in the green industry.



James Bennett - Account Manager
 11+ years’ experience in the green industry.

LMP PROFILES: CLIENT SERVICES TEAM MEMBERS

Landscape Maintenance Professionals, Incorporated SM utilizes the skills, knowledge and experience of personnel ranging from Production Managers, Irrigation Managers and technicians, Certified Arborists and arbor care team members, as well as Certified Pest Control Operators and spray technicians to care for and maintain the landscape materials at every client site. Our diverse team of landscape professionals include:



**Leon Jennings, CPCO
Safety Coordinator**
Leon, who has over 20+ years' experience in the green industry, is a Certified Pest Control Operator (CPCO), Certified Arborist, and Certified Aquatics

Technician. His primary focus at LMP is safety compliance and training along with developing the Arbor Care division.



**Bill Leavens
Business Development
Manager**

Bill, who has over 20+ years' experience in the green industry, is responsible for the evaluation of properties

located in the Hillsborough, Pinellas and Pasco counties whom are interested in joining the LMP family.



**Bill Gipp
Business Development
Manager**

Bill, who has over 20+ years' experience in the green industry, is responsible for the evaluation of properties

located in Sarasota and Manatee counties whom are interested in joining the LMP family.



**Grant Phillips
Business Development
Manager**

Grant, who has over 5+ years' experience in the property management industry, is responsible for the evaluation of properties

whom are interested in joining the LMP family.



**Bill Driskell
Irrigation Services**
Bill, who has over 22+ years' experience in the green industry, is responsible for the administration and management of LMP's

Irrigation division inclusive of purchasing, inventory control and billing.



**David Manfrin
Irrigation Manager**

David, who has over 10+ years' experience in the green industry, is responsible for the management of irrigation needs, repairs and installations for LMP's

client base.



Sam Martell
Irrigation Manager
Sam is responsible for the management of irrigation needs, repairs and installations for LMP's client base.



Aaron Denhoff
Regional Enhancement Manager
Aaron is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects.



Steve Small
Enhancement Manager
Steve is responsible for overseeing timely servicing and the quality of small to large scale enhancement projects.



Robert Tabone
Fertilization & Pest Control Supervisor
Bob is responsible for overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.



Dave Mason
Fertilization & Pest Control Supervisor
Dave is responsible for overseeing LMP's Integrated Pest Management (IPM) services utilized to prevent damage from insects and/or disease issues.

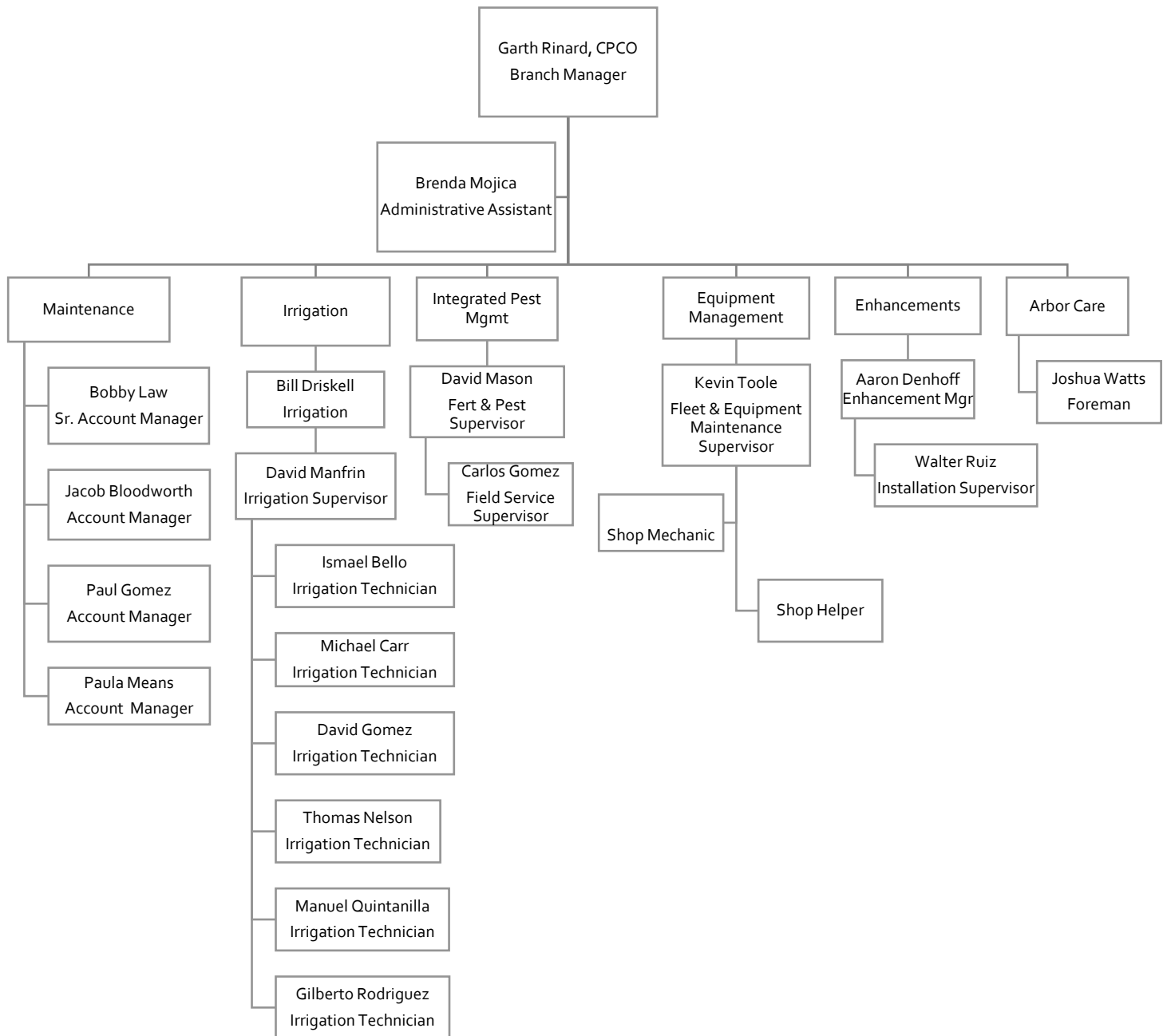


Kevin Toole
Mechanical Support Services
Kevin is responsible for ensuring that all vehicles and small equipment used by the Dover team is fully functional meeting all safety requirements.

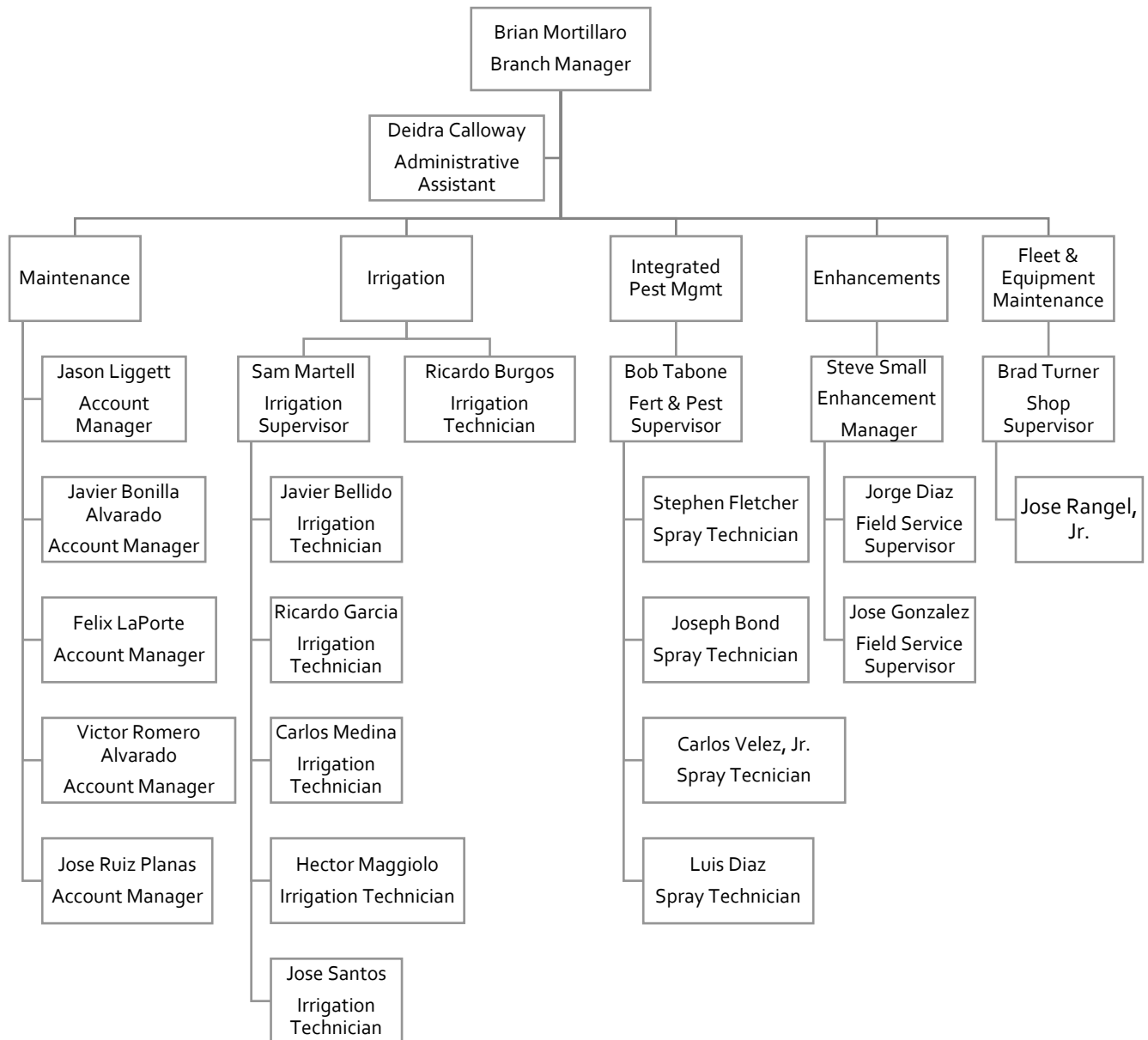


Brad Turner
Mechanical Support Services
Brad is responsible for ensuring that all vehicles and small equipment used by the Wesley Chapel team is fully functional meeting all safety requirements.

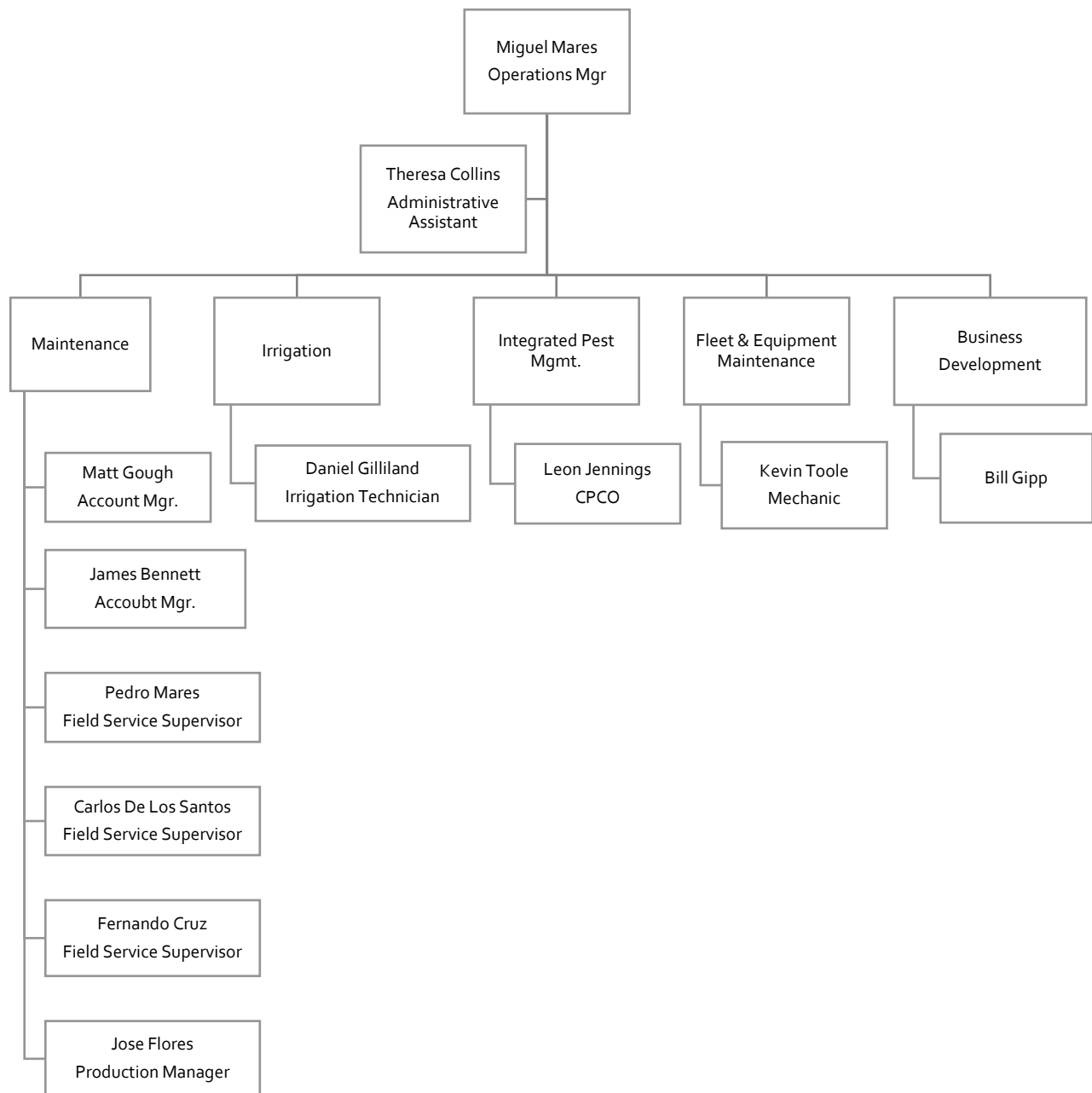
DOVER BRANCH



WESLEY CHAPEL BRANCH



SARASOTA BRANCH



LMP BUSINESS RESILIENCY PLAN

In reaction to any event deemed as critical in nature, LMP will adjust resources and/or work at client properties in a timely and efficient manner to reduce or eliminate impacts to your business operations. This includes but is not limited to the following events:

- ☞ Hurricane
- ☞ Named Storm
- ☞ Other Storm
- ☞ Flood
- ☞ Fire
- ☞ Tree Falls
- ☞ Safety Hazards

PANDEMIC OR OTHER RESOURCE DEFICIENCY ISSUES

LMP will accommodate for deficiencies to resources due to Pandemic or other health related illnesses.

PRODUCTION

Reduce standard Production Schedule to minimal needs during event and focus on proactive recovery of specific event.

- ☞ Do not add new enhancement or new installation work.
- ☞ Delay existing enhancement or new installation work.
- ☞ Delay regularly scheduled maintenance if possible.

RESOURCES REALIGNMENT

- ☞ Shift Crew Leader to Foreman/Driver Position.
- ☞ Shift from department to department (i.e.: Irrigation to Production).
- ☞ Shift Foreman to Production Manager.
- ☞ Shift Operations Manager to Account Manager.
- ☞ Shift Regional Account Manager to Account Manager.
- ☞ Shift Irrigation Managers to Account Manager.
- ☞ Shift Agronomics & Horticulture Manager to Account Manager.
- ☞ 7 day work schedules and overtime.
- ☞ Hire temporary skilled resources from Staffing Service.

ENVIRONMENTAL & RECYCLING PROGRAM

ENVIRONMENTAL STATEMENT

- 🍃 LMP, Inc. follows state and federal guidelines and regulations on environmental issues.
- 🍃 All employees are required to participate in LMP's environmental training.
- 🍃 LMP works with environmentally minded companies, and we are testing environmental friendly products and will adapt them and use products that comply with the green standards.

HAZARDOUS MATERIALS MANAGEMENT & DISPOSAL PROGRAM

- 🍃 LMP, Inc. follows all federal regulations and guide lines when using, storing or disposal of hazardous and non-hazardous materials.
- 🍃 All hazardous materials are stored following the manufactures directions.
- 🍃 Hazardous materials are kept in a limited access building under lock and key.
- 🍃 Materials are received and dispensed under management supervision only.
- 🍃 Hazardous products that LMP carries inventory of on regular basis are stocked and used on an age basis using oldest first.
- 🍃 If any product is expired, (past the manufactures use date) or damaged upon delivery, it is contained and safely returned to the vendor.
- 🍃 LMP's Fleet Manager is the only person authorized to oversee the return or disposal of hazardous materials.
- 🍃 Vehicles and equipment are maintained and kept at the manufactures recommend setting for the best fuel consumption and minimum carbon emissions.

CONSUMPTION & RECYCLE

- 🍃 All fuel and chemicals are kept in a secure limited access area, all items are dispensed by management only.
- 🍃 Mowers are all equipped with mulching blades.
- 🍃 All debris from our job sites are returned to LMP and sorted as: recycle, salvage, or trash and disposed of accordingly.

RESOURCE CONSERVATION & MANAGEMENT

FUEL CONSERVATION

- 🌿 Direct routing of vehicles to and from job sites.
- 🌿 Forward planning on upcoming jobs & future equipment needs.
- 🌿 Evaluation of travel time vs. Overtime.
- 🌿 Vehicle & equipment idle time.

WATER CONSERVATION

- 🌿 Use reclaim water whenever available.
- 🌿 Rain sensors on all irrigation systems.
- 🌿 Use low flow drip & low volume spray heads.
- 🌿 Using native plant material that are drought resistance.

MOISTURE MANAGEMENT

LMP, Inc. has partnered with the manufacturer and also distributors of Hydretain® to provide a moisture management aid as a moisture management option for our customers. We've had tremendous success in offering this to our customers which has proven to reduce water consumption, replacement turf and plant material costs not to mention water bills. Hydretain® is a liquid blend of synergistic organic compounds which reduces watering requirements, by as much as 50%, for plant, shrubs, trees, grasses and food producing agriculture.

In addition, by providing proper moisture management, Hydretain® helps to increase plant survival rates, maximize crop production, extend flower life, and maximize fertilizer usage and aid in transplant survival. Hydretain® slows water loss in soils by attracting and holding moisture within soil particles. Also, as a result of reduced evaporation, the lateral movement of moisture into the vicinity of the root zone is dramatically improved. This moisture is then held within the treated soil, readily available to the root system. As water moves into the plant, through the normal process of osmosis, the treatment remains in place continually seeking and managing available moisture.

LMP LICENSES & CERTIFICATIONS

LMP, in accordance with the requirements specified within Florida Statute 482 (482.071), maintains at each of its locations copies of employee licenses from the Department of Agriculture and Consumer Services (DACS) as well as certificates from the Department of Environmental

Protection (DEP), the International Society of Arboriculture (ISA), and the Florida Nursery, Growers and Landscape Association (FNGLA) as well as other professional organizations. If the property should determine LMP is its service provider of choice then a copy of the required licenses will be provided for its records upon request.

First Name	Last Name	BMP	Pesticide Applicator	Commercial Fertilizer Applicator	CPCO	ISA Certified Arborist	FNGLA Certification(s)
Alvaro	Balderrama	GV405725-1					
Manuel	Barron	GV401468-1					
Ismael	Bello	GV401469-1					
Jacob	Bloodworth	GV406646-1	JE271970				
Joseph	Bond	GV29832-1	JE207834	LF219744			
Javier	Bonilla	GV397827-1					
Ricardo	Burgos		JE252127				
Nelson	Calderon	GV18173-2	JE186565	LF233541			
Scott	Carlson	GV11210-1					
Jose	Centeno		JE280378				
Kenyatta	Clayton	GV909032-1					
Angel	Cruz		JE282568				
Fernando	Cruz		JE280389				
Michael	Davidson		JE116766				
Cristobal	De La Cruz	GV29835-1	JE144020	LF219748			
Carlos	Delgado Castro	GV909033-1					
Aaron	Denhoff	GV19093-1					
Luis	Diaz		JE266583				
William "Bill"	Driskell, Sr	GV19062-1					
Stephen	Fletcher	GV19329-1	JE199332	LF219686			
David	Fontanez	GV401471-1					
Diego	Francisco	GV397987-1					
Trenard	Garner	GV909035-1	JE280387				
Andres	Gaspar-Esteban	GV401614-1	JE272345				
Candido	Gaspar-Juan		JE272937				
Carlos	Gomez	GV29838-1	JE201112	LF225682			
David	Gomez	GV4613-1					
Paul	Gomez	GV12405-1	JE159363				

Edin	Gonzalez	GV397713-1	JE184954			
Matthew	Gough	GV910380-1	JE283985			
Sarbelio	Hernandez		JE282539			
Orlando	Jacinto		JE272938			
Rufino	Jahuey	GV397714-1				
Leon	Jennings	GV4512-1	JE40598	LF223452	JF5986	FL-5259A
Cristhian	Jimenez Torres	GV909036-1				
Alejandro	Juarez		JE252128			
Felix	Laporte	GV402063-1	JE255130			
Bobby	Law	GV12409-1	JE136722			
Bill	Leavens	GV20498-1	JE138769			
Auner	Lopez	GV397988-1	JE243116			
Claudio	Lopez	GV405727-1	JE272626			
Andres	Lopez	GV14789-1	JE257877			
David	Manfrin	GV29844-1				
Samuel	Martel	GV406648-1				
Miguel	Martinez	GV401765-1				
David	Mason	GV14131-2	JE174601	LF279730		
Andres	Melo Manuel		JE266670			
Esteban	Merida		JE284077			
Angel	Miron	GV397990-1	JE284078			
Gabriel	Miron-Torres	GV397716-1	JE201115			
Jimy	Molina	GV397991-1	JE218002			
Angel	Monterroso	GV401763-1				
Nery	Monterroso	GV405729-1				
Edgardo	Navarro		JE252131			
Thomas	Nelson	GV12398-2				
Alex	Ortiz		JE280379			
Ledarin	Ragins		JE205518			
Sotero	Ramos		JE277849			
Vilvian	Ramos Gomez		JE279533			
Jose	Reyes	GV397993-1				
Rafael	Reyes	GV406650-1				
Garth	Rinard		JE29820		JF159948	
Jose	Rios	GV910340-1	JE283843	LF284218		

Ruben	Rivero		JE280376		
Miguel	Rogel-Saldivar	GV32492-1	JE226730	LF231145	
Sergio	Rojas				
Victor	Romero-Alvarado	GV402065-1	JE237110		
Victor	Rubio-Balli	GV401768-1			
Jose	Ruiz Planas	GV397996-1			
Paulino	Ruiz-Hernandez	GV401474-1			
Nicholas	Sanborn		JE170039		
Luis	Santana		JE280377		
Steve	Small	GV29846-1	JE170038	LF219743	
Sean	Spencer	GV24336-1	JE170039	LF286565	
Robert	Tabone		JE52727	LF184018	JF250513
Kevin	Toole	GV406651-1			
Jose	Ugarte	GV402066-1			
Randy	Vazquez		JE232542	LF233292	
Jose	Vazquez	GV34698-1	JE232537	LF233291	
Carlos	Velez, Jr.		JE282565		
Kelly	Vickers	GV36130-1			FCP H62 12182
Bonifacio	Villegas	GV23038-1	JE204496	LF219742	

ASSETS & EQUIPMENT

VEHICLES

Year	Make	Model
1999	Ford	F-350
1999	Ford	F-550
2001	Ford	F-550
2001	International	4700
2002	Ford	F-350
2002	International	4300
2004	Ford	F-250
2004	Ford	F-250
2005	Isuzu	Spray
2006	Ford	F-350
2006	Ford	F-250
2006	Ford	F-250
2006	Ford	F-250
2006	Ford	F-150
2008	Ford	Ranger
2008	Ford	F-250

2008	GMC	Sierra 1500
2008	Ford	Ford
2008	Ford	F-250
2008	Ford	F-250
2008	Ford	F-250
2008	Ford	F-250
2009	Ford	F-150
2010	Ford	F-250
2010	Ford	F-250
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2010	Ford	F-150
2011	Ford	F-250
2011	Ford	F-250
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-250
2011	Ford	F-250
2011	Ford	F-450
2011	Chevy	Silverado 1500
2011	Ford	Escape
2011	Ford	F-150
2011	Ford	F-150
2011	Ford	F-250
2011	Ford	Ranger
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-250
2012	Ford	F-150
2012	Ford	F-250
2013	GMC	Silverado 1500
2013	GMC	Silverado 1500
2013	Ford	F-150
2013	Ford	F-150
2013	Ford	F-250
2013	Ford	F-150
2014	Nissan	NV200

2014	Ford	F-250
2014	Nissan	NV200
2015	Ford	F-250
2015	Ford	F-250
2015	Chevy	Colorado
2015	Chevy	Colorado
2015	Nissan	NV200
2015	Nissan	NV200
2016	Chevy	Colorado
2016	Isuzu	NPR Crew Cab
2016	Isuzu	NPR Crew Cab
2016	Chevy	Colorado
2016	Chevy	Colorado
2016	Ford	F-250
2016	Ford	F-250
2016	Chevy	Colorado
2017	Ford	Escape
2017	Chevy	Colorado
2017	Ford	F-250
2018	Ford	Escape
2018	Isuzu	NQR
2018	Isuzu	NQR
2018	Isuzu	NPR Crew Cab
2018	Isuzu	NPR Crew Cab
2018	Chevy	Colorado
2018	Chevy	Colorado
2018	Isuzu	NQR W/ DUMP BODY
2018	Chevy	Colorado
2018	Nissan	NV200
2018	Chevy	Colorado
2018	Isuzu	NPR Crew Cab
2018	Ford	Escape
2019	Chevy	Colorado
2019	Chevy	Colorado
2019	Chevy	Colorado

MOWERS, HAND HELD & OTHER EQUIPMENT

MANUFACTURER	QTY	DESCRIPTION
Bobcat	2	Skid steer Loader
Club Car	2	Golf Cart
Dolmar	1	Chain Saw
Eagle	1	Portable Air Compressor

Echo	1	Chain Saw
ExMark	2	60" Mower
ExMark	1	72" Mower
ExMark	8	52" Walk behind Mower
ExMark	5	21" Walk behind Mower
Gravely	2	Blower
Gravely	6	52" Mower
Gravely	3	60" Mower
Gravely	15	52" Walk Behind Mower
Gravely	1	Blower
Honda	1	21" Push mower
Husky	2	Air Compressor
Husky	1	Generator
Husqvarna	55	Blower
Husqvarna	41	Backpack Blower
Husqvarna	1	Chain Saw
Husqvarna	10	Stick Hedger
Husqvarna	39	Edger
Husqvarna	31	Hedger
Husqvarna	56	Trimmer
Husqvarna	12	60" Mower
Husqvarna	14	72" Mower
Husqvarna	3	61" Mower
Husqvarna	1	60" Zero Turn Mower
Husqvarna	2	Mower
Husqvarna	9	52" Walk behind Mower
Jacobsen	1	Batwing Mower
John Deere	1	Gator 6X2 Wheel
John Deere	1	Gator 4X2 Wheel
John Deere	1	Wheel Loader
Lesco	3	Spreader
Lincoln Electric	2	Welder
Little Wonder	1	Blower
Little Wonder	1	Lawn Vacuum
Ranger	1	Balancer
Ranger	1	Tire Machine
Stihl	1	Blower
Stihl	6	Backpack Blower
Stihl	20	Chain Saw
Stihl	13	Pole Saw

Stihl	1	Trimmer
Stihl	21	Stick Hedger
Stihl	6	Hedger
Stihl	25	Edger
Stihl	3	Trimmer
Toro	8	21" Push mower
Toro	1	Workman 3200
Toro	1	Lawn Tractor



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/10/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">CONTACT NAME: Sue Russell, CIC</td> </tr> <tr> <td>PHONE (A/C, No, Ext): (727) 391-9791</td> <td>FAX (A/C, No): (727) 393-5623</td> </tr> <tr> <td colspan="2">E-MAIL ADDRESS: sue.russell@stahlinsurance.com</td> </tr> <tr> <th colspan="2" style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td colspan="2">INSURER A: Westfield Insurance Company</td> <td style="text-align: center;">24112</td> </tr> <tr> <td colspan="2">INSURER B: Bridgefield Casualty Ins Co</td> <td style="text-align: center;">10335</td> </tr> <tr> <td colspan="2">INSURER C: Travelers Property Casualty Ins Co</td> <td style="text-align: center;">36161</td> </tr> <tr> <td colspan="2">INSURER D:</td> <td></td> </tr> <tr> <td colspan="2">INSURER E:</td> <td></td> </tr> <tr> <td colspan="2">INSURER F:</td> <td></td> </tr> </table>	CONTACT NAME: Sue Russell, CIC		PHONE (A/C, No, Ext): (727) 391-9791	FAX (A/C, No): (727) 393-5623	E-MAIL ADDRESS: sue.russell@stahlinsurance.com		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: Westfield Insurance Company		24112	INSURER B: Bridgefield Casualty Ins Co		10335	INSURER C: Travelers Property Casualty Ins Co		36161	INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																												
INSURER F:																												
INSURED Landscape Maintenance Professionals Inc dba LMP P O Box 267 Seffner FL 33583-0267																												

COVERAGES **CERTIFICATE NUMBER:** CL1910949476 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CMM7817146	10/14/2019	10/14/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td style="text-align: right;">\$ 500,000</td></tr> <tr><td>MED EXP (Any one person)</td><td style="text-align: right;">\$ 5,000</td></tr> <tr><td>PERSONAL & ADV INJURY</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>GENERAL AGGREGATE</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td>PRODUCTS - COMP/OP AGG</td><td style="text-align: right;">\$ 2,000,000</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> </table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	MED EXP (Any one person)	\$ 5,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
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A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY			CMM7817146	10/14/2019	10/14/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>BODILY INJURY (Per person)</td><td style="text-align: right;">\$</td></tr> <tr><td>BODILY INJURY (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td>PROPERTY DAMAGE (Per accident)</td><td style="text-align: right;">\$</td></tr> <tr><td>PIP-Basic</td><td style="text-align: right;">\$ 10,000</td></tr> </table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$	PIP-Basic	\$ 10,000				
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C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			TBD	10/14/2019	10/14/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>EACH OCCURRENCE</td><td style="text-align: right;">\$ 5,000,000</td></tr> <tr><td>AGGREGATE</td><td style="text-align: right;">\$ 5,000,000</td></tr> <tr><td></td><td style="text-align: right;">\$</td></tr> </table>	EACH OCCURRENCE	\$ 5,000,000	AGGREGATE	\$ 5,000,000		\$								
EACH OCCURRENCE	\$ 5,000,000																				
AGGREGATE	\$ 5,000,000																				
	\$																				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <div style="border: 1px solid black; padding: 2px; display: inline-block;">N</div>		N / A	19649070	08/01/2019	08/01/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td><input checked="" type="checkbox"/> PER STATUTE</td> <td><input type="checkbox"/> OTHER</td> <td></td> </tr> <tr><td>E.L. EACH ACCIDENT</td><td></td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>E.L. DISEASE - EA EMPLOYEE</td><td></td><td style="text-align: right;">\$ 1,000,000</td></tr> <tr><td>E.L. DISEASE - POLICY LIMIT</td><td></td><td style="text-align: right;">\$ 1,000,000</td></tr> </table>	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTHER		E.L. EACH ACCIDENT		\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE		\$ 1,000,000	E.L. DISEASE - POLICY LIMIT		\$ 1,000,000		
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E.L. DISEASE - POLICY LIMIT		\$ 1,000,000																			
A	Leased/Rented Equipment Scheduled Equipment			CMM7817146	10/14/2019	10/14/2020	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Limit</td><td style="text-align: right;">75,000</td></tr> <tr><td>Limit/Deductible</td><td style="text-align: right;">1,552,482/2,500</td></tr> </table>	Limit	75,000	Limit/Deductible	1,552,482/2,500										
Limit	75,000																				
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER FOR INFORMATION PURPOSES ONLY ***** *****	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: center;"> </div>
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INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST™

Leon Jennings

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®



Handwritten signature of Jim Skiera in black ink.

Jim Skiera, Executive Director
International Society of Arboriculture

Handwritten signature of Kevin Martlage in black ink.

Kevin Martlage
Director of Professional Development
International Society of Arboriculture

FL-5259A	26 Feb 2005	30 Jun 2020
Certification Number	Certified Since	Expiration Date

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF159948

GARTH ADAM RINARD

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.



In Testimony Whereof, Witness this signature at Tallahassee Florida on June 5, 2017

Jarrah R. Oglesby
Chief, Bureau of Licensing and Enforcement

Adam H. Putnam

Adam H. Putnam
Commissioner of Agriculture

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF5986

LEON BROOKS JENNINGS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on July 30, 2013

Chief Bureau of Entomology and Pest Control



Adam H. Putnam
Commissioner of Agriculture

STATE OF FLORIDA
 Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
May 15, 2019	JF5986	June 1, 2020

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2020**

Lawn and Ornamental

LEON BROOKS JENNINGS
 6138 MISSION DR
 LAKELAND, FL 33812

Nicole Fried
 NICOLE "NIKKI" FRIED, COMMISSIONER

STATE OF FLORIDA
 Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

**LEON BROOKS JENNINGS
 CERTIFIED PEST CONTROL OPERATOR**

JF5986

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **June 1, 2020**

Nicole Fried Signature
 COMMISSIONER

Cut here

Wallet Card
 Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
 3125 CONNER BLVD, BLDG. 8
 TALLAHASSEE, FLORIDA 32399-1650

2019 - 2020 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2020

ACCOUNT NO.
25734
RENEWAL

OCC. CODE

280.030000 LAWN MOWING/LANDSCAPING SERVICE(0-3 EMP)

2 Employees

Receipt Fee	22.00
Hazardous Waste Surcharge	0.00
Law Library Fee	0.00

BUSINESS LANDSCAPE MAINTENANCE
 PROFESSIONALS INC
 13050 E 92 HWY
 DOVER, FL 33527

2019 - 2020

LANDSCAPE MAINTENANCE PROFESSIONALS INC
 PO BOX 267
 NAME SEFFNER, FL 33583
 MAILING ADDRESS

Paid 18-650-013187
 09/24/2019 22.00

BUSINESS TAX RECEIPT

DOUG BELDEN, TAX COLLECTOR
 813-635-5200

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
 IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

PASCO COUNTY BUSINESS TAX RECEIPT

Issued pursuant and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.

2020

Expires September 30th



ACCOUNT #: 89302

SIC CODE: 0781.01

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

TYPE OF BUSINESS
LANDSCAPING SERVICE

STATE LICENSE #

LANDSCAPE MAINTENANCE PROFESSIONALS INC

PO BOX 267
SEFFNER, FL 33583-0267

OWNER/QUALIFYING AGENT
CASTILLO ORLANDO JR, CARLSON SC

LOCATION ADDRESS:
26324 WESLEY CHAPEL BLVD
LUTZ, FL 33559-7208

MOBILE BUSINESS

DATE	RECEIPT	AMOUNT
09/19/2019	19-1-127934	113.70

Dear Business Owner:

Your 2020 Pasco County Business Tax Receipt is printed above. Please detach the receipt and display it in a place that is visible to the public and available for inspection.

The Pasco County Business Tax Receipt is in addition to any other license or certificate that may be required by law and does not signify compliance with zoning, health, or regulatory requirements. The Pasco County Business Tax Receipt is non-regulatory and is not meant to be a certification of the holder's ability to perform the service for which it is registered.

Business Tax Receipts expire September 30th. Annual renewals are mailed in June to the address of record at that time. Please contact our office if there are any changes to your business name, ownership, physical address, or closing of your business.

Thank you for allowing us to serve you!

MIKE FASANO
PASCO COUNTY TAX COLLECTOR



EAST PASCO GOVERNMENT CENTER
DADE CITY

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY

TAX COLLECTOR BUILDING
GULF HARBORS

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL

CALL CENTER: MONDAY - FRIDAY 8:30 AM - 5:00 PM (352) 521-4338 • (727) 847-8032 • (813) 235-6076



Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF250513

ROBERT TABONE

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.





Adam H. Putnam
Commissioner of Agriculture

In Testimony Whereof, Witness this signature at Tallahassee, Florida on September 16, 2016



Chief, Bureau of Licensing and Enforcement

FDACS 13618 06/01



Date: February 4, 2020

Maintenance Contract

Prepared For:

Mirabella

Maintenance:

1. Mowing
 - a. Mow with a mulching power lawn mower that has sufficient horsepower to leave a neat, clean, and uncluttered appearance.
 - b. April through October (32 weekly mowings)
November through March (10 biweekly mowings)
Forty-two mowings per year.
 - c. All grass clippings on streets, curbs, sidewalks, and windowsills shall be blown at time of cutting. Cutting shall be bagged and removed from all areas only when necessary.
 - d. Collect trash and debris at each visit.
2. Edging
 - a. Edge all sidewalks, curbs, and plant beds weekly during the

growing season and not less than two times per month during the non-growing season.

- b. All clippings and debris from edging shall be blown and removed from the premises the same day the edging takes place.

3. Line Trimming:

- a. Contractor shall clip around posts, building, lights, signs, trees, utility installations, sprinkler heads, project fences, pond structures, valves, top side and rear slant of the Berm at the time of each service to maintain a neat and clean appearance.

4. Weed Control of Beds:

- a. Ornamental beds will be “weeded out” every week year round and keep a neat, clean appearance.
- b. Ornamental beds shall be manually treated to maintain a reasonably weed-free condition.
- c. Crack weeds will be addressed at each visit.

5. Trimming, Shearing, and Pruning:

- a. All plants and trees up to 10 feet will be pruned and shaped throughout each calendar year as necessary or at least twice per month to insure the following:
- b. Maintain all sidewalks to eliminate over-hanging branches of foliage that obstruct and hinder pedestrian or motor traffic.
- c. Retain the individual plants natural form and prune to eliminate branches that are rubbing against walls.
- d. Remove dead, diseased or injured branches within the category of pruning.
- e. Large Palm trees over 12 feet will be trimmed at a cost of \$30 per tree upon request.

Mulching:

1. High-grade mulch will be installed to all bed areas and other specified areas with a depth of 2 inches at a cost of \$50 per yard upon request.

Irrigation:

1. South Shore, Inc. will assume all responsibility for any damaged sprinkler heads or control lines as a result to our trimming and edging.
2. Water flow will be checked by our irrigation technician monthly and plants will be kept from hindering the spraying of the irrigation heads. Proper amount of irrigation will be provided for maintaining health of plants and sod.
3. All sprinkler streams will be directed away from windows & walkways.

4. All pumps and clocks will be visually checked for any type of damage.
5. Damage not caused by South Shore, Inc. will be repaired at additional charge of \$75.00/hr labor plus the cost of parts.

Installation of Plants and Sod:

1. 100 annuals will be installed quarterly at the main entrance and will be fertilized for peak performance. (Price included in the contract)
2. St. Augustine turf will be installed at a cost of \$0.90 per square foot.
3. Shrubs will be installed at a cost of \$10.95 each for 3 gallons plus labor at a rate of \$20.00 per hour for one employee.

Fertilization and Control of Lawn Insects: **Licence # JB184795**

1. South Shore Landscape and Lawn, Inc. will apply a slow release granular fertilizer to the St. Augustine turf areas a minimum of four times throughout the year.
2. Ornamental plants and shrubs will also have an application of a 6 month slow release granular fertilizer twice throughout the year.
3. Pesticide will be applied under the category IPM (Integrated Pest Management) each month as needed.
4. Pre-emergent and other herbicides will be applied for the control of weeds each month as needed.
5. South Shore Landscape and Lawn, Inc. will analyze the condition of the turf and shrubs weekly and any visible damage will be corrected in an extremely timely manner. (Price included in the contract)

Communication:

1. Contractor shall have a liaison person with the client to respond and confirm all issues with the property.

Services Notes:

1. The President of South Shore Landscape and Lawn, Inc. will personally oversee property.
2. In case of bad/severe weather (rain), the property will be serviced on the first day possible when the turf is sufficiently dry to prevent lawn mower damage to the turf.

Terms: This agreement shall remain in force for a period of one year, beginning _____, **2020** through _____, **2021**. This agreement shall automatically be renewed at the annual fees stated if both parties have not executed a new agreement. Either party has the right to terminate the contract without cause by providing thirty days written notice. In the event that either party terminates this agreement before the expiration of its full term, and the customer is on a payment plan, South Shore reserves the right to collect from the customer the actual cost of the services rendered.

Maintenance Cost:

Irrigation Wet Check	\$85.00
Pest Control & Fertilization	\$75.00
Maintenance	\$1,600.00
Monthly Total:	\$1,760.00
Annual Total:	\$21,120.00

Mark Macaluso
President

_____ *Mark Macaluso* _____

Accepted by: _____

Date: _____



Landscape Maintenance Services Proposal

prepared for

Mirabella CDD Addendum

February 06, 2020



YELLOWSTONE
LANDSCAPE



February 06, 2020

Nicole Hicks
Community Manager
Meritus Corporation
2005 Pan Am Circle
Dear Nicole;

Re: Landscape Maintenance Services Addendum Proposal for Mirabella CDD

Thank you for considering continuing your partnership with Yellowstone Landscape as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for Mirabella CDD Addendum. We have added the services you requested into the total overall contract, and this will be reflected in the last ninety days of our current agreement.

Within your Plan for Success please make special note of the following section:

- **Agreement & Your Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,

Bill Simpson,
Business Development Manager
Yellowstone Landscape
(901) 268-2607
bsimpson@yellowstonelandscape.com



Client Name: Meritus Corporation

Property Name: Mirabella CDD Addendum

Billing Address: 2005 Pan Am Circle

Property Address: 14316 Romeo Blvd Riverview,
FL 33579

Property Contact: Nicole Hicks

Contractor: **Yellowstone Landscape**
PO Box 849
Bunnell, FL 32110

Property Contact Email: nicole.hicks@merituscorp.com

Yellowstone Contact: Bill Simpson

Property Contact Phone: (813) 873-7300

Yellowstone Contact Email: bsimpson@yellowstonelandscape.com

Contract Effective Date: February 1, 2020

Yellowstone Contact Phone: (901) 268-2607

Contract Expiration Date: April 30, 2020

Yellowstone Scope of Services: **The Client agrees to engage Yellowstone Landscape to provide the services and work described in the attached Exhibit(s) A & B.**

Initial Term: Ninety (90) Days


Compensation Schedule:

The Client agrees to pay Yellowstone Landscape **\$30,773.40** annually, in equal monthly installments billed in the amount of **\$2,564.40** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: **Yellowstone Landscape**

Accepted by: **Meritus Corporation**

 **SIGNATURE**
Nicole Hicks

Printed Name: **Brian Wester**

Printed Name: **Nicole Hicks**

EXHIBIT "A"

LANDSCAPE MANAGEMENT SERVICES

PRICING SHEET

MIRABELLA CDD ADDENDUM

Core Maintenance Services	
Mowing & General Maintenance Includes Mowing, Edging, String Trimming, & Cleanup	\$20,100.46
IPM Includes Fertilization & Pest Control Applications	\$3,362.22
Irrigation Inspections Includes monthly wet checks of the existing irrigation system	\$2,053.32
Mulch Application Mulch application performed once annually	\$3,769.96
Palm Pruning Palms are pruned once annually	\$385
Annual Flowers Three changes of seasonal flowers annually	\$1,102.44
Total	\$30,773.40

Grand Total Annual:	\$30,773.40
Grand Total Monthly:	\$2,564.45

EXHIBIT "B" PERFORMANCE STANDARDS

MIRABELLA CDD ADDENDUM

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Mowing	40
IPM - Fertilization & Pest Control	6
Irrigation Inspections	12
Mulch	1
Palm Pruning	1
Annual Flowers	3

TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation maybe issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to: **Yellowstone Landscape, PO Box 101017, Atlanta, GA 30392-1017.**

Termination for Cause: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: By entering into this Agreement, the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be, and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or inequity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Dean's Electrical Service

15433 N. Florida Ave.

Tampa Fl. 33613

(813) 961-8406 Office

(813) 932-0708 Fax

To: Meritus Corp.

Job Name: Mirabella

Description: Misc. electrical work at Pool house / Mail Kiosk

Dean's Electrical Service submits specifications and estimates to supply and install the following:

- 1- Supply and install LED light fixture in center of ceiling at mail kiosk, light to be controlled by photo-cell
- 2- Install motion sensor devices in both the mens and womens restrooms to control lighting.
- 3- Add 2 LED wall pack fixtures to rear pool area. Lights to be controlled by a seperate time clock installed in the equipment / electrical room.

We propose hereby to furnish materials and labor-complete in accordance with the above specifications or scope of work for the sum of \$1975.00.

Payment to be made as follows: Upon Completion.

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alteration or deviation from the above specification or scope of work involving extra cost will be executed only upon a written change order and will become an extra cost over the above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. All invoices are due and payable 15 days of date of invoice. Any delinquent accounts will be subject to a monthly service charge of 1 1/2% per month. Should we incur cost or expense in collecting per the terms of this agreement, the undersigned agrees to pay all costs and expenses including reasonable attorney's fees.

Acceptance Of Proposal: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to proceed with the work as specified. Payment will be as outlined above.

Signature _____ Date _____

Authorized Signature _____ David Kelly _____ Date _____ 1/29/2020 _____

David Kelly, Dean's Electrical Service



Proposal Submitted to:
Mirabella
Attention Nicole Hicks

January 30, 2020

Ph:
Fax/Email:
Nicole.hicks@merituscorp.com
Job Description: Misc. Electrical
Location: 14306 Romeo Blvd
Wimauma FL 33598

Proposal #2020_5214

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

Miscellaneous Electrical Work for Pool House and Mailbox Kiosk:

Installation of new underground circuitry using PVC conduit from existing electrical pool panel to the mailbox kiosk. Install PVC conduit up the side of kiosk to center of ceiling. Install (1) new LED vapor proof outdoor rated light fixture. Pull in new circuitry through new conduit and wire into new fixture. Install new breaker and photocell to control new light.

Remove and replace (2) decora style single pole switches with new occupancy sensors (1 for each restroom).

Installation of new 120v circuit from existing electrical panel inside of clubhouse to exterior rear wall of clubhouse. Run new circuitry through attic, penetrate through rear soffit to (2) newly installed electrical boxes. Install (2) integrated LED light fixtures on back wall to illuminate covered lanai area. Install new timer clock to control new lights inside of electrical room. Make all connections, check for proper operation.

Total Proposal: \$3,430

*****Optional*****

Installation of (1) 120/240-volt single phase surge arrestor on main electrical panel. Provides protection against lightning and electrical surges. Includes 5-year manufacturer warranty.

Additional: \$650.00

Notes/Comments:

All material provided by Owens Electric is protected by a comprehensive (1) year warranty. All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2014 Edition unless otherwise noted.



Exclusions in Proposal:

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e. landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

PAYMENT SCHEDULE AS FOLLOWS:	50% upon approval:	\$1,715
	50% upon completion:	\$1,715

Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.

Any alteration or deviations from the above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment or materials. In the event such request results in one or more change orders, these orders will be invoiced as they are completed and payment is expected within 30 days from the date of the invoice. Fixtures, devices and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: _____
Matthew Aloy



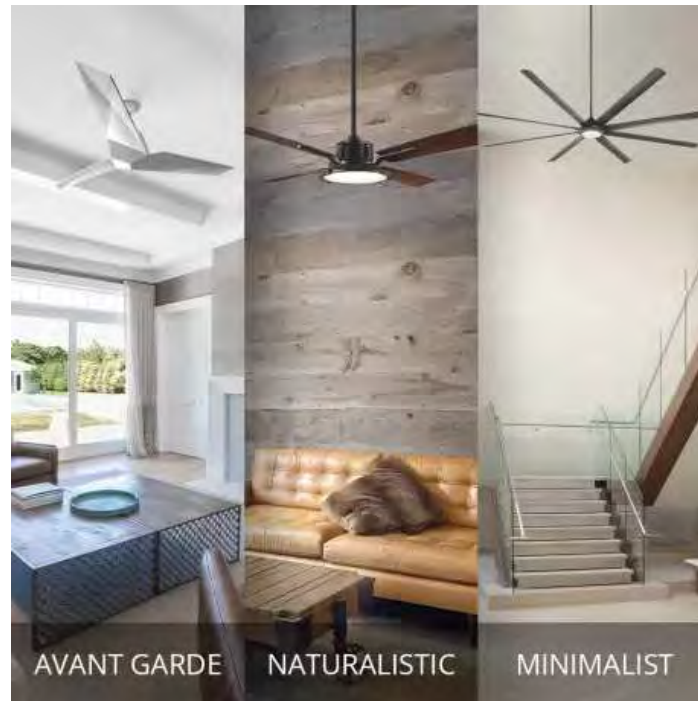
ACCEPTANCE OF PROPOSAL 2020_5214

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

Date: _____ **Print Name:** _____ **Signature:** _____

Integrated Smart Home Solutions at your Fingertip

Modern Forms smart fans are engineered to make your life easier every day. Our free iOS or Android compatible app enables advanced control functionality: Sync with the exclusive Modern Forms app to control fan speed & light kit, use smart features like adaptive learning, create groups, integrate with popular smart home technologies, and reduce energy costs.



32 Designs to Choose From

Modern Forms creates future-forward fans and luminaires that provide energy savings and outstanding efficiency. Our dedication to doing things the right way goes beyond our love for amazing products. Modern Forms smart fans include over 32 design options to choose from. Whether you're shopping for modern, contemporary, or traditional, we have a smart ceiling fan for you.



Modern Forms Smart Fan Features

Modern Forms smart fans are incredibly simple to work with – every Modern Forms fan is wet location listed for both indoor & outdoor use. Our ceiling fans are manufactured with 6-speed brushless DC motors that are silent and energy-efficient. Every Modern Form fan pair with the smart home tech you know and love, including Google Assistant, Amazon Alexa, Samsung Smart Things, and Ecobee.

MODERN FORMS SMART FANS

WiFi Enabled Smart Control
Every Modern Forms smart fan comes with a wall control as well as WiFi-enabled smart controls through our exclusive app

Wall Control
Included with fan purchase

Remote Control With Wall Cradle
Control fan speed and light brightness, and switch between Summer and Winter Modes from up to 50 feet away. Compatible with Modern Forms Smart Fans

SOLD SEPARATELY

Multiple Control Options

All Modern Forms smart fans can be controlled by any iOS or Android device, an RF wall control that is included with every ceiling fan, or a wireless remote control that is sold separately (RF-C-WT). Wall controls and remotes can be paired with up to 4 fans. The Modern Forms app is available for download free of charge through the iTunes or Google Play Stores.

Was this content useful?

Description



[Show More](#)

Weights & Dimensions



Specifications



Additional Documents

[Energy Guide \(.pdf\)](#)

Features

Fan Type	Standard
Mounting	Downrod; Angled
Room Size	Small rooms (up to 8 X 10); Medium rooms (up to 12 X 14); Large rooms (up to 18 X 20); Great rooms (larger than 18 X 20)

Fan Body Material	Metal
Light Kit Included	Yes
Blades Included	Yes
Blade Pitch	13 Degrees
Blade Material	ABS Thermoplastic
Removable Blades	Yes
Number of Blades Accommodated	3
Dry, Damp or Wet Location Listed	Wet
What is Dry Damp or Wet Location Listed	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Fan Control Compatibility	Remote Control; Wall Control
Compatible Sloped Ceiling Kit Part Number	XF-SCK
Smart Enabled	Yes
Shade Included	Yes
Shade Finish	White
Shade Material	Glass
Number of Speeds	6

DC Motor	Yes
Reversible Motor	Yes
Heat Ceiling Fan	Yes
Maximum RPM	176
Maximum Airflow	5800 CFM
Airflow Efficiency	204
Product Care	Wipe clean with a dry cloth
Sloped Ceiling	Yes
Low Noise	Yes
Fan Motor Wattage	28 Watts
Compatible Parts	Light kit; Sloped Ceiling Kit; Light Kit Shades; Remote Control; Fan/Light Wall Control
Light Kit Type	Integrated
Number of Lights	1
Dimmable	Yes
LED Dimmable	Yes
Integrated LED	Yes
Integrated LED Color Temperature	3000 Kelvin
Integrated LED Brightness (Lumens)	1110 Lumens

Integrated LED Brightness (Lumens)	1110 Lumens
Integrated LED Wattage	14 Watts
Integrated LED Rated Lifespan	100000 Hours
Integrated LED Color Rendering Index (CRI)	90
What is Integrated LED	This indicates that an LED light is built into the fixture. Integrated LED lights are more energy efficient and can last up to 50,000 hours. They cannot be replaced by the customer.
Independent Light	Yes
Downlight	Yes
Compatible Fan Remote Part Number	F-RC-WT
Compatible Light Wall Control Part Number	F-WC-WT, F-TS-BK, F-TS-WT
Compatible Fan Wall Control Part Number	F-WC-WT, F-TS-BK, F-TS-WT
Compatible Fan/Light Wall Control Part Number	F-WC-WT, F-TS-BK, F-TS-WT
Supplier Intended and Approved Use	Residential Use; Non Residential Use
Voltage	120 Volts
Smart Home Hub Compatibility	Amazon Echo; Google Assistant; Samsung SmartThings; Zigbee; Z-Wave
Fan Control Parts Included	Wall Control
Country of Origin	China

Assembly

Installation Required	Hardwired
-----------------------	-----------

Warranty

Commercial Warranty	Yes
Product Warranty-	Yes
Full or Limited Warranty	Limited
Warranty Details	5 years LED module, lifetime on the motor, and 1 year for all other parts.

Specifications

Certifications	Yes
ISO 14000 Certified	Yes
ISO 14001 Certified	Yes
ISO 9000 Certified	Yes
ISO 9001 Certified	Yes
Commercial OR Residential Certifications	Yes
Energy Star Compliant	Yes
ETL Listed	Yes
cETL Listed	Yes

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

November 7, 2019 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Friday, November 7, 2019 at 6:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Mirabella Community Development District to order on **Friday, November 7, 2019 at 6:00 p.m.**

Board Members Present and Constituting a Quorum at the Onset of the Meeting:

Demetrius Rose	Chair
Troy Gough	Vice Chair
Mindy Jacobson	Supervisor
Kyle Matthews	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Kristen Schalter	District Counsel, Straley Robin Vericker

There were approximately 20 residents present.

2. PUBLIC COMMENT ON AGENDA ITEMS

The community officer and District Counsel introduced themselves.

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Community Enhancement Proposals

The Board reviewed the current proposals and prices and agreed they would like some additional proposals for the next meeting. The Board also discussed the scope for landscaping services and having additional items added to the contract.

B. General Matters of the District

The Board requested to be made aware if there is a clubhouse rental.

48 Supervisor Matthews said he came to the Meritus office and went through the bond information.
49 Unfortunately, due to the terms of the bond, the bond cannot be refinanced right now. The Board
50 then discussed the financial status of the community.
51

52

53 **4. CONSENT AGENDA**

54 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22,**
55 **2019**

56

57 The Board reviewed the meeting minutes.
58

59

MOTION TO:	Approve the August 22, 2019 meeting minutes.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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67

B. Consideration of Operations and Maintenance Expenditures August 2019

68

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The Board reviewed the August 2019 O&Ms.

71

MOTION TO:	Approve the August 2019 O&Ms.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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C. Consideration of Operations and Maintenance Expenditures September 2019

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81

The Board reviewed the September 2019 O&Ms.

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MOTION TO:	Approve the September 2019 O&Ms.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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88

89 **D. Review of Financial Statements Month Ending September 30, 2019**

90
91 The Board reviewed and accepted the financials.

92
93

94 **5. VENDOR/STAFF REPORTS**

95 **A. District Counsel**

96
97 Ms. Schalter said she would do some research on the bonds.

98

99 **B. District Engineer**

100 **C. District Manager**

101

102 There were no additional reports from vendors or staff at this time.

103

104

105 **6. SUPERVISOR REQUESTS AND COMMENTS**

106

107 There were no supervisor requests.

108

109

110 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

111

112 A resident asked about speeding in the community. It was explained that they are County roads
113 and the County will not pay for speed bumps.

114

115

116 **8. ADJOURNMENT**

117

118 MOTION TO: Adjourn at 7:19 p.m.

119 MADE BY: Supervisor Gough

120 SECONDED BY: Supervisor Rose

121 DISCUSSION: None Further

122 RESULT: Called to Vote: Motion PASSED

123 4/0 – Motion Passed Unanimously

124

125

126 *Please note the entire meeting is available on disc.
127

128 *These minutes were done in summary format.
129

130 *Each person who decides to appeal any decision made by the Board with respect to any matter
131 considered at the meeting is advised that person may need to ensure that a verbatim record of
132 the proceedings is made, including the testimony and evidence upon which such appeal is to be
133 based.

134
135 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
136 meeting held on _____.

137
138 _____
139 Signature

137
138 _____
139 Signature

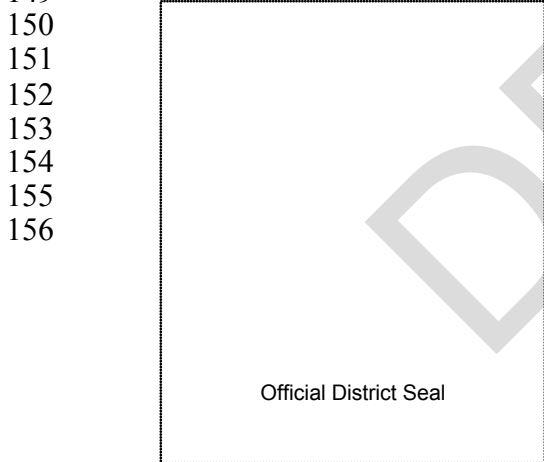
140
141 _____
142 Printed Name

140
141 _____
142 Printed Name

143
144 Title:
145 Chairman
146 Vice Chairman

143
144 Title:
145 Secretary
146 Assistant Secretary

147
148 Recorded by Records Administrator



Signature

Date

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	458541	\$ 183.00		Lake & Wetland Services - October
Meritus Districts	9324	2,260.00		Management Services - October
Yellowstone	SS57099	2,440.50		Landscape Maintenance - October
Zebra Cleaning Team, Inc.	3332	750.00		Pool Cleaning - October
Monthly Contract Sub-Total		\$ 5,633.50		
Variable Contract				
Egis	9998	\$ 7,601.00		Insurance - 10/01/19-10/01/20
Straley Robin Vericker	17595	348.70		Professional Services - General - thru 10/15/19
Variable Contract Sub-Total		\$ 7,949.70		
Utilities				
BOCC	0712968155 101419	\$ 128.01		Water Service - thru 10/05/19
Spectrum	075386602100819	84.99		Internet Service - thru 11/05/19
Tampa Electric	211003638973 101519	86.69		Electric Service - thru 10/10/19
Tampa Electric	211003639179 101519	1,096.38		Electric Service - thru 10/09/19
Tampa Electric	211003639344 101519	570.18		Electric Service - thru 10/10/19
Tampa Electric	211003639526 101519	594.94	\$ 2,348.19	Electric Service - thru 10/09/19
Utilities Sub-Total		\$ 2,561.19		
Regular Services				
DEO	74306	\$ 175.00		Special District Fee - 10/01/19
Lerner Reporting Services, Inc.	190	5,000.00		FY20 Disclosure Fee - 10/14/19
Ryder Residential Services	84	260.00		Development Cleaning - September
Ryder Residential Services	91	282.00	\$ 542.00	Development Cleaning - October
Suzanna Kimball	SK100119	45.00		Pool Bathroom Cleaning Services -

Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				10/01/19
Suzanna Kimball	SK100819	45.00		Pool Bathroom Cleaning Services - 10/08/19
Suzanna Kimball	SK101619	45.00		Pool Bathroom Cleaning Services - 10/16/19
Suzanna Kimball	SK102219	45.00		Pool Bathroom Cleaning Services - 10/22/19
Suzanna Kimball	SK102919	115.00	\$ 295.00	Pool Bathroom & Clubhouse Cleaning Services - 10/29/19
Tampa Bay Times	20226 100419	327.00		Meeting Schedule - 10/04/19
Regular Services Sub-Total		\$ 6,339.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 22,483.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
 2100 NW 33rd Street Pompano Beach, FL 33069
 800-432-4302

Invoice

INVOICE DATE: 10/1/2019
 INVOICE NUMBER: 0000458541
 CUSTOMER NUMBER: 0070290
 PO NUMBER:
 PAYMENT TERMS: Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

Received
 OCT 02 2019

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - October		183.00	183.00

WAA 539W 4307

SALES TAX: (0.0%) \$0.00
 LESS PAYMENT: \$0.00
 TOTAL DUE: \$183.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE: 10/1/2019
 INVOICE NUMBER: 0000458541
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$183.00

Aquatic Systems, Inc., a Solitude Lake
 Management Company
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9324
 Invoice Date: Oct 1, 2019
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		2,250.00
		Postage - August		10.00

Subtotal	2,260.00
Sales Tax	
Total Invoice Amount	2,260.00
Payment/Credit Applied	
TOTAL	2,260.00

REVIEWED Dthomas 9/23/2019

DM



INVOICE

INVOICE #	INVOICE DATE
SS 57099	10/1/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: October 31, 2019

Invoice Amount: \$2,440.50

Description	Current Amount
Monthly Landscape Maintenance October 2019	\$2,440.50

WLD
539100
4604

Invoice Total \$2,440.50

Excellence
 IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
 P.O. BOX 3456
 APOLLO BEACH, FL 33572
 813-458-2942

DATE: OCTOBER 14, 2019
 INVOICE #3332
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning October		\$750.00

Handwritten: UW 5390
 4617

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

REVIEWED dthomas 10/28/2019



INVOICE

Customer	Mirabella Community Development District
Acct #	796
Date	10/07/2019
Customer Service	Charisse Bitner
Page	1 of 1

Mirabella Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 7,601.00
Payment Amount	
Payment for:	Invoice#9998
100119725	

Thank You

Please detach and return with payment



Customer: Mirabella Community Development District

Invoice	Effective	Transaction	Description	Amount
9998	10/01/2019	Renew policy	Policy #100119725 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 10/7/2019 <i>Property - \$ 2476</i> <i>Gen. Liab - \$ 2819</i> <i>Puboff - \$ 2306</i>	7,601.00

Total
\$ 7,601.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	10/07/2019

REVIEWEDDthomas 10/28/2019

Straley Robin Vericker
 1510 W. Cleveland Street
 Tampa, FL 33606
 Telephone (813) 223-9400 * Facsimile (813) 223-5043
 Federal Tax Id. - 20-1778458

Mirabella CDD
 c/o MERITUS DISTRICTS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

October 22, 2019
 Client: 001295
 Matter: 000001
 Invoice #: 17595

Page: 1

UAD

51400
3107

RE: General

For Professional Services Rendered Through October 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
9/16/2019	KMS	REVIEW ORDINANCES AND RULES OF PROCEDURE.	0.4	
9/24/2019	JMV	REVIEW EMAIL FROM N. HICKS; DRAFT EMAIL TO N. HICKS.	0.2	
9/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2013 BONDS; PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2015 BONDS.	0.3	
10/3/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019 RE SERIES 2013 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME; FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019 RE SERIES 2015 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.3	
Total Professional Services			1.5	\$342.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.5	\$152.50
KMS Kristen M. Schalter	0.4	\$100.00
LB Lynn Butler	0.6	\$90.00

October 22, 2019
Client: 001295
Matter: 000001
Invoice #: 17595

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/16/2019	Postage	\$2.90
9/13/2019	Photocopies (22 @ \$0.15)	\$3.30
	Total Disbursements	\$6.20
	Total Services	\$342.50
	Total Disbursements	\$6.20
	Total Current Charges	\$348.70

PAY THIS AMOUNT **\$348.70**

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	10/14/2019	11/04/2019

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	09/10/2019	4434	10/05/2019	4523	8900	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.21
Purchase Water Pass-Thru	\$26.08
Water Base Charge	\$14.63
Water Usage Charge	\$7.11
Sewer Base Charge	\$35.40
Sewer Usage Charge	\$40.58
Total Service Address Charges	\$128.01

Summary of Account Charges

Previous Balance	\$77.23
Net Payments - Thank You	(\$77.23)
Total Account Charges	\$128.01
AMOUNT DUE	
\$128.01	

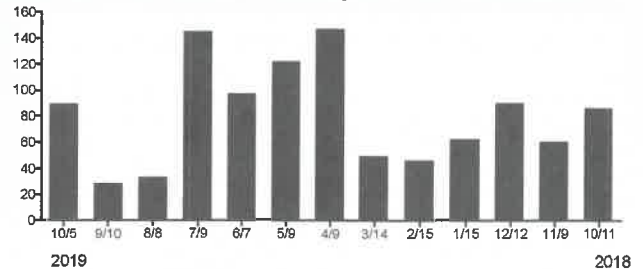
Important Message

Do you have a large yard with high water irrigation usage? Call Paula Staples, UF/IFAS Extension Hillsborough County, (813) 744-5519 X 54142, to see if a free irrigation evaluation can help lower your outdoor water use and conserve water for our future.

The Board approved a rate increase of 4.74% effective October 1, 2019. For additional information please visit our webpage: <http://HCFLGov.net/Water> and select Water Rates & Fees.

REVIEWED dthomas 10/25/2019

Consumption History x 100 Gallons



Hillsborough County Florida

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155

Received
OCT 21 2019

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



MIRABELLA CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

400

DUE DATE	11/04/2019
AMOUNT DUE	\$128.01
AMOUNT PAID	

0007129681552

00000128017

October 8, 2019
 Invoice Number: 075386602100819
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 10/06/19 through 11/05/19
 details on following pages*

Previous Balance	84.99
Payments Received - Thank You	-84.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
Total Due by 10/23/19	\$84.99

SPECTRUM BUSINESS NEWS

Keep your business running at its best with reliable business phone. Get Advanced Voice featuring unlimited long distance calling and 35+ calling features for \$29.99 when bundled. Call 1-877-838-7749 today!

Keep your business running at its best with the great TV your customers demand. Get over 45+ top channels and the service to keep your customers happy. Call 1-877-838-7749 to get affordable, reliable TV service for your business today!



REVIEWEDdthomas 10/25/2019

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 08 10082019 NNNNNY 01 000581 0002

MIRABELLA CDD
 2005 PAN AM CIR
 TAMPA FL 33607-2529



October 8, 2019

MIRABELLA CDD

Invoice Number: 075386602100819
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 10/23/19 **\$84.99**
 Amount you are enclosing

Received

OCT 15 2019

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



Invoice Number: MIRABELLA CDD
 Account Number: 075386602100819
 Security Code: 0050753866-02
 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 08 10082019 NNNNNY 01 000581 0002

Charge Details

Previous Balance		84.99
Payments Received - Thank You	09/28	-84.99
Remaining Balance		\$0.00

Payments received after 10/08/19 will appear on your next bill.

Services from 10/06/19 through 11/05/19

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Promo Discount	-25.00
	\$84.99

Spectrum Business™ Internet Total	\$84.99
-----------------------------------	---------

Current Charges	\$84.99
Total Due by 10/23/19	\$84.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.



Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 10/15/2019
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$86.69
Total amount due:	\$86.69
Payment Due By:	11/05/2019

Your Account Summary

Previous Amount Due	\$100.67
Payment(s) Received Since Last Statement	-\$100.67
Current Month's Charges	\$86.69
Total Amount Due	\$86.69



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

0000056-0000591-Page 7 of 18

REVIEWED dthomas 10/28/2019

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003638973

Current month's charges:	\$86.69
Total amount due:	\$86.69
Payment Due By:	11/05/2019

Amount Enclosed \$ _____

614346227471

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003638973
Statement Date: 10/15/2019
Current month's charges due 11/05/2019



Details of Charges – Service from 09/12/2019 to 10/10/2019

Service for: 10705 COUNTY ROAD 672, RIVERVIEW, FL 33579-8410

Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
K29671	10/10/2019	58,798	58,072	726 kWh	1	29 Days

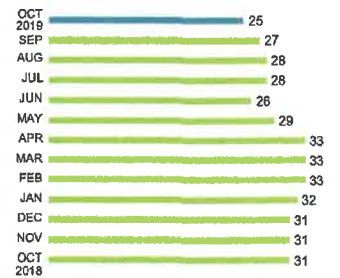
Basic Service Charge		\$18.14
Energy Charge	726 kWh @ \$0.05916/kWh	\$42.95
Fuel Charge	726 kWh @ \$0.03227/kWh	\$23.43
Florida Gross Receipt Tax		\$2.17
Electric Service Cost		\$86.69

Total Current Month's Charges

\$86.69

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000056-0000592-Page 8 of 18

Statement Date: 10/15/2019
Account: 211003639179

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000



Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	11/05/2019

Your Account Summary

Previous Amount Due	\$1,096.38
Payment(s) Received Since Last Statement	-\$1,096.38
Current Month's Charges	\$1,096.38
Total Amount Due	\$1,096.38



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.


0000056-000553-Page 11 of 18

REVIEWED dthomas 10/28/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	11/05/2019

Amount Enclosed \$ _____
614346227472

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
OCT 21 2019

Account: 211003639179
Statement Date: 10/15/2019
Current month's charges due 11/05/2019



Details of Charges – Service from 09/11/2019 to 10/09/2019

Service for: MIRABELLA CR, PH 1, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	520 kWh @ \$0.02904/kWh	\$15.10
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.03194/kWh	\$16.61
Florida Gross Receipt Tax		\$0.81

Lighting Charges **\$1,096.38**

Total Current Month's Charges **\$1,096.38**

0000056-000594-Page 13 of 18

Statement Date: 10/15/2019
Account: 211003639344

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000



Current month's charges:	\$570.18
Total amount due:	\$570.18
Payment Due By:	11/05/2019

Your Account Summary

Previous Amount Due	\$692.93
Payment(s) Received Since Last Statement	-\$692.93
Current Month's Charges	\$570.18
Total Amount Due	\$570.18




Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

0000056-0000565-Page 15 of 18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



REVIEWED dthomas 10/28/2019

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003639344

Current month's charges:	\$570.18
Total amount due:	\$570.18
Payment Due By:	11/05/2019
Amount Enclosed	\$ _____

614346227473

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639344
Statement Date: 10/15/2019
Current month's charges due 11/05/2019



Details of Charges – Service from 09/13/2019 to 10/10/2019

Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	10/10/2019	54,717		48,835		5,882 kWh	1	28 Days

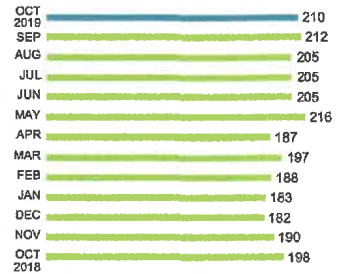
Basic Service Charge						\$18.14	
Energy Charge		5,882 kWh @ \$0.05916/kWh				\$347.98	
Fuel Charge		5,882 kWh @ \$0.03227/kWh				\$189.81	
Florida Gross Receipt Tax						\$14.25	
Electric Service Cost						\$570.18	

Total Current Month's Charges

\$570.18

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000056-000596-Page 17 of 18

Statement Date: 10/15/2019
Account: 211003639526

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	11/05/2019

Your Account Summary

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
Current Month's Charges	\$594.94
Total Amount Due	\$594.94



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



REVIEWED dthomas 10/28/2019

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211003639526

Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	11/05/2019

Amount Enclosed \$ _____
614346227474

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639526
Statement Date: 10/15/2019
Current month's charges due 11/05/2019



Details of Charges – Service from 09/11/2019 to 10/09/2019

Service for: MIRABELLA, PH 2A&2B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	806 kWh @ \$0.02904/kWh	\$23.41
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03194/kWh	\$25.74
Florida Gross Receipt Tax		\$1.26

Lighting Charges **\$594.94**

Total Current Month's Charges **\$594.94**

0000056-000590-Page 5 of 18

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74306			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Mirabella Community Development District
 Mr. Brian Lamb
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



Received
 OCT 04 2019

- 2. Telephone:** (813) 397-5121
- 3. Fax:** (813) 873-7070
- 4. Email:** brian.lamb@merituscorp.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** mirbellacdd.com
- 8. County(ies):** Hillsborough
- 9. Function(s):** Community Development
- 10. Boundary Map on File:** 04/10/2006
- 11. Creation Document on File:** 04/10/2006
- 12. Date Established:** 03/10/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Hillsborough County
- 15. Creation Document(s):** County Ordinance 06-7
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments
- 19. Most Recent Update:** 10/05/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

REVIEWED/EDD/Thomas 10/28/2019

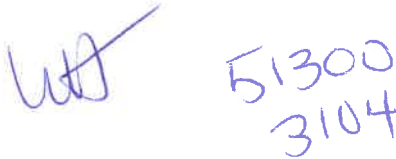
Lerner Reporting Services, Inc.
 3014 W Palmira Ave, Suite 301
 Tampa, FL 33629

Invoice

Date	Invoice #
10/14/2019	190

Bill To
Mirabella CDD c/o Debby Hukill, Meritus Districts 5680 W. Cypress Street, Suite A Tampa, FL 33607 debby.hukill@merituscorp.com

P.O. No.	Terms	Project

Quantity	Description	Amount
	Mirabella CDD FY19/20 Annual Disclosure Fee 	5,000.00

Please wire to: Valley National Bank P.O. Box 558 Wayne, NJ 07474-0558 Routing #: 021201383 Lerner Reporting Services, Inc. 3014 W Palmira Ave., Suite 301 Tampa, FL 33629 Account #: 5000074414	Or mail to: Lerner Reporting Services, Inc. 3014 W Palmira Ave. Suite 301 Tampa, FL 33629 813-915-3449	Total \$5,000.00
--	---	-------------------------

REVIEWEDdthomas 10/30/2019



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Mirabella CDD (Gene Roberts)
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
09/30/2019

Due Date
09/30/2019

Invoice Number
0000084

Amount Due (USD)
\$260.00

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 09/02/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 09/09/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 09/016/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 09/30/19	\$65.00	1	\$65.00

WHT 53510 4602

Subtotal	260.00
Tax	0.00
Total	260.00
Amount Paid	0.00

Amount Due (USD) **\$260.00**

Terms

REVIEWED thomas 10/29/2019



Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Mirabella CDD (Gene Roberts)
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
10/07/2019

Due Date
11/06/2019

Invoice Number
0000091

Amount Due (USD)
\$282.00

WJ 53900 4602

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 10/07/19	\$65.00	1	\$65.00
Number Lock #2468 Code 10/07/19	\$22.00	1	\$22.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 10/14/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 10/21/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 10/28/19	\$65.00	1	\$65.00

Subtotal 282.00
Tax 0.00

Total 282.00
Amount Paid 0.00

Amount Due (USD) **\$282.00**

REVIEWEDthomas 10/31/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/1/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 10/1/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

53900
4602

REVIEWEDdthomas 10/23/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/8/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 10/8/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 10/24/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/16/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Wednesday 10/16/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 10/28/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/22/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 10/22/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 10/28/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 10/29/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services and Clubhouse Cleaning Services

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 10/29/2019	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 10/29/2019	_____	\$70.00

Total Amount Due \$115.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL.
PAYMENT IS DUE UPON RECEIPT OF INVOICE.**

THANK YOU!

REVIEWEDdthomas 10/29/2019

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 4/19		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
10/04/2019	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$327.00		0000020226	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/19	10/04/19	0000020226	Times	Legals CLS	Meeting Schedule	1	2x39 L	\$323.00
10/04/19	10/04/19	0000020226	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x39 L	\$0.00 \$4.00

WAA
51300
4801

REVIEWEDthomas 10/28/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/ 4/19		MIRABELLA COMMUNITY DEV. DISTRICT	
Billing Date	Sales Rep	Customer Account	
10/04/2019	Deirdre Almeida	121446	
Total Amount Due		Ad Number	
\$327.00		0000020226	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

MIRABELLA COMMUNITY DEV. DISTRICT
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Received

OCT 11 2019

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 10/ 4/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **10/04/2019**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2020
MIRABELLA COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Mirabella Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2020 to be held at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598 on the following dates at 6:00 p.m.:

November	07, 2019	6:00 p.m.
February	06, 2020	6:00 p.m.
May	07, 2020	6:00 p.m.
August	06, 2020	6:00 p.m.

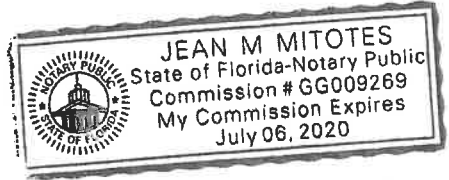
There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Nicole Hicks
District Manager

Run Date: 10/04/2019 0000020226



Mirabella Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquatic Systems, Inc.	461455	\$ 183.00		Lake & Wetland Services - November
Meritus Districts	9410	2,256.50		Management Services - November
Zebra Cleaning Team, Inc.	3353	750.00		Pool Cleaning - November
Monthly Contract Sub-Total		\$ 3,189.50		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	0712968155 111319	\$ 71.21		Water Service - thru 11/04/19
Spectrum	075386602110719	4.99		Internet Service - thru 12/05/19
Tampa Electric	211003638973 111419	120.35		Electric Service - thru 11/13/19
Tampa Electric	211003639179 111419	1,096.38		Electric Service - thru 11/08/19
Tampa Electric	211003639344 111419	663.31		Electric Service - thru 11/13/19
Tampa Electric	211003639526 111419	594.94	\$ 2,474.98	Electric Service - thru 11/08/19
Utilities Sub-Total		\$ 2,551.18		
Regular Services				
Doug Belden	A0777881064 110119	\$ 401.68		2019 Taxes - 11/01/19
Suzanna Kimball	SK110519	45.00		Pool Bathroom Cleaning Services - 11/05/19
Suzanna Kimball	SK111319	45.00		Pool Bathroom Cleaning Services - 11/13/19
Suzanna Kimball	SK111919	45.00		Pool Bathroom Cleaning Services - 11/19/19
Suzanna Kimball	SK112519	45.00	\$ 180.00	Pool Bathroom Cleaning Services - 11/25/19

**Mirabella Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Wells Fargo	1750189	3,500.00		Trustee Fee - 10/30/19-10/02/20
Regular Services Sub-Total		\$ 4,081.68		
Additional Services				
ADA Site Compliance	936	\$ 1,500.00		Website Accessibility & Compliance - 11/01/19
Brandon Lock & Safe, Inc.	47048	164.50		Repair Locks - 10/31/19
Additional Services Sub-Total		\$ 1,664.50		
TOTAL:		\$ 11,486.86		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Aquatic Systems, Inc.,
a SOLitude Lake Management Company
Lake & Wetland Management Services
 2100 NW 33rd Street Pompano Beach, FL 33069
 800-432-4302

Invoice

INVOICE DATE: 11/1/2019
 INVOICE NUMBER: 0000461455
 CUSTOMER NUMBER: 0070290
 PO NUMBER:
 PAYMENT TERMS: Net 30

Mirabella
 C/O Meritus
 2005 Pan Am Circle #300
 Tampa, FL 33607

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - November		183.00	183.00

Received
 NOV 04 2019

UAB
539100
#307

SALES TAX: (0.0%) \$0.00
 LESS PAYMENT: \$0.00
 TOTAL DUE: \$183.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
 MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)
 Please include contact name and phone number

DATE: 11/1/2019
 INVOICE NUMBER: 0000461455
 CUSTOMER NUMBER: 0070290
 TOTAL AMOUNT DUE: \$183.00

Aquatic Systems, Inc., a Solitude Lake
 Management Company
 2100 NW 33rd Street
 Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

REVIEWED Dthomas 12/4/2019

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9410
 Invoice Date: Nov 1, 2019
 Page: 1

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		2,250.00
		Postage - September		6.50

REVIEWED thomas 10/29/2019

Subtotal	2,256.50
Sales Tax	
Total Invoice Amount	2,256.50
Payment/Credit Applied	
TOTAL	2,256.50



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
 P.O. BOX 3456
 APOLLO BEACH, FL 33572
 813-458-2942

DATE: NOVEMBER 11, 2019
 INVOICE #3353
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning November		\$750.00
		<i>LAW</i>	<i>53900</i>	
			<i>4617</i>	

SUBTOTAL	
SALES TAX	
TOTAL	\$750.00

Comments:

REVIEWED dthomas 12/3/2019



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
MIRABELLA CDD	0712968155	11/13/2019	12/04/2019



Service Address: 14306 ROMEO BLVD

S-Page 1 of 1

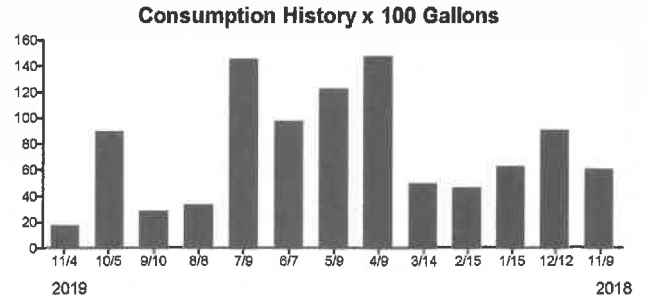
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	10/05/2019	4523	11/04/2019	4540	1700	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$4.98
Water Base Charge	\$15.33
Water Usage Charge	\$1.28
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$8.13
Total Service Address Charges	\$71.21

Summary of Account Charges

Previous Balance	\$128.01
Net Payments - Thank You	(\$128.01)
Total Account Charges	\$71.21
AMOUNT DUE	\$71.21



REVIEWED dthomas 12/4/2019



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0712968155

Received
NOV 18 2019

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



MIRABELLA CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

762

DUE DATE	12/04/2019
AMOUNT DUE	\$71.21
AMOUNT PAID	

0007129681552

00000071217

November 7, 2019
 Invoice Number: 075386602110719
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

SPECTRUM BUSINESS NEWS

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Important Billing Update

At Spectrum Business, we regularly review the accuracy of the rates outlined on your monthly statement. During a recent review of your account, we identified a billing error that will be corrected with this bill. As a result, you are eligible for a one-time credit of \$80.00 which has been applied to this billing statement.

Summary *Services from 11/06/19 through 12/05/19
 details on following pages*

Get the best business phone and save. Other phone providers add sneaky surcharges and hidden fees which means you may be paying more than you thought. Spectrum Business Voice is only \$29.99/line each month and has no added taxes or hidden fees, so you can save money every month. Call 1-844-930-0635 to start saving.

Get the best TV for your business. Spectrum Business TV has a variety of packages to meet the needs of every business so stop settling for satellite's weather outages and high prices. Call 1-844-930-0635 today!

NEW! Spectrum Mobile is now available for Small Business owners! You can save up to 40% on your monthly wireless bill with our new mobile service that runs on America's most reliable LTE Network. Plus, you can even keep your phone or trade it in for a new Apple, Samsung, Google, or LG phone. Call 1-844-635-7342 to learn more!

Previous Balance	84.99
Payments Received - Thank You	-84.99
Adjustments	-80.00
Remaining Balance	-\$80.00
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
Total Due by 11/23/19	\$4.99

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



REVIEWEDdthomas 12/3/2019

November 7, 2019

MIRABELLA CDD

Invoice Number: 075386602110719
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 11/23/19 \$4.99

Amount you are enclosing \$



Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



Invoice Number:
Account Number:
Security Code:

MIRABELLA CDD
075386602110719
0050753866-02
3706

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 07 11072019 NNNNNY 01 000332 0001

Charge Details

Previous Balance		84.99
Payments Received - Thank You	10/22	-84.99

Payments received after 11/07/19 will appear on your next bill.

Adjustments

Billing Adjustment	10/28	-80.00
Adjustments Total		-\$80.00

Remaining Balance		-\$80.00
-------------------	--	----------

Services from 11/06/19 through 12/05/19

Spectrum Business™ Internet

Spectrum Business Internet Plus		109.99
Promo Discount		-25.00
		\$84.99

Spectrum Business™ Internet Total		\$84.99
-----------------------------------	--	---------

Current Charges		\$84.99
-----------------	--	----------------

Total Due by 11/23/19		\$4.99
-----------------------	--	---------------

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.



Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 11/14/2019
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$120.35
Total amount due:	\$120.35
Payment Due By:	12/05/2019

Your Account Summary

Previous Amount Due	\$86.69
Payment(s) Received Since Last Statement	-\$86.69
Current Month's Charges	\$120.35
Total Amount Due	\$120.35

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000035-0000602-Page 3 of 18

REVIEWEDdtthomas 12/3/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003638973

Current month's charges:	\$120.35
Total amount due:	\$120.35
Payment Due By:	12/05/2019

Amount Enclosed \$ 618049934303

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003638973
Statement Date: 11/14/2019
Current month's charges due 12/05/2019



Details of Charges – Service from 10/11/2019 to 11/13/2019

Service for: 10705 COUNTY ROAD 672, RIVERVIEW, FL 33579-8410

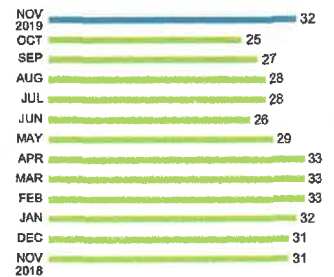
Rate Schedule: General Service - Non Demand

Meter Location: SIGN-IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	11/13/2019	59,883		58,798		1,085 kWh	1	34 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.14
Energy Charge	1,085 kWh @ \$0.05916/kWh	\$64.19
Fuel Charge	1,085 kWh @ \$0.03227/kWh	\$35.01
Florida Gross Receipt Tax		\$3.01
Electric Service Cost		\$120.35

Total Current Month's Charges

\$120.35

00000056-0000503-Page 5 of 18

Important Messages

We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Statement Date: 11/14/2019
Account: 211003639179

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000



Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	12/05/2019

Your Account Summary

Previous Amount Due	\$1,096.38
Payment(s) Received Since Last Statement	-\$1,096.38
Current Month's Charges	\$1,096.38
Total Amount Due	\$1,096.38

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000036-0000504-Page 7 of 18

REVIEWEDthomas 12/3/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	12/05/2019
Amount Enclosed	\$

618049934304

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639179
Statement Date: 11/14/2019
Current month's charges due 12/05/2019



Details of Charges – Service from 10/10/2019 to 11/08/2019

Service for: MIRABELLA CR, PH 1, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	520 kWh @ \$0.02904/kWh	\$15.10
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.03194/kWh	\$16.61
Florida Gross Receipt Tax		\$0.81
Lighting Charges		\$1,096.38
Total Current Month's Charges		\$1,096.38

00000056-00000005-Page 9 of 18

Important Messages

We continue to add more solar to our fuel mix

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*Oil makes up less than 1%

Received

NOV 18 2019

Statement Date: 11/14/2019
Account: 211003639344

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000



Current month's charges:	\$663.31
Total amount due:	\$663.31
Payment Due By:	12/05/2019

Your Account Summary

Previous Amount Due	\$570.18
Payment(s) Received Since Last Statement	-\$570.18
Current Month's Charges	\$663.31
Total Amount Due	\$663.31

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000056-00000606-Page 11 of 18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay informed with e-News Update

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$663.31
Total amount due:	\$663.31
Payment Due By:	12/05/2019

Amount Enclosed \$ _____
618049934305

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

REVIEWEDthomas 12/3/2019

Account: **211003639344**
 Statement Date: 11/14/2019
 Current month's charges due **12/05/2019**



Details of Charges – Service from 10/11/2019 to 11/13/2019

Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	11/13/2019	61,592	54,717		6,875 kWh	1	34 Days

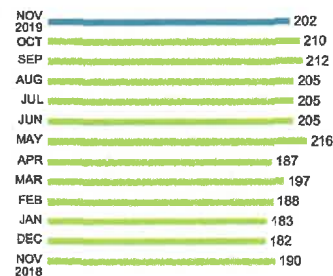
Basic Service Charge					\$18.14		
Energy Charge		6,875 kWh @ \$0.05916/kWh			\$406.73		
Fuel Charge		6,875 kWh @ \$0.03227/kWh			\$221.86		
Florida Gross Receipt Tax					\$16.58		
Electric Service Cost					\$663.31		

Total Current Month's Charges

\$663.31

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



0000056-0000607-Page 13 of 18

Important Messages

We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%

Statement Date: 11/14/2019
Account: 211003639526

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	12/05/2019

Your Account Summary

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
Current Month's Charges	\$594.94
Total Amount Due	\$594.94

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

00000066-0000608-Page 15 of 18

REVIEWEDthomas 12/3/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	12/05/2019

Amount Enclosed \$ _____
618049934306

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639526
Statement Date: 11/14/2019
Current month's charges due 12/05/2019



Details of Charges – Service from 10/10/2019 to 11/08/2019

Service for: MIRABELLA, PH 2A&2B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	806 kWh @ \$0.02904/kWh	\$23.41
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03194/kWh	\$25.74
Florida Gross Receipt Tax		\$1.26

Lighting Charges **\$594.94**

Total Current Month's Charges **\$594.94**

0000056-0000608-Page 17 of 18

Important Messages

We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



Skip the Trip - Pay online at www.hillstax.org

- E-Check - A FREE electronic payment from your account
- Credit Card - 2.35% fee is charged

Account No. A0777881064

Pay this amount	\$401.68	\$405.87	\$410.05	\$414.24	\$418.42
If postmarked by	Nov 30 2019	Dec 31 2019	Jan 31 2020	Feb 29 2020	Mar 31 2020

Property Location
 MIRABELLA CDD
 10501 MASSIMO DR
 WIMAUMA 33598

MIRABELLA CDD
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

Legal Description: MIRABELLA PHASE_2B TRACT 5

Ad Valorem Taxes						Tax District U
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
COUNTY OPERATING	813-272-5750	5.7309	22961	0	22961	131.59
ENVIRONMENTAL LAND	813-272-5750	0.0604	22961	0	22961	1.39
COUNTY M.S.T.U.	813-272-5750	4.3745	22961	0	22961	100.44
LIBRARY-SERVICE	813-272-5750	0.5583	22961	0	22961	12.82
PARK BONDS - UNINCORPORATED	813-272-5750	0.0259	22961	0	22961	0.59
SCHOOL - LOCAL	813-272-4064	2.2480	22961	0	22961	51.62
SCHOOL - STATE	813-272-4064	3.8810	22961	0	22961	89.11
PORT AUTHORITY	813-905-5132	0.1050	22961	0	22961	2.41
HILLS CO TRANSIT AUTHORITY	813-623-5835	0.5000	22961	0	22961	11.48
CHILDRENS BOARD	813-229-2884	0.4589	22961	0	22961	10.54
WATER MANAGEMENT	352-796-7211	0.2801	22961	0	22961	6.43

*WAA 51300
4902*

Total Millage	18.2230
Total Ad Valorem Taxes	\$418.42

Non-Ad Valorem Assessments		
Taxing Authority	Telephone	Tax Amount
MIRABELLA CDD	813-873-7300	0.00

Total Non-Ad Valorem Assessments	\$0.00
Combined Taxes & Assessments	\$418.42

Doug Belden, Hillsborough County Tax Collector **2019 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

Account No. A0777881064	Tax District U	Escrow	Assessed Value 22961
MIRABELLA PHASE 2B TRACT 5			Exemptions

Postmarks are not accepted after March 31st

Pay this amount	\$401.68	\$405.87	\$410.05	\$414.24	\$418.42
If postmarked by	Nov 30 2019	Dec 31 2019	Jan 31 2020	Feb 29 2020	Mar 31 2020

Remember to write your account number on your check.

J145443-161413 509

Make checks payable in US funds to:
 Doug Belden, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

MIRABELLA CDD
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

Received
 NOV 04 2019

REVIEWED dthomas 12/4/2019

Keep this portion for your records.

Detach this portion and return it with your payment.

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/5/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 11/5/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 12/2/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/13/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road **Pool Bathroom Cleaning** Services

Mirabella CDD

Pool Bathroom Cleaning Services Wednesday 11/13/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 12/3/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/19/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 11/19/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 12/3/2019

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 11/25/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Monday 11/25/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

REVIEWEDdthomas 12/3/2019

Fee Invoice

Corporate Trust Services

**WELLS
FARGO**

<u>Invoice Number</u>	<u>Billing Date</u>	<u>Due Date</u>	<u>Amount Due</u>
1750189	10/02/2019	11/01/2019	\$3,500.00

Please mail or wire payment to:

Mailing Address:
Wells Fargo Bank
WF 8113
P.O. Box 1450
Minneapolis, MN 55485-8113

Wire Instructions:
ABA #: 121000248
DDA #: 1000031565
Swift Code: WFBIUS6S
Reference: Invoice #, Account Name, Attn Name

ACH Instructions:
ABA #: 091000019
DDA #: 1000031565
Memo: Invoice #, Account Name, Attn Name

Mirabella Community Development District
Anna Lyalina
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Please return this portion of the statement with your payment in the envelope provided:

Please retain this portion for your records

Account Number: 46663900
Mirabella CDD 2013

Administration Charges

For the Period 10/30/2019 through 10/02/2020

Trustee Fee

\$3,500.00

Total Amount Due:

\$3,500.00

Billings past due are subject to an 18% annual finance charge of the balance due.

REVIEWEDDthomas 12/3/2019

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
 Mirabella CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
936	11/01/2019	\$1,500.00	11/15/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

BALANCE DUE \$1,500.00

51300
 5103

REVIEWEDdtThomas 12/4/2019



Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
 Tampa, FL 33619
 813-655-4200

LOCK & SAFE, inc.

Lic. HCLOC14006

Invoice

Invoice Date	Invoice #
10/31/2019	47048
P.O. No.	

Bill To
Mirabella c/o Meritus 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Terms	Due Date
Net 30	11/30/2019

Qty	Description	Rate	Amount
1	Labor To: On site found 3 doors plus 2 BR's key in box didn't work any of them. It's KW1 & locks are SC1. Called left messgae for Gene. Called office found out closets are in club house. Office called Gene. He is sending somebody over to let me in & show me which doors. Pick 2 locks. There was a 3rd but couldn't pick. Took 2 cylinders to van found out they were KA. Made key it also worked 3rd closet. Make spare key SC1 also make spare SC1 for office & KW1 for pool lock.	105.00	105.00
1	Service call	59.50	59.50

WAT *539100*
4602

*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.
 *To ensure proper credit please make sure to include your invoice number on your check.
 *All sales are governed by our Standard Terms & Conditions. This document may be viewed here:
<https://www.brandonlock.com/terms>
 *Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$164.50
Sales Tax (8.5%)	\$0.00
Total	\$164.50
Payments Credits	\$0.00

Balance Due \$164.50

Your Security Specialists - Since 1997. Thank you for your business!

REVIEWEDdthomas 12/5/2019

**Mirabella Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9513	\$ 2,260.50		Management Services - December
Solitude Lake Management	PI A00329721	183.00		Lake & Pond Management Services - December
Zebra Cleaning Team, Inc.	3370	650.00		Pool Cleaning - December
Monthly Contract Sub-Total		\$ 3,093.50		

Variable Contract				
Straley Robin Vericker	17698	\$ 1,930.70		Professional Services - General - thru 11/15/19
Variable Contract Sub-Total		\$ 1,930.70		

Utilities				
BOCC	0712968155 121219	\$ 93.20		Water Service - thru 12/09/19
Spectrum	075386602120719	84.99		Internet Service - thru 01/05/20
Tampa Electric	211003638973 121619	107.97		Electric Service - thru 12/13/19
Tampa Electric	211003639179 121619	1,096.38		Electric Service - thru 12/10/19
Tampa Electric	211003639344 121619	550.86		Electric Service - thru 12/13/19
Tampa Electric	211003639526 121619	594.94	\$ 2,350.15	Electric Service - thru 12/10/19
Utilities Sub-Total		\$ 2,528.34		

Regular Services				
Ryder Residential Services	100	\$ 287.50		Development Cleaning & Trash Cans - May
Suzanna Kimball	SK122718	45.00		Pool Bathroom Cleaning Services - 12/27/18
Suzanna Kimball	SK120319	45.00		Pool Bathroom Cleaning Services - 12/03/19
Suzanna Kimball	SK121019	115.00		Pool Bathroom & Clubhouse Cleaning Services - 12/10/19

Mirabella Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Suzanna Kimball	SK121719	45.00	\$ 250.00	Pool Bathroom Cleaning Services - 12/17/19
Regular Services Sub-Total		\$ 537.50		
Additional Services				
Yellowstone	SS73162	\$ 367.48		Plant Installation - 12/31/19
Additional Services Sub-Total		\$ 367.48		
TOTAL:		\$ 8,457.52		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

INVOICE

Invoice Number: 9513
 Invoice Date: Dec 1, 2019
 Page: 1

Voice: 813-397-5121
 Fax: 813-873-7070

Bill To:
Mirabella CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Mirabella CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		2,250.00
		Postage - October		10.50

REVIEWEDthomas 12/2/2019

Subtotal	2,260.50
Sales Tax	
Total Invoice Amount	2,260.50
Payment/Credit Applied	
TOTAL	2,260.50

SOLITUDE LAKE MANAGEMENT

INVOICE

Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice Number: PI-A00329721

Invoice Date: 12/01/19

PROPERTY: Mirabella

SOLD TO: Mirabella
C/O Meritus
2005 Pan Am Circle #300
Tampa, FL 33607

Customer ID 8108	Customer PO	Payment Terms Net 30
---------------------	-------------	-------------------------

Sales Rep ID Josh F. McGarry	Shipping Method	Ship Date	Due Date 12/31/19
---------------------------------	-----------------	-----------	----------------------

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49770 12/01/19 - 12/31/19 Lake & Pond Management Services	183.00	183.00

WJ 53910
4307

Received

DEC 13 2019

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	183.00
Sales Tax	0.00
Total Invoice	183.00
Payment Received	0.00
TOTAL	183.00



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
 P.O. BOX 3456
 APOLLO BEACH, FL 33572
 813-458-2942

DATE: DECEMBER 10, 2019
 INVOICE #3370
 EXPIRATION DATE

TO Mirabella
 10635 county rd. 672

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning December		\$650.00
	WAT	5390		
		4617		

SUBTOTAL	
SALES TAX	
TOTAL	\$650.00

Comments:

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Mirabella CDD
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

November 22, 2019
Client: 001295
Matter: 000001
Invoice #: 17698

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2019

W 51300 3107

SERVICES

Date	Person	Description of Services	Hours	
10/23/2019	JMV	REVIEW EMAIL FROM N. HICKS; REVIEW PROPERTY RECORDS.	0.9	
10/23/2019	KMS	REVIEW PUBLIC RECORDS AND PROPERTY APPRAISER RECORDS FOR 2013 AND 2018 LAND SALES WITHIN DISTRICT BOUNDARIES TO HILLSBOROUGH COUNTY SCHOOL BOARD; REVIEW COMMUNICATIONS FROM N. HICKS.	1.3	
11/7/2019	KMS	REVIEW AGENDA AND PREPARE FOR BOARD OF SUPERVISORS MEETING; ATTEND BOARD OF SUPERVISORS MEETING.	3.0	
11/8/2019	KMS	REVIEW MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURES FOR 2013 AND 2015 BONDS.	1.4	
11/12/2019	LB	PREPARE LETTERS AND MEMOS TO NEWLY APPOINTED BOARD SUPERVISORS, M. JACOBSON AND K. MATTHEWS RE FLORIDA'S SUNSHINE LAWS, TEXTING AND PUBLIC RECORDS INFORMATION.	1.0	
11/13/2019	KMS	REVIEW COUNTY TAX BILL AND COMMUNICATION FROM N. HICKS; DRAFT EMAIL TO N. HICKS.	0.3	
Total Professional Services			7.9	\$1,924.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.9	\$274.50

November 22, 2019
Client: 001295
Matter: 000001
Invoice #: 17698

Page: 2

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	6.0	\$1,500.00
LB	Lynn Butler	1.0	\$150.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/12/2019	Postage	\$2.90
11/15/2019	Photocopies (22 @ \$0.15)	\$3.30
	Total Disbursements	\$6.20

Total Services	\$1,924.50
Total Disbursements	\$6.20
Total Current Charges	\$1,930.70

PAY THIS AMOUNT

\$1,930.70

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME MIRABELLA CDD	ACCOUNT NUMBER 0712968155	BILL DATE 12/12/2019	DUE DATE 01/02/2020
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 14306 ROMEO BLVD

S-Page 1 of 1



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53136726	11/04/2019	4540	12/09/2019	4583	4300	ACTUAL	WATER

Received
DEC 23 2019

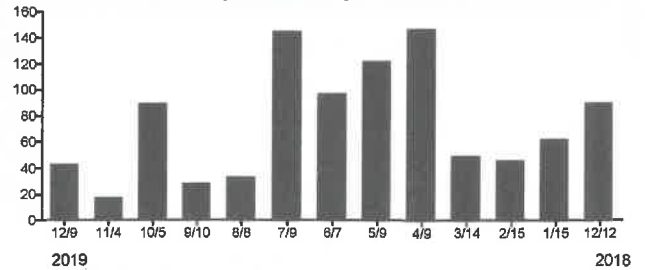
Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$12.60
Water Base Charge	\$15.33
Water Usage Charge	\$3.23
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$20.55
Total Service Address Charges	\$93.20

Summary of Account Charges

Previous Balance	\$71.21
Net Payments - Thank You	(\$71.21)
Total Account Charges	\$93.20
AMOUNT DUE	\$93.20

Consumption History x 100 Gallons



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 0712968155

Hillsborough County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



MIRABELLA CDD
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

400

DUE DATE	01/02/2020
AMOUNT DUE	\$93.20
AMOUNT PAID	

0007129681552

242
00000093203

December 7, 2019
 Invoice Number: 075386602120719
 Account Number: **0050753866-02**
 Security Code: **3706**
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 12/06/19 through 01/05/20
 details on following pages*

Previous Balance	4.99
Payments Received - Thank You	-4.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	84.99
Current Charges	\$84.99
Total Due by 12/23/19	\$84.99

SPECTRUM BUSINESS NEWS

Important Mailing Address Update. The PO Box where you mail your monthly Spectrum payment is changing. Effective with this billing statement, payments should be sent to PO BOX 7195 Pasadena, CA 91109-7195. If you use a third party to process your payment, you will need to update the address in their system. If you use Spectrum's payment remit coupon or pay your bill online, no action is required.



Get the best business phone and save. Other phone providers add sneaky surcharges and hidden fees which means you may be paying more than you thought. Spectrum Business Voice is only \$29.99/line each month and has no added taxes or hidden fees, so you can save money every month. Call 1-844-930-0635 to start saving.

Get the best TV for your business. Spectrum Business TV has a variety of packages to meet the needs of every business so stop settling for satellite's weather outages and high prices. Call 1-844-930-0635 today!

NEW! Spectrum Mobile is now available for Small Business owners! You can save up to 40% on your monthly wireless bill with our new mobile service that runs on America's most reliable LTE Network. Plus, you can even keep your phone or trade it in for a new Apple, Samsung, Google, or LG phone. Call 1-844-635-7342 to learn more!

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 12072019 NNNNNY 01 000335 0001

MIRABELLA CDD
 2005 PAN AM CIR
 TAMPA FL 33607-2529



December 7, 2019

MIRABELLA CDD

Invoice Number: 075386602120719
 Account Number: 0050753866-02
 Service At: 14306 ROMEO BLVD
 WIMAUMA, FL 33598-0016

Total Due by 12/23/19 **\$84.99**
 Amount you are enclosing \$

Received

DEC 12 2019

Please Remit Payment To:
 BRIGHT HOUSE NETWORKS
 PO BOX 7195
 PASADENA, CA 91109-7195



Invoice Number: MIRABELLA CDD
 Account Number: 075386602120719
 Security Code: 0050753866-02
 3706

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249
 7635 1610 NO RP 07 12072019 NNNNNY 01 000335 0001

Charge Details

Previous Balance	4.99
Payments Received - Thank You 11/20	-4.99
Remaining Balance	\$0.00

Payments received after 12/07/19 will appear on your next bill.

Services from 12/06/19 through 01/05/20

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Promo Discount	-25.00
	\$84.99

Spectrum Business™ Internet Total \$84.99

Current Charges	\$84.99
Total Due by 12/23/19	\$84.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

**Your WAY can be the GREEN way!
 GO GREEN with Spectrum Business.**

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements



Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.



Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 12/16/2019
Account: 211003638973

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
10705 COUNTY ROAD 672
RIVERVIEW, FL 33579-8410



Current month's charges:	\$107.97
Total amount due:	\$107.97
Payment Due By:	01/06/2020

Your Account Summary

Previous Amount Due	\$120.35
Payment(s) Received Since Last Statement	-\$120.35
Current Month's Charges	\$107.97
Total Amount Due	\$107.97

0000066-0000712-Page 15 of 18

Help neighbors in need this holiday season.



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.
Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



We're shedding new light on dark winter nights.

New LED lighting will bring:

- **Energy savings** – up to 60% more efficient
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Visit tampaelectric.com/newLEDs to learn more about the benefits and when we'll be in a neighborhood near you.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 211003638973

Current month's charges:	\$107.97
Total amount due:	\$107.97
Payment Due By:	01/06/2020

Amount Enclosed \$ _____

629161053099

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003638973
Statement Date: 12/16/2019
Current month's charges due 01/06/2020



Details of Charges – Service from 11/14/2019 to 12/13/2019

Service for: 10705 COUNTY ROAD 672, RIVERVIEW, FL 33579-8410

Rate Schedule: **General Service - Non Demand**

Meter Location: SIGN-IRR

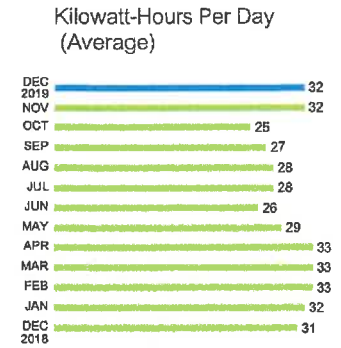
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K29671	12/13/2019	60,836	59,883		953 kWh	1	30 Days

Basic Service Charge					\$18.14	
Energy Charge	953 kWh @ \$0.05916/kWh				\$56.38	
Fuel Charge	953 kWh @ \$0.03227/kWh				\$30.75	
Florida Gross Receipt Tax					\$2.70	
Electric Service Cost					\$107.97	

Total Current Month's Charges

\$107.97

Tampa Electric Usage History



00000066-0000713-Page 17 of 18

Important Messages

Warmest wishes from our family to yours

All of us at Tampa Electric wish you a wonderful holiday season and a very happy new year. We're proud to provide you with the safe, reliable and affordable energy that fuels your life.

Good news! Look for a credit on your next bill.

The credit will be based upon your usage, but figure about \$9 if you average 1,000 kilowatt-hours a month. After recovering costs of restoring power for Hurricane Irma and other storms, Tampa Electric still had savings from a recent federal tax law change – this credit is returning these savings back to customers. The credit was proposed by Tampa Electric, approved by the Florida Public Service Commission and supported by Florida's Office of Public Counsel, the Florida Industrial Power Users Group and the Florida Retail Federation.

Statement Date: 12/16/2019
Account: 211003639179

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
MIRABELLA CR, PH 1
RIVERVIEW, FL 33579-0000



Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	01/06/2020

Your Account Summary

Previous Amount Due	\$1,096.38
Payment(s) Received Since Last Statement	-\$1,096.38
Current Month's Charges	\$1,096.38
Total Amount Due	\$1,096.38

0000066-0000710-Page 11 of 18

**Help neighbors in need
this holiday season.**



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.
Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639179

Current month's charges:	\$1,096.38
Total amount due:	\$1,096.38
Payment Due By:	01/06/2020

Amount Enclosed \$

629161053100

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639179
Statement Date: 12/16/2019
Current month's charges due 01/06/2020



Details of Charges – Service from 11/09/2019 to 12/10/2019

Service for: MIRABELLA CR, PH 1, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	520 kWh @ \$0.02904/kWh	\$15.10
Fixture & Maintenance Charge	35 Fixtures	\$545.16
Lighting Pole / Wire	35 Poles	\$518.70
Lighting Fuel Charge	520 kWh @ \$0.03194/kWh	\$16.61
Florida Gross Receipt Tax		\$0.81
Lighting Charges		\$1,096.38

Total Current Month's Charges **\$1,096.38**

00000066-0000711-Page 13 of 18

Important Messages

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Statement Date: 12/16/2019
Account: 211003639344

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
14306 ROMEO BLVD
RIVERVIEW, FL 33579-0000



Current month's charges:	\$550.86
Total amount due:	\$550.86
Payment Due By:	01/06/2020

Your Account Summary

Previous Amount Due	\$663.31
Payment(s) Received Since Last Statement	-\$663.31
Current Month's Charges	\$550.86
Total Amount Due	\$550.86

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this holiday season.**



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00000066-0000706-Page 3 of 18

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639344

Current month's charges:	\$550.86
Total amount due:	\$550.86
Payment Due By:	01/06/2020

Amount Enclosed \$ _____
629161053101

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211003639344
Statement Date: 12/16/2019
Current month's charges due 01/06/2020



Details of Charges – Service from 11/14/2019 to 12/13/2019

Service for: 14306 ROMEO BLVD, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

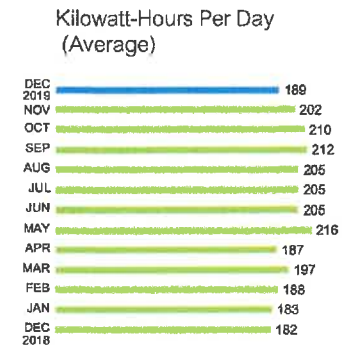
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K32125	12/13/2019	67,268	61,592		5,676 kWh	1	30 Days

Basic Service Charge		\$18.14
Energy Charge	5,676 kWh @ \$0.05916/kWh	\$335.79
Fuel Charge	5,676 kWh @ \$0.03227/kWh	\$183.16
Florida Gross Receipt Tax		\$13.77
Electric Service Cost		\$550.86

Total Current Month's Charges

\$550.86

Tampa Electric Usage History



00000056-0000707-Page 5 of 18

Important Messages

Warmest wishes from our family to yours

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Statement Date: 12/16/2019
Account: 211003639526

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
MIRABELLA, PH 2A&2B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	01/06/2020

Your Account Summary

Previous Amount Due	\$594.94
Payment(s) Received Since Last Statement	-\$594.94
Current Month's Charges	\$594.94
Total Amount Due	\$594.94

00000066-0000708-Page 7 of 18

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211003639526

Current month's charges:	\$594.94
Total amount due:	\$594.94
Payment Due By:	01/06/2020
Amount Enclosed	\$

629161053102

MIRABELLA COMMUNITY DEVELOPMENT
MIRABELLA COMMUNITY DEVE
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: **211003639526**
 Statement Date: 12/16/2019
 Current month's charges due **01/06/2020**



Details of Charges – Service from 11/09/2019 to 12/10/2019

Service for: MIRABELLA, PH 2A&2B, RIVERVIEW, FL 33579-0000

Rate Schedule: **Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	806 kWh @ \$0.02904/kWh	\$23.41
Fixture & Maintenance Charge	19 Fixtures	\$262.95
Lighting Pole / Wire	19 Poles	\$281.58
Lighting Fuel Charge	806 kWh @ \$0.03194/kWh	\$25.74
Florida Gross Receipt Tax		\$1.26

Lighting Charges **\$594.94**

Total Current Month's Charges **\$594.94**

00000066-0000709-Page 9 of 18

Important Messages

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Ryder Residential and Commercial, LLC
813-846-2865

1071 Emerald Dr.
Brandon, Florida
33511
United States

Billed To
Nicole Hicks, DM
Mirabella CDD (Gene Roberts)
2005 Pan Am Circle, Suite 300
Tampa, Florida
33607
United States

Date of Issue
11/18/2019

Due Date
12/18/2019

Invoice Number
0000100

Amount Due (USD)
\$287.50

Description	Rate	Qty	Line Total
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 05/04/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 05/11/19	\$65.00	1	\$65.00
light bulb	\$5.50	5	\$27.50
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 05/18/19	\$65.00	1	\$65.00
Development Cleaning & Trash Cans (Mirabella) Cleaning around parking lot, sidewalks, pool and clubhouse 05/25/19	\$65.00	1	\$65.00

WAT 53900
4602

Subtotal	287.50
Tax	0.00
Total	287.50
Amount Paid	0.00

Amount Due (USD) **\$287.50**

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/27/2018

To: Meritus Via Email: districtinvoices@meritUSDistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD
Pool Bathroom Cleaning Services Thursday 12/27/2018 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL.
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/3/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 12/3/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/10/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services and Clubhouse Cleaning Services

Mirabella CDD

<u>Pool Bathroom Cleaning</u> Services Tuesday 12/10/2019	_____	\$45.00
<u>Clubhouse Cleaning Services</u> Tuesday 12/10/2019	_____	\$70.00

Total Amount Due \$115.00

**PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL.
PAYMENT IS DUE UPON RECEIPT OF INVOICE.**

THANK YOU!

Suzanna M. Kimball
2800 East 113th Ave
Unit 203
Tampa, FL 33612
Telephone (813) 389-4189

Invoice

Date: 12/17/2019

To: Meritus **Via Email:** districtinvoices@meritusdistricts.com

From: Suzanna M. Kimball

RE: Mirabella CDD 10635 Balm Road Pool Bathroom Cleaning Services

Mirabella CDD

Pool Bathroom Cleaning Services Tuesday 12/17/2019 _____ \$45.00

Total Amount Due \$45.00

PLEASE MAKE CHECK PAYABLE TO SUZANNA KIMBALL
Payment due upon receipt.

THANK YOU!



INVOICE

INVOICE #	INVOICE DATE
SS 73162	12/31/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Mirabella CDD
 c/o Meritus
 2005 Pan Am Cir
 Suite 300
 Tampa, FL 33607

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Mirabella CDD

Invoice Due Date: January 30, 2020

Invoice Amount: \$367.48

Description	Current Amount
Mirabella Entrance Annual Flower Bed Annual change out at entrance bed. Plant Installation	\$367.48

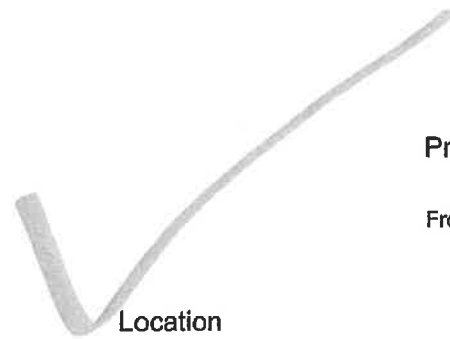


Invoice Total \$367.48

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #36734
Date: 11/20/2019
From: Jose Vazquez



Proposal For

Location

Meritus
2005 Pan Am Cir
Suite 300
Tampa, FL 33607

main:
mobile:

14316 Romeo Blvd
Riverview, FL 33579

Property Name: Mirabella CDD

Mirabella Entrance Annual Flower Bed

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Annual Installation	2.00	\$99.35
Annual change out for entrance bed	120.00	\$240.00

Client Notes
Annual change out at entrance bed.

SUBTOTAL	\$367.48
SALES TAX	\$0.00
TOTAL	\$367.48

Signature

x *Nicole Hicks*

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: Nicole Hicks

Title: District Manager

Date: 11/20/19

Assigned To

Jose Vazquez
Office:
jvazquez@yellowstonelandscape.com

*Completed 12/11/19
Truck #1474
Ticket #525195*

Mirabella Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Mirabella
Balance Sheet

As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	175,804	0	0	0	0	175,804
Investment-Revenue 2013 (3900)	0	144,616	0	0	0	144,616
Investment-Sinking 2013 (3901)	0	3	0	0	0	3
Investment-Interest 2013 (3902)	0	249	0	0	0	249
Investment-Prepayment 2013 (3905)	0	272	0	0	0	272
Investment-Reserve 2013 (3907)	0	150,800	0	0	0	150,800
Investment-Interest 2015 (5000)	0	0	0	0	0	0
Investment-Sinking 2015 (5002)	0	0	0	0	0	0
Investment-Prepayment 2015 (5003)	0	0	0	0	0	0
Investment-Reserve 2015 (5004)	0	0	11,340	0	0	11,340
Investment-Revenue 2015 (5005)	0	0	25,578	0	0	25,578
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0
Deposits	3,020	0	0	0	0	3,020
Construction Work In Progress	0	0	0	1,603,075	0	1,603,075
Amount Available-Debt Service	0	0	0	0	271,261	271,261
Amount To Be Provided-Debt Service	0	0	0	0	1,560,739	1,560,739
Other	0	0	0	0	0	0
Total Assets	<u>178,824</u>	<u>295,940</u>	<u>36,918</u>	<u>1,603,075</u>	<u>1,832,000</u>	<u>3,946,757</u>
Liabilities						
Accounts Payable	457	0	0	0	0	457
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	500	0	0	0	0	500
Revenue Bonds Payable - Series 2013	0	0	0	0	1,540,000	1,540,000
Revenue Bonds Payable - Series 2015	0	0	0	0	292,000	292,000
Total Liabilities	<u>957</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,832,000</u>	<u>1,832,957</u>
Fund Equity & Other Credits						

Mirabella
Balance Sheet

As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2013	Debt Service - Series 2015	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-All Other Reserves	0	244,136	28,477	0	0	272,614
Fund Balance-Unreserved	44,811	0	0	0	0	44,811
Investment In General Fixed Assets	0	0	0	1,603,075	0	1,603,075
Other	133,056	51,804	8,440	0	0	193,300
Total Fund Equity & Other Credits	<u>177,867</u>	<u>295,940</u>	<u>36,918</u>	<u>1,603,075</u>	<u>0</u>	<u>2,113,799</u>
Total Liabilities & Fund Equity	<u>178,824</u>	<u>295,940</u>	<u>36,918</u>	<u>1,603,075</u>	<u>1,832,000</u>	<u>3,946,757</u>

Mirabella
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	181,980	174,998	(6,982)	(4)%
Total Revenues	<u>181,980</u>	<u>174,998</u>	<u>(6,982)</u>	<u>(4)%</u>
Expenditures				
Financial & Administrative				
District Manager	27,000	6,750	20,250	75 %
District Engineer	2,100	0	2,100	100 %
Disclosure Report	5,000	5,000	0	0 %
Trustees Fees	5,655	5,113	542	10 %
Auditing Services	5,100	0	5,100	100 %
Arbitrage Rebate Calculation	650	0	650	100 %
Postage, Phone, Faxes, Copies	300	11	290	97 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	1,500	327	1,173	78 %
Bank Fees	150	0	150	100 %
Dues, Licenses & Fees	175	577	(402)	(230)%
Office Supplies	100	0	100	100 %
Website Administration	1,750	1,500	250	14 %
Legal Counsel				
District Counsel	5,000	2,091	2,909	58 %
Electric Utility Services				
Electric Utility Services	30,500	5,584	24,916	82 %
Garbage/Solid Waste Control Services				
Garbage Collection	500	0	500	100 %
Water-Sewer Combination Services				
Water Utility Services	2,000	189	1,811	91 %
Other Physical Environment				
Waterway Management Program	4,000	549	3,451	86 %
Property & Casualty Insurance	6,000	5,295	705	12 %
Clubhouse Facility Maintenance	12,000	1,693	10,307	86 %
Landscape Maintenance - Contract	38,000	2,441	35,560	94 %
Landscape Maintenance - Other	3,000	367	2,633	88 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	4,000	0	4,000	100 %
Pool Maintenance	9,000	2,150	6,850	76 %
Security System - Contract	2,000	0	2,000	100 %
Capital Outlay	12,000	0	12,000	100 %
Total Expenditures	<u>181,980</u>	<u>41,943</u>	<u>140,037</u>	<u>77 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>133,056</u>	<u>133,056</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>133,056</u>	<u>133,056</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-Unreserved	<u>0</u>	<u>44,811</u>	<u>44,811</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>44,811</u>	<u>44,811</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>177,867</u>	<u>177,867</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

202 - Debt Service - Series 2013
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	130,950	134,940	3,990	3 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>764</u>	<u>764</u>	<u>0 %</u>
Total Revenues	<u>130,950</u>	<u>135,704</u>	<u>4,754</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest-Series 2013	105,950	53,900	52,050	49 %
Principal-Series 2013	<u>25,000</u>	<u>30,000</u>	<u>(5,000)</u>	<u>(20)%</u>
Total Expenditures	<u>130,950</u>	<u>83,900</u>	<u>47,050</u>	<u>36 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>51,804</u>	<u>51,804</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>51,804</u>	<u>51,804</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>244,136</u>	<u>244,136</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>244,136</u>	<u>244,136</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>295,940</u>	<u>295,940</u>	<u>0 %</u>

Mirabella
Statement of Revenues and Expenditures

203 - Debt Service - Series 2015
 From 10/1/2019 Through 12/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	22,580	22,259	(321)	(1)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>91</u>	<u>91</u>	<u>0 %</u>
Total Revenues	<u>22,580</u>	<u>22,350</u>	<u>(230)</u>	<u>(1)%</u>
Expenditures				
Debt Service Payments				
Interest-Series 2015	17,580	8,910	8,670	49 %
Principal-Series 2015	5,000	4,500	500	10 %
Prepayments	<u>0</u>	<u>500</u>	<u>(500)</u>	<u>0 %</u>
Total Expenditures	<u>22,580</u>	<u>13,910</u>	<u>8,670</u>	<u>38 %</u>
Excess of Revenues Over/(Under) Expenditures	<u>0</u>	<u>8,440</u>	<u>8,440</u>	<u>0 %</u>
Excess of Revenue/Other Sources Over Expenditures/Other Uses	<u>0</u>	<u>8,440</u>	<u>8,440</u>	<u>0 %</u>
Fund Balance - Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>28,477</u>	<u>28,477</u>	<u>0 %</u>
Total Fund Balance - Beginning of Period	<u>0</u>	<u>28,477</u>	<u>28,477</u>	<u>0 %</u>
Fund Balance - End of Period	<u>0</u>	<u>36,918</u>	<u>36,918</u>	<u>0 %</u>

Mirabella
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	307,244.59
Less Outstanding Checks/Vouchers	131,440.59
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	175,804.00
Balance Per Books	<u>175,804.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/19

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1997	6/1/2019	System Generated Check/Voucher	100.00	Southeastern Tax Professionals, Inc.
2100	11/21/2019	System Generated Check/Voucher	1,500.00	ADA Site Compliance
2112	12/6/2019	Series 2013 FY20 Tax Dist ID 449	129,840.59	Mirabella CDD
Outstanding Checks/Vouchers			131,440.59	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
 Reconciliation ID: 12/31/19
 Reconciliation Date: 12/31/2019
 Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2080	10/22/2019	Series 2013 FY19 Tax Dist ID ExFess	1,160.66	Mirabella CDD
2098	11/12/2019	Series 2013 FY20 Tax Dist ID 441	3,192.00	Mirabella CDD
2099	11/12/2019	Series 2015 FY20 Tax Dist ID 441	526.55	Mirabella CDD
2108	11/20/2019	Series 2013 FY20 Tax Dist ID 445	953.64	Mirabella CDD
2109	11/20/2019	Series 2015 FY20 Tax Dist ID 445	157.31	Mirabella CDD
2110	11/20/2019	Series 2013 FY20 Tax Dist ID 447	953.64	Mirabella CDD
2101	11/21/2019	System Generated Check/Voucher	401.68	Doug Belden, Tax Collector
2111	11/22/2019	Series 2015 FY20 Tax Dist ID 447	157.31	Mirabella CDD
2106	12/2/2019	System Generated Check/Voucher	2,260.50	Meritus Districts
2107	12/2/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2113	12/6/2019	Series 2015 FY20 Tax Dist ID 449	21,418.31	Mirabella CDD
2114	12/12/2019	System Generated Check/Voucher	287.50	Ryder Residential and Commercial, LLC
2115	12/12/2019	System Generated Check/Voucher	1,930.70	Straley Robin Vericker
2116	12/12/2019	System Generated Check/Voucher	160.00	Suzanna M. Kimball
2117	12/19/2019	System Generated Check/Voucher	183.00	Solitude Lake Management, LLC
2118	12/19/2019	System Generated Check/Voucher	84.99	Bright House Networks
2119	12/19/2019	System Generated Check/Voucher	45.00	Suzanna M. Kimball
2120	12/19/2019	System Generated Check/Voucher	650.00	Zebra Cleaning Team, Inc
2121	12/24/2019	System Generated Check/Voucher	93.20	BOCC
2122	12/24/2019	System Generated Check/Voucher	2,350.15	Tampa Electric
Cleared Checks/Vouchers			37,011.14	
			37,011.14	

Mirabella
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/19
Reconciliation Date: 12/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR113	12/4/2019	Tax Distribution - 12.04.19	<u>319,644.18</u>
Cleared Deposits				<u>319,644.18</u>