

Building Maintenance Services Agreement

Townnews Com

Building Maintenance Services Agreement Townnews Com Building Maintenance Services Agreement TownNewscom 1 This Building Maintenance Services Agreement the Agreement is made and entered into as of Date by and between Company Name a State Business Type with a principal place of business at Address Contractor and TownNewscom a State Business Type with a principal place of business at Address Client 2 Purpose The purpose of this Agreement is to define the terms and conditions under which Contractor will provide building maintenance services the Services to Client at the property located at Address the Property 3 Services Contractor agrees to provide the following Services List of services including but not limited to Routine maintenance of building systems including HVAC plumbing electrical and fire suppression systems Cleaning of common areas restrooms and other specified areas Landscaping and snow removal Minor repairs and preventative maintenance Other services as agreed upon by both parties 4 Exclusions The following services are specifically excluded from this Agreement List of services not included including but not limited to Major renovations or structural repairs Services requiring specialized licenses or certifications not held by Contractor Services outside the scope of routine building maintenance 2 Other exclusions as agreed upon by both parties 5 Schedule and Scope of Work Describe the schedule for performing the Services including the frequency of routine maintenance the expected timeframe for repairs and the availability of emergency services Define the scope of work for each service including the specific areas to be covered and the level of detail expected 6 Contractors Responsibilities Contractor shall List the Contractors responsibilities including but not limited to Provide qualified and experienced personnel to perform the Services Maintain appropriate insurance coverage including general liability workers compensation and automobile insurance Comply with all applicable local state and federal laws and regulations Adhere to the agreedupon schedule and scope of work Use reasonable care and skill in performing the Services Provide Client with timely notice of any issues or problems encountered during the performance of the Services Maintain a clean and safe work environment at the Property 7 Clients Responsibilities Client shall List the Clients responsibilities including but not limited to Provide Contractor with access to the Property during agreedupon hours Provide Contractor with all necessary information and documentation to perform the Services Notify Contractor of any changes to the Property or the Services Cooperate with Contractor in performing the

Services Ensure the safety and wellbeing of Contractors personnel while they are on the Property 8 Compensation and Payment Describe the payment schedule including the rate for the Services the payment frequency and the due date for payments Explain the process for invoicing and payment Specify any applicable penalties for late payment 3 9 Termination This Agreement may be terminated by either party for any reason with Number days written notice to the other party 10 Force Majeure Neither party shall be liable for any delay or failure to perform its obligations under this Agreement due to events beyond its reasonable control such as acts of God war terrorism natural disasters or government regulations 11 Warranties Contractor warrants that the Services will be performed in a professional and workmanlike manner using materials of good quality However Contractor makes no other warranties express or implied regarding the Services 12 Indemnification Contractor agrees to indemnify and hold harmless Client from and against any and all losses damages liabilities costs and expenses including attorneys fees arising from or relating to the Services except to the extent such losses are caused by the negligence of Client 13 Confidentiality Each party agrees to keep confidential all nonpublic information of the other party that it receives during the course of this Agreement 14 Entire Agreement This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous communications representations or agreements whether oral or written 15 Governing Law This Agreement shall be governed by and construed in accordance with the laws of the State of State 16 Notices All notices and other communications hereunder shall be in writing and shall be deemed to have been duly given when delivered in person upon the first business day following deposit in the United States mail postage prepaid certified or registered return receipt requested addressed as follows 4 If to Contractor Address If to Client Address 17 Severability If any provision of this Agreement is held to be invalid or unenforceable such provision shall be struck and the remaining provisions shall remain in full force and effect 18 Waiver No waiver by either party of any breach of this Agreement shall be deemed a waiver of any subsequent breach 19 Amendments This Agreement may be amended only by a written instrument signed by both parties 20 Binding Effect This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above Contractor Name By Signature Name Printed Name Title Title TownNewscom By Signature Name Printed Name Title Title 5

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