



This Agreement is made between JAN-PRO DEVELOPMENT OF SOUTHWEST FLORIDA AND ROLLS LANDING CONDOMINIUM and JAN-PRO agree that JAN-PRO will begin service at the location(s) identified above and under the below terms.

1. **JAN-PRO** agrees to perform the recurring janitorial services and at the frequencies stated in the pricing agreement.
2. **JAN-PRO** will provide all chemicals, equipment, labor, and supervision. **CLIENT** will provide all restroom paper products, hand soap and can liners.
3. **JAN-PRO** will fulfill its obligations under this Agreement through its franchised system. **JAN-PRO** will identify the franchisee selected to service **CLIENT** before the start date of service. Each franchisee has been successfully trained on the **JAN-PRO** methods and procedures and is bound by the terms of this Agreement. **CLIENT** has the right to request a change in franchisee at any time.
4. **JAN-PRO** sends invoices at the beginning of each month for the recurring janitorial services, with payment terms at net 30 days. All additional services are invoiced as incurred, with payment terms at net 15 days. A finance charge of 1.5% per month (minimum is \$15.00) is assessed on all delinquent accounts over 60 days.
5. This Agreement is for a term of one (1) year from the date of signing or the start of services, whichever occurs last. The Agreement automatically renews for additional 1-year terms, with a 3% increase in the monthly fee paid by the Client, unless either party gives written notice of nonrenewal to the other at least thirty (30) days before the Agreement's expiration date.
6. **CLIENT** agrees to verbally notify **JAN-PRO** of any service issues before **CLIENT** provides any written notification.
7. This Agreement may be terminated for non-performance only and the terminating party must give the other party written notice specifying in detail the nature of any non-performance. The non-terminating party will then have 5 working days to cure to the reasonable satisfaction of the terminating party. If the non-performance is not cured within the 5 working days the terminating party will notify the non-terminating party in writing of the failure to cure, and this Agreement will terminate 30 days after the date of the notice. All written notices must be timely and by overnight courier.
8. **CLIENT** agrees that during the term of this Agreement and for 90 days after the expiration or termination of this Agreement, **CLIENT** will not employ directly or indirectly any **JAN-PRO** employees, agent representatives, franchisees, or former franchisees.
9. In addition to any other rights, **JAN-PRO** may have, if **CLIENT** breaches this Agreement, **JAN-PRO** is entitled to all costs of **JAN-PRO**'s costs of collection, including reasonable attorney fees, paralegal fees, and collection agency fees, in addition to **JAN-PRO**'s lost revenues for the remainder of the term.
10. **JAN-PRO** annually observes the following federally recognized holidays: New Years' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. **JAN-PRO** will not provide services on these days. Other conditions may apply that preempt cleaning. No credit will be given for the holiday as this is already factored into pricing.
11. **JAN-PRO** and **JAN-PRO**'s franchisee will each maintain commercial general liability insurance of at least \$1,000,000 per occurrence, \$2,000,000 in the aggregate automobile liability, coverage of at least \$1,000,000 and janitorial bonding of at least \$50,000.
12. **JAN-PRO** and **JAN-PRO** franchisee will indemnify **CLIENT** from any claims, damages, injury, liability, losses, or compensation, whether or injury to person or damage to property as a result of negligence, gross negligence or willful misconduct in performing the services under this Agreement.

By signing below, **CLIENT** and **JAN-PRO** agree to the terms of this Janitorial Services Agreement.

CLIENT

Rolls Landing

✓ JAN-PRO

BY:

J.D. Stout CAM

✓ BY:

NAME:

J.D. Stout

✓ NAME:

DATE:

10-12-23

✓ DATE:

JAN-PRO®

CLIENT: ROLLS LANDING CONDOMINIUM

CLEANING LOCATION: 23465 HARBORVIEW ROAD PT. CHARLOTTE FL, 33980

REGULAR SERVICE

PRICE PER MONTH*

CLEANING SERVICE 1 DAY WEEK

ANDERSON BUILDING

GUARD HOUSE

CLUBHOUSE

6 CONDOS CLEANED 1XMONTH (CUSTOMER PROVIDES PRODUCT)

OFF SEASON \$2095/MONTH
SEASON \$2395/MONTH

ALL RESTROOMS CLEANED 2XWEEK IN SEASON NOV 1ST TO MAY 1ST.

SPECIAL SERVICES UPON REQUEST

PRICE PER SERVICE*

INITIAL DEEP CLEAN OF ALL BREEZEWAY FLOORS (CUSTOMER PROVIDES PRODUCT)

\$1695.00

PRESSURE WASH POOL DECK AND POOL FURNITURE

\$695.00

PRESSURE WASH GUARD HOUSE

\$295.00

- Holidays (days not serviced): New Year's, Thanksgiving Day, & Christmas Day

By executing this Agreement, the parties agree to be bound by these terms and the conditions set forth in the accompanying Janitorial Services Agreement.

To Start 11-1-2023
To Provide: Certificate of Insurance
License Copy from the
Workers' Comp Insurance

CLIENT *Rolls Landing*

JAN-PRO

SIGNATURE: *JD Stout, CAM*

SIGNATURE:

PRINT: *JD Stout*

PRINT:

DATE: *10-12-23*

DATE: