

LOMBARD LANDSCAPE, LLC

Snow Removal Service Contract

I. THE PARTIES.

This Snow Removal Service Contract ("Agreement") made DECEMBER 1, 2024 ("Effective Date"), is by and between LOMBARD LANDSCAPING LLC ("Service Provider") with a mailing address of 327 Pepper Street, Monroe, CT, 06468, and 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client") with a principal mailing address located at: c/o Donadeo Realty & Management, 880 North Avenue, Bridgeport, CT 06606.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Client hires the Service Provider to perform work under the terms and conditions hereby agreed upon by the forementioned parties:

II. TERM.

The term of this Agreement shall commence on December 1, 2024, and will end on March 31, 2025.

III. THE PROPERTY.

3300 Park Avenue located in the City of Bridgeport CT will be hereinafter known as the "Property." The Service Provider agrees to service the Property, strictly limited to the following areas within the Property:

- Main Roadway and/or Driveways
- Walkways
- Stairs
- Parking Areas (Brick Paved & Overflow Lot)
- Mailbox Area
- Trash Receptacle Areas
- Fire Hydrants

IV. THE SERVICE.

The Service Provider will provide snow removal services strictly limited to the following:

- Shoveling
- Plowing
- De-icing

The Service Provider agrees to provide de-icing services to the designated areas of the property with the exclusive use of the product "Magic Salt."

V. SNOW/ICE EVENT.

The Service Provider shall perform pre-treatment services, on the designated areas of the property [Main Roadway, Driveways, Walkways and Stairways], up to, but no more than 24 hours before snow accumulation or ice formation can be reasonably anticipated. The Service Provider shall commence shoveling and/or plowing on the designated areas of the Property [Main Roadway, Driveways, Parking Areas, Walkways, Stairs, Mailbox Area, Trash Receptacle Areas, and Fire Hydrants] as soon as conditions deem reasonably necessary.

VI. PAYMENT AMOUNT.

For services performed by the Service Provider for the Client on the Property during the TERM [December 1, 2024, through March 31, 2025], the Client agrees to pay the Service Provider four (4) equal payments of \$3,750, totaling in the amount of \$15,000.

Monthly payments will be made via Check or electronically, and will be due and payable upon the first of every month starting December 2024 and ending on March 2025. The Client will be allowed a ten (10) day grace period without penalty, thereafter a per month penalty of 1.50% will be charged by the Service Provider to the Client.

For services performed by the Service Provider on the Property during any "out of contract service dates" [PreDecember 1st and Post March 31st], the Client will be billed and the Client agrees to pay the Service Provider per each snow and/or ice event resulting in 0-3" of snow/ice accumulation, as follows:

- 0 Inches 3 Inches: \$1,400
- 3.1 Inches - 6 Inches: \$2,800
- 6.1 Inches -9 Inches: \$4,200
- 9.1 Inches- 12 Inches:\$5,600
- After 12.1 Inches, the price will double for every 3 additional inches of snow

Additionally, for any snow removal services required due to significant snow accumulation, \$200 per hour to relocate snow will be charged to the Client by the Service Provider, billed upon completion and payable upon receipt.

VI). DEFAULT

The Client is responsible for any legal expenses incurred by the service provider in the event of the client defaulting on this contract.

VIII. TERMINATION

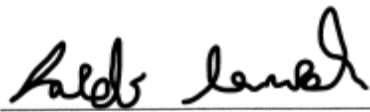
Subject to applicable state law, this Agreement and all authority hereunder, may be terminated by either party at any time and with or without cause upon delivery of ten (10) days written notice to the address of the other. Written notice includes, but is not limited to, registered or certified mail with return receipt requested, express overnight mail via a nationally recognized carrier, and e-mail notification or a facsimile transmission.

IX. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior or contemporaneous parole and/or written agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding.

This Contract is binding upon the following signatories:

LOMBARD LANDSCAPING LLC ("Service Provided")

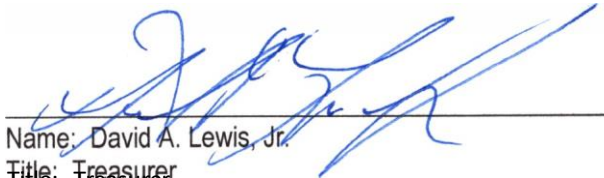


Name: Jacob Lombard

Date 12/06

Title: Owner/Principal/Member

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client")



Name: David A. Lewis, Jr.

12/05
Date

Title: Treasurer

12/0512025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/10/2024

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 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 Ferguson & McGuire, Inc. 6 North Main Street P.O. Box 846 Wallingford CT 06492	CONTACT Mitchell Healy NAME: PHONE (203) 269-9565 FAX (203) 269-9656 (A/C, No, Ext): (A/C, No): E-MAIL mhealy@fergusonmcguire.com ADDRESS: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center; border-bottom: 1px solid black;">NAIC #</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER A: Hartford Underwriters Ins Co</td> <td style="border-bottom: 1px solid black;">30104</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER B: Hartford Property & Casualty</td> <td style="border-bottom: 1px solid black;">34690</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER C:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER D:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER E:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER F:</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Hartford Underwriters Ins Co	30104	INSURER B: Hartford Property & Casualty	34690	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURED Lombard Landscaping LLC 327 Pepper St Monroe CT 06468-1226															

COVERAGES **CERTIFICATE NUMBER:** CL23111054068 **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 CLAIMS- <input type="checkbox"/> MADEOCCUR <input checked="" type="checkbox"/> SEPARATE LIMIT APPLIES PER: <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC GE: <input checked="" type="checkbox"/> POLICY	X		31SBMBB4YR6	11/10/2024	11/10/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Property damage-single limit	\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED: <input type="checkbox"/> RETENTION \$: <input type="checkbox"/>						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	31WECBB4ZEP	11/10/2024	11/10/2025	PER STATUTE	\$ 100,000
							E.L. EACH ACCIDENT	\$ 100,000
							E.L. DISEASE - EA EMPLOYEE	\$ 100,000

