



AMERICAN ELEVATOR TECHNOLOGIES
5652 HWY 124
BECKVILLE, TEXAS 75631
PHONE: (903)690-1133
AMERICANELEVLLC@AOL.COM

" TO GOD BE THE GLORY "

CONTRACT OF AGREEMENT

TO: UPSHUR COUNTY COURTHOUSE
100 WEST TYLER
GILMER, TX 75644

DATE: 03-07-2023

ATTN: GENE CRUTSINGER
903-339-2882/903-720-0885
GENE.CRUTSINGER@COUNTYOFUPSUR.COM

AMERICAN ELEVATOR TECHNOLOGIES HEREBY PROPOSES A PREVENTATIVE MAINTENANCE AND TROUBLE CALL CONTRACT REGARDING THE ELEVATOR EQUIPMENT FOR THE ABOVE BUSINESS ENTITY. ALL SERVICES ARE SUBJECT TO A.E.T.'S TERMS AND CONDITIONS. THIS CONTRACT BINDING THESE TWO ENTITIES WILL EXPIRE 12 MONTHS FROM THE SIGNING DATE OF THE CONTRACT. THIS CONTRACT MAY BE WITHDRAWN AFTER 30 DAYS IF ABOVE ENTITY HAS NOT SIGNED. THE CONTRACT IS STILL BINDING FOR THE REMAINDER OF THE DURATION IN THE EVENT OF A COMPANY BUY OUT. THIS CONTRACT WILL AUTOMATICALLY RENEW IF NOT NOTIFIED BY EITHER ENTITY BY THE ENDING DATE.

EQUIPMENT DESCRIPTION: ONE 5 STOP OTIS 211 ROPED HYDRAULIC PASSENGER ELEVATOR.

PRICE: \$3,900.00 PER YEAR PAID AT \$325.00 PER MONTH.

PAYMENT: PAYABLE IN FULL WITHIN 30 DAYS OF INVOICE. LATE OR NON-PAYMENT WILL RESULT IN ASSESSMENT OF INTEREST CHARGED OF A MONTHLY INTEREST RATE AT THE HIGHEST LEGAL RATE AVAILABLE, AND ANY COLLECTION COST INCLUDING ATTORNEYS' FEES. BREACH OF CONTRACT OR EARLY OUT WILL RESULT IN PAYMENT IN FULL OR REMAINDER OF CONTRACT COST.

COVERAGE: AMERICAN ELEVATOR TECHNOLOGIES IS COVERED WITH A COMPREHENSIVE LIABILITY UP TO FIVE MILLION DOLLARS SINGLE LIMIT PER OCCURRENCE.



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TERMS AND CONDITIONS COVERED UNDER CONTRACT

1. MONTHLY PREVENTIVE MAINTENANCE EXAM ON ELEVATOR.
2. ALL TROUBLE CALLS DUE TO MECHANICAL FAILURE OR REGULAR WEAR AND TEAR BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. MONDAY THRU FRIDAY.
3. A MAXIMUM OF TWO HOUR RESPONSE TIME ON CALL OUTS.
4. ANNUAL PRESSURE TEST ON ELEVATOR INCLUDING THE STATE INSPECTOR FEES.
5. ALL PARTS THAT MAY BE REPLACED DUE TO NORMAL WEAR AND TEAR THAT IS \$500 OR UNDER.
6. BY SIGNING THE MAINTENANCE CONTRACT WE WILL GIVE YOU OUR STRAIGHT TIME BONUS RATE FOR ANY OVERTIME CALLOUTS WHICH IS \$155.00 PER HOUR.
7. WE WILL INCLUDE AND KEEP CURRENT A FIRE SERVICE LOG, OIL USAGE LOG, MAINTENANCE LOG, AND A MAINTENANCE MANAGEMENT PROGRAM IN THE MACHINE ROOM.

TERMS AND CONDITIONS NOT COVERED UNDER CONTRACT

1. ANY TROUBLE CALLS OR DAMAGE DUE TO FIRE, THEFT, LIGHTNING, WATER DAMAGE, MALICIOUS MISCHIEF, OR ANY ACTS OF GOD.
2. ANY OVERTIME CALL OUT OR OVERTIME REPAIRS.
3. ANY PART THAT HAS BECOME OBSOLETE, NO LONGER AVAILABLE FOR PURCHASE OR REPAIRABLE, OR OVER \$500.
4. INVERTED AND OR TELESCOPIC HYDRAULIC JACK PACKINGS AND LABOR FOR REPLACEMENT.
5. ANY PART THAT MAY FAIL OR BRAKE DURING A PRESSURE TEST.
6. ANY UNDERGROUND PARTS.
7. THE ELEVATOR PHONE OR PHONE LINE.
8. FIRE EXTINGUISHER IN MACHINE ROOM.



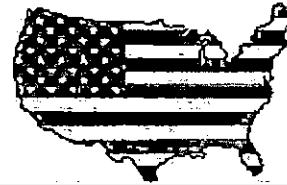
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REFERENCE LIST

1. JEFF WILLIAMS – KILGORE COLLEGE – KILGORE, TX - 903-571-5714
2. GARY HOFFMAN – KILGORE I.S.D. – KILGORE, TX - 903-808-1547
3. ALAN MOON - PANOLA COLLEGE – CARTHAGE, TX - 903-754-1262
4. GARNETT BROOKSHIRE – PLAZA TOWER & PEOPLE’S PETROLEUM BUILDING – TYLER, TX - 903-617-6579
5. VINOD PATEL – COMFORT INN & SUITES – MARSHAL, TX – 903-930-5475
6. EDDY SMITH – LUMINANT POWER PLANT – TATUM, TX - 318-218-0327
7. RANDY PARTEE – CASS COUNTY COURTHOUSE – LINDEN, TX – 903-824-9728
8. REBEKAH ACRES – RUSK COUNTY COURTHOUSE – HENDERSON, TX – 903-657-0304
9. JENNA SHANNON – SOUTHSIDE BANK – TYLER, LUFKIN, CLEVELAND, & WHITE SETTLEMENT, TX – 903-360-6803
10. JACK PATEL – HOLIDAY INN EXPRESS – MT. PLEASANT, TX – 214-278-4808
11. MAC SOULS – KNOX LEE POWER PLANT – LONGVIEW, TX - 903-720-5899
12. MIKE PEASE – CITY OF FORT WORTH – FORT WORTH, TX – 817-991-1356
13. TOMMY EARL – PANOLA COUNTY COURTHOUSE – CARTHAGE, TX – 903-263-1761
14. RHONDA BAIRD – REGION 7 EDU. SERVICE CENTER & ECOLAND – KILGORE, TX 903-988-6842
15. GENE GILES – FIRST STATE BANK & TRUST – CARTHAGE, TX – 903-693-6606
16. AMANDA LAKE – OAK CLIFF TOWER – DALLAS, TX – 214-741-5018
17. TODD STRACENER – MASONIC LODGE – LUFKIN, TX - 936-366-8633
18. CHUCK MATLOCK – LUMINANT POWER PLANT – GRAHAM, TX - 940-212-0880
19. DEAN PALMER – PAPPACITA’S – LONGVIEW, TX – 903-663-1700
20. SAM SCHMIDTKE – GDIT – BOSSIER CITY, LA – 318-415-8492



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LABOR COST RATE

HOURLY STRAIGHT TIME ELEVATOR MECHANIC RATE: \$155.00 PER HOUR

HOURLY STRAIGHT TIME ELEVATOR HELPER RATE: \$ 80.00 PER HOUR

HOURLY OVERTIME ELEVATOR MECHANIC RATE: \$310.00 PER HOUR

HOURLY OVERTIME ELEVATOR HELPER RATE: \$160.00 PER HOUR

STRAIGHT TIME HOURS ARE AS FOLLOWS: MONDAY—FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. ANY ADDITIONAL HOURS WORKED WILL BE BILLED AS OVERTIME.

HOLIDAYS DO NOT AFFECT PAY RATES. THEY ARE CHARGED AS ANY OTHER DAY. WE ARE THE ONLY ELEVATOR OR CRANE COMPANY THAT DOES NOT CHARGE OVERTIME ON HOLIDAYS EVEN THOUGH WE PAY OVERTIME TO OUR EMPLOYEES.

MILEAGE RATE WILL BE CHARGED AT \$1.00 PER MILE. MILEAGE FLUCTUATES WITH THE PRICE OF FUEL. WE ONLY CHARGE MILEAGE ON BILLABLES.



AMERELE-01

KBAKER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/7/2023

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).

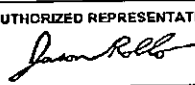
| | |
|---|--|
| PRODUCER Rollo Insurance Group, Inc 404 W Panola St Carthage, TX 75633 | CONTACT NAME: PHONE (A/C, No, Ext): (903) 754-7715 FAX (A/C, No): E-MAIL ADDRESS: |
| INSURED American Elevator Technologies LLC 5652 HWY 124 Beckville, TX 75631 | INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: <u>Admiral Insurance Company</u> 24856 INSURER B: <u>Mercury County Mutual Insurance Company</u> 29394 INSURER C: <u>Texas Mutual Insurance Company</u> 22945 INSURER D: INSURER E: INSURER F: |

COVERAGES **CERTIFICATE NUMBER:** **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 SUBR INSD WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|--------------------|----------------|-------------------------|-------------------------|--|
| A X | COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR | | CA00044204-02 | 1/25/2023 | 1/25/2024 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 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 |
| B | AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> | | BA420000019284 | 1/25/2023 | 1/25/2024 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| A X | UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED RETENTIONS | | GX000005142-02 | 1/25/2023 | 1/25/2024 | EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 |
| C | 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 N/A | 0002077890 | 5/12/2022 | 5/12/2023 | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

| | |
|---|--|
| CERTIFICATE HOLDER Upshur County Courthouse 100 West Tyler Gilmer, TX 75644 | 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  |
|---|--|



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ACCEPTANCE BY YOU AS BUILDING OWNER OR REPRESENTATIVE OF PROPERTIES,
AND APPROVAL BY AMERICAN ELEVATOR TECHNOLOGIES REPRESENTATIVE WILL
BE REQUIRED TO VALIDATE THIS CONTRACT. UPON SIGNING, YOU ARE AGREEING
TO THE TERMS AND CONDITIONS OF THIS SERVICE CONTRACT.

ACCEPTED:

SIGN: 


PRINT: TODD TEPTUCKER

FOR: UPSHUR COUNTY, TX

TITLE: UPSHUR COUNTY, JUDGE

DATE: 5-31-2023

APPROVED:

SIGN: 

PRINT: Michael Williford

TITLE: Owner

DATE: 3/7/2023