



Farmer & Irwin
EST. 1956
ONE CALL TO ONE TRUSTED PARTNER

Alam

Farmer & Irwin Corp 3300 Avenue K Riviera Beach, FL 33404
Tel 561.842.5316 Fax 561.842.5999 www.fandicorp.com
State License: EF20001659

MASTER SERVICE AGREEMENT

Service Address:

Name: Marina at the Bluffs	Date: 11/05/25	F&I Site #: MAR325
Address: 1550 Marina Isle Way	FI Sales Rep: CSantos	
Address:	Job Contact: Rocky Villanueva	
City: Jupiter	State: FL	Zip: 33477
Contact Phone: 561-598-1299	Contact Title:	
	Contact Email: rocky@marinabluffs.com	

Billing Information:

Name: Community Assoc. Marina (COM515)			Billing Contact: Barbara
Address: c/o The Bluffs Condo Assoc.			Contact Title:
Address: 1550 Marina Isle Way			Contact Phone:
City: Jupiter	State: FL	Zip: 33477	Contact Email: barbara@marinabluffs.com

SERVICES: (Select service and provide required attachments)

Select	Type Of Service	Attachment	Notes	Yearly Total
☒	Fire Alarm	Schedule FA	(4) inspections are required per NFPA 72 and have been included in your yearly total.	\$10,132.00
☐	Access Control	Schedule AC		
☒	Fire Sprinkler	Schedule FS	<i>Refer to separate agreement</i>	
☒	Fire Alarm Monitoring	Schedule MA	22 buildings	\$12,474.00
☐	Elevator Monitoring	Schedule MA		
☒	ETL		(22) certificates	\$3850.00
☒	Cellular radio conversion	Schedule FA	**ONE-TIME FEE, excludes permits \$350.00	

Notes: Monitoring conversion/take-over is based on customer owning the existing Napco Starlink radios and obtaining releases from current provider, in order for F&I to reprogram existing radio and convert to our central station.

Property consists of (22) 5-story condos: Bldg #5-#26.

TERMS:

Start Date: 01/01/2026	End Date: *See Below	Total One-time Fee \$350.00	Total Annual Charge:	\$26,456.00
NOTES: * original term is two years, and is auto-renewing thereafter				

The charges indicated above **do not** include sales tax. Sales tax if applicable will be added as required.

APPROVALS

CUSTOMER SIGNATURE:

FI SIGNATURE:

PRINT NAME:

PRINT NAME:

DATE:

DATE:

TERMS AND CONDITIONS OF SALE

This "Agreement" is made and entered into by and between Farmer & Irwin Corporation located in Riviera Beach, FL (Hereinafter "FI") and undersigned Customer.

Entire Agreement; Customer Acceptance: This agreement, together with all its written attachments, schedules, and riders, constitutes the entire agreement between Customer and FI relating to the subject matter hereof and supersedes any prior or contemporaneous oral or written agreements and understandings. The terms and conditions of this agreement will prevail over any conflicting, inconsistent, or additional terms and/or conditions contained

in any purchase order, agreement, or any other document issued by **Customer**. In signing this agreement, **Customer** is not relying on any advice, advertisements, or oral representations of **FI** and agrees to be bound to the terms and conditions contained in all the pages of this agreement. **Customer** agrees that any representation, promise, condition, inducement or warranty, express or implied, not included in this agreement will not be binding upon **FI**, and that the terms and conditions in this agreement apply as printed without alteration or qualification, except as specifically modified by a written agreement signed by **FI** and **Customer**. Any changes to the work or services requested by **Customer** after the execution of this agreement may result in additional cost to the **Customer** and any such changes/additions must be authorized in writing signed by **FI** and **Customer**. **Customer's** failure to accept and sign this agreement within ninety (90) days of the date indicated on page one (1) may result in price increases. **Customer** acknowledges that (a) **FI** has explained the full range of protection equipment and services available to **Customer**, (b) additional equipment over and above that specified herein is available and may be obtained from **FI** at an additional cost to the **Customer**, (c) **Customer** desires and has contracted for only the Equipment and/or Service(s) itemized in this agreement, (d) the Equipment/Service(s) specified in this agreement are for **Customer's** own use and not for the benefit of a third party, (e) **Customer** owns the premises identified on page one (1) described as "Job Site" in which the equipment is being installed/serviced or has the authority to engage **FI** to carry out the installation/service at the premises, and (f) **Customer** will comply with all laws, codes, and regulations pertaining to the use of the Equipment/Service(s).

(1) DESCRIPTION OF SERVICE PLAN: Each type of service selected on page one (1) of this agreement shall have an attachment that is intended to specify to the best of both party's knowledge, the type and quantity of devices or equipment being serviced and inspected. It is known and agreed that the charges set forth in this agreement are based upon the type and quantity of the devices or equipment listed on the specified attachment, and should it be discovered at any time after the agreement has been executed by **FI** and **Customer** that the information is incorrect, the attachment shall be amended with the changes being approved by **FI** and **Customer**, and that such changes may result in additional charges to **Customer**. In addition, the attachments will define the type of tests, inspections, the number of inspections per year, and what if any labor and/or material is included to maintain the system and make repairs.

(2) INITIAL INSPECTION: An initial inspection of the system or equipment (during normal business hours and included in the contract price) will be performed upon receipt of this signed agreement. If repairs are necessary, those repairs must be completed before system coverage will commence or be excluded from coverage under this agreement at **Customer's** request. **Customer** understands that if the contract is not accepted by **FI** due to the condition of the existing system or refusal to make initial repairs, the **Customer** is responsible for the cost of the inspection at the current **FI** time & materials labor rates.

(3) TWENTY-FOUR HOUR SERVICE: Emergency service for after hours and weekends shall be dispatched on priority basis, and charged portal-to-portal.

(4) LABOR RATES: See attachment for the specific labor rates that will apply.

(5) FORCE MAJEURE: **FI** shall not be responsible for failure to render service due to causes beyond its control including but not limited to work stoppages, fires, civil disobediences, riots, rebellions, pandemics, acts of God and similar occurrences.

(6) WARRANTY: **FI's** warranty is limited to the repair or replacement, at **fi's** discretion, of defective materials and the correction of defective workmanship within twelve (12) months of the completed work for defects that are reported to **fi** during the term of this agreement. The obligation of **fi** is expressly set forth herein and is exclusive and in lieu of all other warranties. **FI** disclaims all warranties expressed or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. **FI** shall not be responsible for indirect, incidental, or consequential damages including but not limited to damages arising from the use or performance of the system or the loss of use of the system, acts of god or nature, and vandalism.

(7) PAYMENTS: Payment terms are due upon receipt of invoice. **FI** reserves the right to revoke any credit extended at **FI's** sole discretion. Invoices will be issued in advance of services rendered per the selected period chosen on page one (1) of this agreement. **Customer** agrees to pay such invoices in accordance with the terms and conditions of this paragraph. All past due accounts will not receive service until payment is made in full and the account is brought current.

(10) TERM – AUTOMATIC RENEWAL: After execution by an authorized **FI** representative and acceptance by **FI** the term of this agreement shall be set forth and delivered to **Customer**. Thirty (30) days prior to the end of any term, **FI** will provide **Customer** with changes to the price of the contract if any, and any changes in the terms and conditions. **FI** or **Customer** shall have the right to cancel this agreement upon delivering written notice to the other thirty (30) days prior to the end of the initial period or any renewal period. If no action is taken by either party at the end of any term, the agreement shall automatically renew for successive annual terms, at current prices plus an increase of not more than that indicated by the **Consumer Price Index for Urban Wage Earners ("CPI-W"), All Items, U.S. City Average** for the prior twelve (12) month period or 5%, whichever is less. The Agreement will continue to renew for annual terms until **FI** receives written notice from **Customer** to cancel.

(11) DEFAULT AND TERMINATION: In the event the **Customer** shall default in the performance of any of the terms and conditions of the Agreement, including the failure to make any payment as agreed herein, **FI** may, in its sole discretion, either terminate this Agreement, or elect not to terminate.

If **FI** elects to terminate, it shall give written notice of termination to **Customer** not less than 10 days prior to the termination date. Upon termination, **FI** shall be entitled to immediate possession of all equipment and shall be entitled to recover as liquidated damages a sum equal to seventy-five (75%) percent of the balance of the monthly payments then remaining under this Agreement. The parties hereto agree that the purpose in setting forth and providing for liquidated damages is that it is impossible to determine the actual damages at the time of execution of this Agreement. **Customer** fully understands that damages, as set forth herein, include a portion of **FI's** installation expenses, commissions and other expenses related to the installation of such system, as well as maintenance and service expenses related to the installation of such system, as well as maintenance and service expenses and reasonable profit. Furthermore, **Customer** agrees to pay **FI** interest at the maximum legal rate from the date of default. After **Customer's** default, termination of service or removal of the system or equipment as herein above set forth, shall not be considered to constitute a breach by **FI** of the Agreement or waiver of **FI** to any such damages. **Customer's** abandonment of the premises shall not relieve **Customer** of its obligations under the terms of this Agreement. Upon removal of the equipment, **FI** shall have no obligation to repair or redecorate any portion of the **Customer's** premises.

Should **FI** elect not to terminate this Agreement, **FI** shall be entitled to collect from the **Customer** all sums which may have accrued, and which shall continue to accrue after the customer breach under this Agreement, together with all appropriate interest, costs of collection including attorney's fees, court costs, and any incidental or consequential damages that may be available.

Customer Initials_____ FI Initials_____

(12) INDEMNIFICATION: Customer will defend, indemnify and hold harmless FI from and against any and all claims, losses and expenses (including without limitation, reasonable attorney's fees), on account of any injuries or deaths of any person (including Customer's employees) or damage to any property arising, except to the extent that such damages are attributable to FI's gross negligence or willful misconduct.

(13) ASSIGNMENT: This agreement shall not be assignable by Customer except upon written consent of FI. FI shall have the right to assign this agreement to any other person, firm or corporation without notice to Customer and shall have the further right to subcontract any services which it may perform.

(14) CONTRACT LIABILITY: the parties understand, acknowledge and agree that fi is not an insurer; that insurance, if any shall be obtained by customer; that the payments provided for herein are based solely on the value of the services as set forth herein and are unrelated to the value of the customer's property or the property of others located on the customer's premises; that fi makes no guarantee or warranty, including any warranty of merchantability or fitness for a particular purpose or any warranty that the equipment or services supplied will avert or prevent occurrences or the consequences there of from which the system or service is designed to detect or avert, that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the system to properly operate with resulting loss to customer because of, among other things:

- (a) the uncertain amount of value of customer's property or the property of others kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designated to detect or avert, or
- (b) the uncertainty of the response time of any police or fire department, should the police or fire department be dispatched as a result of a signal being received or an audible device sounding, or
- (c) the inability to ascertain what portion, if any, loss would be proximately caused by pf's failure to perform or by failure of its equipment to operate, or
- (d) the nature of the service to be performed by fi.

Customer understands, acknowledges and agrees that if fi should be found liable for loss or damage due to a failure of fi to perform any of the obligations herein, including but not limited to installation, maintenance, monitoring or service or the failure of the system or equipment in any respect whatsoever, fi's liability to the extent permitted by law shall be limited to a sum equal to the total of six (6) months payments or two-hundred fifty (\$250.00) dollars, whichever is the lesser, as liquidated damages and not as a penalty and this liability shall be exclusive: and that the provisions of this section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property, from performance or nonperformance of the obligations imposed by this contract, or from negligence, active or otherwise, of fi, its agents, assigns or employees.

(e) in no event will fi be liable for any special, incidental, indirect or consequential damages however caused.

(15) INSURANCE: FI agrees to maintain the following insurance during the term of this contract with limits not exceeding the stated amounts: (a) Comprehensive General Liability insurance coverage shall include: Premises-Operations, Products/Completed Operations, Contractual Broad Form Property Damage (Including completed operations) and independent Contractors. Bodily injury, Property Damage and Personal Injury Combined Single Limit shall be at least \$1,000,000 each occurrence and \$2,000,000 Aggregate. (b) Worker's Compensation – Statutory, including Employer's Liability with limits of \$500,000 each accident, \$500,000 disease policy limit and \$500,000 disease each employee.

Schedule "MA" ALARM MONITORING AGREEMENT

Service Address:

Name: Marina at the Bluffs	Date: 11/05/25	F&I Site #: MAR325
Address: 1550 Marina Isle Way	FI Sales Rep: CSantos	
Address:	Job Contact: Rocky Villanueva	
City: Jupiter	State: FL	Zip: 33477
Contact Phone: 561-598-1299	Contact Title:	
	Contact Email: rocky@marinabluffs.com	

SERVICES: (Select Monitoring Services)

Select	Type of Service	Annual Charge	Select	Type of Service	Annual Charge
☐	Residential Security		☐	Fire Alarm Monitoring – Telephone Line (POTS)	
☐	Commercial Security		☒	Fire Alarm Monitoring – Cell Radio. (22) buildings	\$12,474.00
☐	Radio Communicator		☐	Fire Radio – Backup	
☐	Security IP Communicator		☐	Fire IP Communicator - Backup	
☐	UNSPV Open/Close		☐	Fire Alarm Runner Service	
☐	SPV Open/Close		☒	Daily Test Signal	Included
☐	Customer Access Application		☐	Weekly Test Signal	
☐	Remote Arm Disarm - Basic		☐	Monthly Test Signal	
☐	Fire Alarm Monitoring – AES radio		☐		
Total Annual Charges:					\$12,474.00

This Agreement made and entered into by and between Farmer & Irwin Corporation of Riviera Beach, Florida (Hereinafter "FI") and the undersigned Customer.

TERMS AND CONDITIONS OF SALE

(1) **INSTALLATION:** FI is hereby authorized to make alterations to the building such as drilling holes, driving nails, making attachments or anything necessary or pertinent to the installation and maintenance of the electrical detection system, and FI shall not be responsible for any cosmetic repair due to the actions taken herein that were necessary to install and maintain the detection system. Customer acknowledges that some municipalities require permits and agrees to make such inquiries to local authorities and make all necessary arrangements to acquire permit and make such payment as required by the agencies.

(2) **CERTIFICATED SYSTEMS:** FI will provide runner service in accordance with the system certificate. Customer agrees to pay for any and all charges performed by FI under the requirements of NFPA 72 for runner service without prior approval, for the term of the contract.

(3) **ADDITIONAL SERVICES:** Customer acknowledges that additional services may be obtained from FI over and above that provided herein at an additional cost. Customer is responsible for all costs associated with the phone lines including installation, monthly fees, taxes, etc.

(4) **CONTRACT LIABILITY:** the parties understand, acknowledge and agree that fi is not an insurer; that insurance, if any shall be obtained by customer; that the payments provided for herein are based solely on the value of the services as set forth herein and are unrelated to the value of the customer's property or the property of others located on the customer's premises; that fi makes no guarantee or warranty, including any warranty of merchantability or fitness for a particular purpose or any warranty that the equipment or services supplied will avert or prevent occurrences or the consequences there from which the system or service is designed to detect or avert that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from a failure to perform any of the obligations herein, or the failure of the system to properly operate with resulting loss to customer because of, among other things:

- (a) the uncertain amount of value of customer's property or the property of others kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designated to detect or avert; or
- (b) the uncertainty of the response time of any police or fire department, should the police or fire department be dispatched as a result of a signal being received or an audible device sounding; or
- (c) the inability to ascertain what portion, if any, loss would be proximately caused by fi's failure to perform or by failure of its equipment to operate; or
- (d) the nature of the service to be performed by fi.

Customer Initials _____ FI Initials _____

Customer understands, acknowledges and agrees that if fi should be found liable for loss or damage due to a failure of fi to perform any of the obligations herein, including but not limited to installation, maintenance, monitoring or service or the failure of the system or equipment in any respect whatsoever, fi's liability to the extent permitted by law shall be limited to a sum equal to the total of six (6) months payments or two-hundred fifty (\$250.00) dollars, whichever is the lesser, as liquidated damages and not as a penalty and this liability shall be exclusive: and that the provisions of this section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly to persons or property, from performance or nonperformance of the obligations imposed by this contract, or from negligence, active or otherwise, of fi, its agents, assigns or employees.

(e) in no event will fi be liable for any special, incidental, indirect or consequential damages however caused.

(5) INDEMNIFICATION: Customer agrees to and shall release, defend, indemnify and save harmless FI, its employees and agents, for and against all claims, liability and damages (including without limitation, expenses, costs and attorney's fees) relating to the performance or failure to perform by FI, its employees or agents, of their obligations under this Agreement and relating to any risks, losses, damages, injuries, death or other effects of any hazard or event that occurs at or on the premises, whether such claims or liabilities are based upon contract, tort (including negligence), or otherwise..

(6) DISCLAIMER OF WARRANTIES: to the extent permitted by law, fi makes no express or implied warranties as to any matter whatsoever, including without limitation, any warranties of merchantability or fitness for a particular purpose nor does fi make any representation that the system or service supplied may not be compromised, or that the system or services will in all cases provide the protection for which it is intended.

(7) DEFAULT AND TERMINATION: In the event the Customer shall default in the performance of any of the terms and conditions of the Agreement, including the failure to make any payment as agreed herein, FI may, in its sole discretion, either terminate this Agreement, or elect not to terminate.

If FI elects to terminate, it shall give written notice of termination to Customer, effective upon the date of such notice. Upon termination, FI shall be entitled to immediate possession of all equipment and shall be entitled to recover as liquidated damages to a sum equal to seventy-five (75%) percent of the balance of the monthly payments then remaining under this Agreement. The parties hereto agree that the purpose in setting forth and providing for liquidated damages is that it is impossible to determine the actual damages at the time of execution of this Agreement. Customer fully understands that damages, as set forth herein, include a portion of FI's installation expenses, commissions and other expenses related to the installation of such system, as well as maintenance and service expenses related to the installation of such system, as well as maintenance and service expenses and reasonable profit. Furthermore, Customer agrees to pay FI interest at the maximum legal rate from the date of default. After Customer's default, termination of service or removal of the system or equipment as herein set forth, shall not be considered to constitute a breach by FI of the Agreement or waiver of FI to any such damages. Customer's abandonment of the premises shall not relieve Customer of its obligations under the terms of this Agreement. Upon removal of the equipment, FI shall have no obligation to repair or redecorate any portion of the Customer's premises.

Should FI elect not to terminate this Agreement, FI shall be entitled to collect from the Customer all sums which may have accrued and which shall accrue after the customer breach under this Agreement, together with all appropriate interest, costs of collection including attorney's fees, and any incidental or consequential damages that may be available.

(8) FALSE ALARMS: The Customer agrees to pay any false alarm assessments, taxes, fees or charges relating to the installation or service provided under the Agreement which are authorized or imposed by any governmental body or other organization to whose facilities the service is connected. In the event of a fine, penalty or fee shall be assessed against FI by any governmental 'or municipal agency as a, result of any false alarm originating from the Customer's premises. Customer agrees to forthwith reimburse FI for the payment of the said false alarm fine, penalty or fee.

(9) EQUIPMENT: Customer acknowledges that some equipment installed at Customer's premises may be FI owned equipment. If there is FI owned equipment as stated on another attachment to this Agreement, it is and shall always remain the property of FI to be removed by FI upon termination of this Agreement or upon default by the Customer as set forth herein. Customer agrees that he will not damage, encumber or dispose of the system or permit such property to be damaged, encumbered or taken from the premises above as described, nor to be tampered with or repaired by any but authorized agents of FI. In the event of loss or damage to the system or equipment of FI, for any reason whatsoever, Customer agrees to pay FI the value of said lost or damaged equipment.

(10) ATTORNEY FEES/VENUE OF COURT ACTION: In the event of litigation relating to the subject matter of this Agreement, the prevailing party shall be entitled to receive from the other party its reasonable attorneys' fees and costs. The parties stipulate that in any court action the venue will be in Palm Beach County, Florida.

(11) RECEIPT OF ALARM SIGNALS: FI, upon receipt of an alarm signal from the Customer's premises, shall make every reasonable effort to transmit the alarm promptly to the headquarters of the police or fire department having jurisdiction, unless there is just cause to assume that an emergency condition does not exist and FI shall make a reasonable effort to notify the Customer or his designated representative by telephone unless instructed to do otherwise by the Customer.

(12) SOUNDING AUDIBLE DEVICE: FI, upon receipt of information that audible device is sounding on the premises of Customer, will make reasonable effort to notify Customer or his designated representative by telephone at the phone number and address supplied to FI in writing by Customer. If Customer cannot be reached or does not appear at the above described premises within thirty (30) minutes from the time FI receives information that the audible device is sounding, or if FI, is called upon to turn off any audible alarm at the above address at any time or by any public official or officer Customer hereby authorizes and appoints FI, as its agent, to turn off the said audible device, and agrees to hold FI harmless and to indemnify FI from any damages, loss or liability which may result from the turning off of the alarm by FI.

(13) CONDITIONS: FI assumes no liability for delay in installation of equipment. FI will not be required to supply service if any of the following conditions exist: (i) The agreement has been declared in Default; (ii) the Customer has notified FI in writing he/she/they will no longer be occupying the premises where the alarm system or its components are presently installed; or (iii) as set forth in Article 22 below, "Force Majeure".

(14) INVALID PROVISION: In the event any of the terms of provisions of this Agreement shall be invalid or inoperative, all the remaining terms and provisions shall remain in full force and effect.

(15) WAIVER: Failure or delay by FI to enforce its rights hereunder shall not operate as a waiver of such rights.

(16) ASSIGNMENT: This Agreement shall not be assignable by the Customer except upon written consent of FI.

Customer Initials_____ FI Initials_____

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(17) RESPONSE BY OTHERS: The Department or other organization to which the connection may be made or an alarm signal be transmitted may invoke the provision hereof against any claims by the Customer or by others due to any failure of such Department or other organization.

(18) THIS AGREEMENT TO GOVERN: It is understood and agreed by and between the parties hereto that if there is any conflict between this Agreement and Customer's purchase order, or any other document, this Agreement will govern such purchase order or other document whether it is prior or subsequent to this Agreement.

(19) ASSIGNEES/SUBCONTRACTORS OF FI: FI shall have the unlimited right to assign this Agreement to any other person, firm or corporation without notice to Customer and shall have the further right to subcontract any installation, monitoring, maintenance or other services which it may perform. Customer acknowledges that this Agreement, and particularly those paragraphs relating to FI's maximum liability, liquidated damages, and third party indemnification, inure to the benefit of and are applicable to any assignees and/or subcontractors of FI, and that they bind Customer with respect to said assignees and/or subcontractors with the same force and effects as they bind Customer to FI. Furthermore, it is made clear and specifically stated that FI and subcontractor used for monitoring of signals are independent contractors and are not engaged in any partnership or joint venture.

(20) EXCESSIVE SIGNALS: Customer agrees to pay any and all fees related to excessive signals. FI reserves the right to perform any necessary action needed to eliminate excessive signals originating from Customer's premise which may include but not limited to a site visit, putting the account in test mode or disconnection of equipment. Excessive signals are defined as more than 10 in any 24-hour period or more than 60 in any month.

(21) TERM: This Agreement shall be in effect for a period as specified on page 1 and the receipt of an active signal at the central station. Approved copy of this Agreement shall evidence the initial date of the contract.

(22) RENEWAL: This Agreement shall be automatically renewed for the same period as set forth herein, unless either party notifies the other in writing of its intentions to terminate (by Certified Mail, Return Receipt Requested) prior to thirty (30) days from the expiration of the term.

(23) INCREASES: Notwithstanding the foregoing, FI reserves the right to increase the monthly payment up to five (5%) percent per year for each year of the Agreement between the parties. FI shall give written notice to Customer thirty (30) days prior to any increase. All charges set forth herein are based upon existing federal, state and local taxes and utility charges, including, but not limited to FI telephone line charges. FI shall have the right, at any time, to increase the monthly charges provided herein, to reflect any additional taxes, fees, or charges which may hereafter be imposed by any utility or government agency relating to the installation or service provided under the terms of the Agreement, and Customer agrees to pay the same.

(24) FORCE MAJEURE: FI shall be relieved of its obligations under this Agreement if, to the extent that, FI is unable to perform or is limited in such performance because of force majeure. As used herein "force majeure" shall include acts of God, fires, explosions, bombing, floods, civil commotion, riots, pandemics, labor disputes, strikes, lockouts, boycotts, picketing or other industrial disturbances, declared or undeclared wars, military police actions, blockades, embargoes, insurrections, delays of carriers, power failures, accidents to machinery, failure or curtailment of delay of sources of supply of materials, imposition of governmental restraints or priorities, and all such interruptions of business, casualties, events or circumstances beyond the control of FI, whether such other causes are related or unrelated, similar or dissimilar, to any of the foregoing. When the limitation or curtailment caused by force majeure shall have ended, the obligations shall be restored to full force and effect.

(25) INOPERATIVE TRANSMISSION SYSTEMS OR MONITORING FACILITY: Customer understands that FI will not receive signals from the system if the transmission system is not working properly or if changes to the transmission system prevent the system from communicating with the monitoring facility. Furthermore, should the monitoring facility be destroyed or rendered inoperative for any reason, Monitoring Services shall be suspended without notice and without liability to Customer. You are responsible for testing the system on a weekly basis, as well as immediately following any change to the transmission system.

(26) RELEASE OF INSURED LOSSES AND WAIVER OF SUBROGATION: Customer hereby waives any rights its insurance company may have to be reimbursed by FI, subcontractors of FI, or any representatives for money paid to Customer on its behalf. Customer hereby releases FI, subcontractors of FI, or any representatives for all losses, damages and expenses which are insured.

(27) CONSENT TO INTERCEPT, RECORD, DISCLOSE AND USE CONTENTS OF COMMUNICATIONS: Customer, you for yourself and as the authorized agent of your family, guests, agents, servants, representatives and employees (individually and collectively, "any person"), hereby consent to FI intercepting, recording, retrieving, reviewing, copying, disclosing and using the contents of all telephone, video, wire, oral, electronic, internet, broadband and other forms of transmission or communication to which FI and you or any person are parties.

(28) MONITORING FACILITY: Customer understands that FI is an agent acting on Customer's behalf and shall provide information such as telephone numbers, electronic links, or other mediums to communicate with the monitoring facility. Customer also understands that FI is acting as an authorized agent for all persons listed on the central station record to be called or notified as directed herein. FI shall not be liable for any fees that may apply to the equipment or services related to persons contacted on the central station record.

(29) TITLE, TERMINATION, REMOVAL OF EQUIPMENT: You acknowledge and agree that this option is a leasing service option only and this equipment shall at all times remain the sole property of Farmer and Irwin Corp. You will not damage, encumber or dispose of any radio transmission equipment being provided during the term of this agreement or permit the system to be damaged, encumbered, taken from the premises, tampered with or repaired by anyone but our authorized service personnel. In the event of loss or damage to the equipment or any part thereof, you agree to pay us the equipment's reasonable replacement value or the cost of any repairs. At the expiration or termination of this agreement, or in the event of your default, you authorize us to enter your premises and to remove all of the monitoring equipment. Removal of the system shall be without prejudice to the collection of any and all sums due under the entire service agreement or extensions or renewals thereof, including, but not limited to recovery of loss of profits for any expired term of this agreement. If we elect to remove the equipment or any portion thereof, we agree to conduct such removal, in a workmanlike manner, but we shall not be responsible for or have any obligation to repair minor damage to the premises (such as, but not limited to, screw or fastener holes or paint or wall finishing damage) resulting from such removal. With our prior approval, you may remove and return the monitoring equipment to us in good condition, reasonable wear and tear excepted. We agree that installation of this equipment does not create a fixture to the premises. This agreement is not for sale of system components, it is for lease ONLY.

Customer Initials _____ FI Initials _____

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Schedule "FA" Fire Alarm System Attachment

Service Address: (Complete one schedule for each system covered under the service agreement)

Name: Marina at the Bluffs	Date: 11/05/25	F&I Site #: MAR325
Address: 1550 Marina Isle Way	FI Sales Rep: CSantos	
Address:	Job Contact: Rocky Villanueva	
City: Jupiter	State: FL	Zip: 33477
Contact Phone: 561-598-1299	Contact Title:	
	Contact Email: rocky@marinabluffs.com	

Services Provided:

Select	Type of Service	Note 1	Note 2	Annual Charge
☒	NFPA 72 Test and Inspection			\$10,132.00
☐	Detector Cleaning			
☐	System Maintenance (P&L)			
☒	Special Services	Refer to Item 9	One-time fee	
☒	Compliance Engine	Submit reports if required by Authority Having Jurisdiction		
Total Annual Charges: (See Below for billing schedule)				\$10,132.00

Notes: *Annual inspection will be performed after monitoring is converted to our central station. (Testing months below could vary depending on installation date.)*

	Annual – MONTH DUE	Quarterly – MONTH DUE	Semi-Annual – MONTH DUE	Quarterly – MONTH DUE	Yearly Total
NFPA 72	\$3806.00 JAN	\$1260.00 APR	\$3806.00 JUL	\$ 1260.00 OCT	\$10,132.00

- The charges indicated above do not include sales tax. Sales tax if applicable will be added as required.
- All testing/inspection services are performed during normal business hours. After hours testing is an option but not included. Please speak to your service representative should you be interested in performing any of these services after normal business hours.

(1) DESCRIPTION OF SERVICE PLAN: The customer will receive one scheduled complete annual inspection of the entire covered system plus noted subsequent inspections required per code and the local Authority Having Jurisdiction (AHJ). In addition, FI will perform on-going system maintenance if selected above. FI will perform repairs on the system authorized by the customer during FI's normal working hours which includes adjustment and replacement of serviceable parts in the system. The condition of parts on the system will be solely determined by FI and replaced on an exchange basis with removed parts becoming the property of FI.

(2) CERTIFICATED SYSTEMS: FI will provide runner service in accordance with the system certificate or customer request. Customer agrees to pay FI for all labor and material charges associated with Runner Service, without prior approval, for the term of the Agreement. Customer is required to provide FI with 24/7 access to each fire panel.

(3) DOCUMENTATION CHECKLIST: Customer is required to provide the following documentation. FI will provide the Customer with a price to supply any missing documentation.

• Fire Alarm System Record of Completion	• As-Built (Record) Drawings
• Point-to-Point Wiring Diagrams	• Copy of Original Equipment Submittals
• Individual Device Interconnection Drawings	• Operation Manuals
• Manufacturer's Proper Testing and Maintenance Requirements	

(4) ACCEPTANCE BY FI OF SERVICE MAINTENANCE: Service Maintenance is only available for a system meeting local code approval and subject to final acceptance by FI service management. FI reserves the right to inspect and/or evaluate all systems, and in its sole discretion terminate the Agreement at any time.

Customer Initials _____ FI Initials _____

(5) CANCELLED / RE-SCHEDULED SERVICE OR INSPECTION:

6.1 For any service or inspection cancelled or re-scheduled without 72 hours prior written notice, the following shall apply:

6.1(a) For appointments during normal business hours: a minimum 2-hour service call, per technician, will be billed plus a \$25.00 vehicle surcharge.

6.1(b) For appointments after hours: a minimum of 4-hours per technician, plus drive-time from portal to portal, service call will be billed plus a \$25.00 vehicle surcharge.

6.2 For any inspection that isn't provided complete access during the scheduled time that results in a return trip(s) to complete will be billed at the applicable service rates as mentioned in 6.1.

6.3 Any inspections that cannot be scheduled for reasons caused by the property will be billed at 50% of the inspection's total value. If the inspection is rescheduled by the property at a later date, the inspection will be billed at its original value.

(6) ADDITIONS: Should any additions or upgrades be made to the covered system, or any service level changes due to governmental actions such as code changes, FI will adjust the contract price accordingly upon the next invoice date with appropriate notice given to Customer. Systems for Central Station service must not be altered by any other contractor during the period of this agreement without consent of FI to maintain the accuracy of the required certificate.

(7) SERVICES NOT INCLUDED: Services not included in Service Maintenance will be charged in accordance with FI time and material rates for Contract Customers then in effect. Service Maintenance does not include the following; Repair of damage resulting from any cause other than ordinary use, Acts of God, misuse, abuse, physical damage, electrical surges, lightning, water damage, vandalism, theft, deteriorating conduits, wiring not installed by FI, special lifts required to access equipment, refinishing of equipment surfaces or surrounding surfaces, parts no longer manufactured, inaccessible equipment, underground wiring, communication media not supplied by FI, and Runner Service.

7.1 EXCLUSIONS: per paragraph 6;

7.1(a) Pre-Action, Halon and FM-200 System Testing/Certification

7.1(b) Elevator shunt trip testing or State elevator recertification

7.1(c) Repairs to obsolete/discontinued equipment

7.1(d) Testing of stand-alone (120VAC) smoke detectors

7.1(e) Damper motor testing, damper full open or full close testing

7.1(f) Sensitivity testing of stand-alone or conventional smoke detectors

7.1(g) Analog smoke detectors will be cleaned when panel readings indicate a need

7.1(h) Smoke detectors in clean environments such as computer rooms that utilize filtered air systems like Hepa filtration systems will be cleaned as needed or when panel readings indicate a need

7.1(i) Technical services related to programming

(8) PERIPHERAL DEVICES: Any additional components, i.e. card readers, CCTV equipment, tele-entry, strobes, etc. purchased from FI shall be subject at the time of attachment to the system to the terms and conditions of the agreement. Breach of this agreement will result if any component is attached to the system by anyone other than FI.

(9) SPECIAL SERVICES "SCOPE OF WORK" AS DESCRIBED: Special Services and its Scope of Work shall be performed as indicated in section 9.1 below, and is a one-time charge. Owner agrees that payment for said work as to be paid within thirty (30) days from date of invoice.

9.1 SCOPE OF WORK: Conversion customer owned Napco Radios. . EXCLUDES permits. If permits are requested to be provided, permits and fees will be billed separately. If an external antenna is required for proper signal strength, an additional \$650.00 will be charged per building.



02/21/2025

These are current rates as of date indicated. Rates are subject to change.

LABOR RATES

Hourly Rates:

\$150.00 Per Hour – 1st hour (Mon-Fri 7:00am to 4pm)

\$115.00 Per Hour – 2nd hour and each additional hour thereafter

After Hour Rates:

\$180.00 Per Hour - 1st hour (Mon - Fri 4:00pm to 7:00am & Saturdays)

\$145.00 Per Hour - 2nd hour and each additional hour thereafter

Emergency Rates:

\$200.00 Per Hour – 1st hour (Sundays & Holidays)

\$165.00 Per Hour - 2nd hour and each additional hour thereafter

- All on-site service calls are subject to a (2) two-hour minimum between 7:00am to 4:00pm.
- Any on-site service call requested between 4:00pm to 7:00am is subject to a (2) two-hour minimum.
- Emergency service call requests with (1) one-hour response are subject to a (4) four-hour minimum.
- All service calls include travel time, portal-to-portal
- All service calls subject to a \$45.00 vehicle surcharge per service call.
- All programming services are billed at \$150 per hour, in 2-hour increments with a 2-hour minimum.