STANDARD MAINTENANCE AGREEMENT

PURCHASER CUSTOMER:

Company Name: Bayshore Embassy

Address: 550 Bayshore Drive

City/State/Zip Code: Fort Lauderdale, FL 33304

CONTRACTOR:

Oracle Elevator Holdco, Inc. DBA Elevated Facility Services

("Elevated")

6500 NW 15th Ave, Suite 300

Fort Lauderdale, FL 33071

Estimate: O-100225

Proposal Date: March 24, 2025

STANDARD MAINTENANCE AGREEMENT

EQUIPMENT TO BE MAINTAINED

Elevated agrees to maintain customer's elevator equipment as outlined in this agreement. We will provide a comprehensive maintenance program to maximize the performance, safety, and life span of your equipment.

Building Name	Building Address	Unit	Manufacture	Type	BCID#	Stops
Bayshore Embassy	550 Bayshore Drive Fort Lauderdale, FL 33304	1	Smartirise	Hydraulic	07874	Five (5)
Bayshore Embassy	550 Bayshore Drive Fort Lauderdale, FL 33304	2	Smartirise	Hydraulic	07875	Five (5)

Elevated.

ElevatedFacilityServices.com

We will examine your elevator for optimum operation:

- Control and landing position systems.
- Signal Fixtures.
- Machine, drives, motors, governors, sheaves, and ropes.
- Power units, pumps, valves, and mufflers.
- Car and hoist way door operating devices and door protection equipment.
- Load weighers, car frame, and counterweights.
- Safety Mechanisms.
- Lubricate equipment for smooth and efficient performance.
- Adjust elevator parts and components to maximize performance and safe operation.
- Document all work performed on Maintenance.

Standard Coverage Parts Replacement
Repair or replace minor components or other consumables that are worn due to normal wear and tear and are readily available in the market. Examples include but are not limited to plug-in relays, resistors, rectifiers, glass or mini fuses, door gibs, release roller only, door contacts (both moveable and stationary) selector guides and call button lights. Major repairs are not included and are defined as any such repair requiring disassembly, full replacement, or requiring a team, technician, and helper to complete the work.

Annual Safety Testing
Test equipment as outlines in the American National Safety Code for Elevators and Escalators, ANSI A17.1, current edition as of the effective date of this agreement. Safety testing is not included unless otherwise specified in the addendum. You agree to pay for any cost of a third-party inspector or inspection fees unless otherwise stated in the addendum section of this agreement.

Quality Assurance.
To help increase your elevator performance and decrease downtime, our technicians utilize the latest industry methods and technology available to us for your specific brand of elevator. They will be equipped with the tools and documentation and knowledge to troubleshoot your unique system.

Elevated maintains a comprehensive parts inventory to support our field operations. Replacement parts are stored in our convenient regional locations. Most specialized parts are available as necessary on short notice. All replacement parts used in your elevators will satisfy Elevated's high quality standards.

In a Timely and Responsive Manner.
We visit your elevators on a regular and systematic basis. These visits will be performed during normal business hours, Monday through Friday 8:00am to 4:30pm. For all service requests, please call our dispatch location at 817-701-2400.

After Hours Service Request.
For service requests outside of normal business hours, you will be responsible for the straight time cost and the overtime cost of labor unless otherwise specified in the addendum. Labor cost includes travel time, travel expenses and time spent on job.

STANDARD MAINTENANCE AGREEMENT

TERMS OF SERVICE

Product Information. Customer agrees to provide Elevated with the current wiring diagrams that reflect all changes, parts, catalogs, and maintenance instructions for the equipment covered by this agreement. Customers agrees to authorize Elevated to produce single copies of any programmable devices(s) used in the equipment for the purpose of archival back-up of the software embodied therein. These items will remain your property.

Safety. Customer agrees to instruct or warn passengers in the proper use of the elevator. You agree to report immediately any condition that may indicate the need for correction before the next regular examination. You agree to shut down the equipment immediately upon manifestation of any irregularities in operation or appearances of equipment, notify us at once, and keep the equipment shutdown until the completion of any repairs. You agree to provide our personnel a safe place in which to work. We reserve the right to discontinue work in the building whenever, in our sole opinion, our personnel do not have a safe place to work. You agree to provide a suitable machine room including secured doors, waterproofing, lighting, ventilation, and heat to maintain the room temperature between 50 degrees F minimum to 90 degrees F maximum. You also agree to always maintain the elevator pit in a dry condition. Should water or other liquids become present, you will contract with others for removal and proper handling of such liquids.

Exclusive Service Provider. Elevated shall serve as your exclusive elevator maintenance and repair service provider during the term of this Agreement, and you agree not to permit others to make alterations, adjustments, or repairs or replace any component or part of the equipment during the term of this Agreement.

Other items. If any of your equipment subject to service under this Agreement reveals an operational problem which jeopardizes the safety of the riding public, we may shutdown the equipment until such time as the operational problem is resolved. Elevated will immediately advise you in writing of such action, the reason for such action, and whether the proposed solution is covered by the terms of the Agreement.

It is expressly agreed by Customer that no suit, cause of action, or other proceeding shall be brought against Company more than one (1) year after accrual of the cause of action or one (1) year after the claim arises, whichever is shorter, whether known or unknown when the claim arises, or whether based on tort, contract, or any other legal theory. It is agreed that Customer shall forfeit any right of recourse against Company, and Company has no liability to Customer for any damage, injury or loss, when a claim or lawsuit is not brought against Company within the time period specified.

Customer shall indemnify, defend and hold harmless Elevated, its affiliates, and its respective officers, directors, employees, agents, and representatives from and against any and all claims, damages, losses, liabilities, judgments, settlements, costs and expenses (including reasonable attorney's fees) arising from or in connection with this Agreement, except to the extent that such claims, damages, losses, liabilities, judgments, settlements, costs and expenses are directly caused by Elevated's negligence or intentional misconduct. Elevated shall promptly notify the Customer of any such claim and reasonably cooperate with the Customer in defense of such claims at the Customer's expense.

Neither party shall be liable to the other for indirect, incidental, consequential or punitive damages arising out of the work.

Items not Covered. We do not cover boards and motors, cosmetic, construction, or ancillary components of the elevator system, including the finishing, repairing, or replacement of cab enclosure, ceiling frames, panels, and or other fixtures, hoistway door panels, door frames, sills, car flooring, subflooring, floor covering, lighting fixtures, ceiling light bulbs or tubes, main line power switches, breaker(s), feeders to controller, hydraulic elevator jack outer casing, buried piping, alignment of elevator guide rails, smoke and fire sensors, fire service reports, communication devices, security systems not installed by us, batteries for emergency lighting and lowering, air conditioners, heaters, ventilation fans and all other items as set forth and excluded in this agreement. If any components will need to be prorated, these items shall be specifically listed on Addendum A.

To provide you with the maximum service from previous items in need of repair, we accept them in their present condition with the understanding that you are to pay for, as an extra, the items when they are first repaired. You will be responsible for the cost of all previous state or city mandated inspection deficiency corrections if Elevated must perform the repair to correct the deficiency. You will be responsible for the cost of any pre- existing condition repairs. Elevated will submit a quote for any previous state or city inspection corrections and/or pre-existing repairs.

Other Conditions. With the passage of time, equipment technology and designs will change. We will not be required to make any changes or recommendations to the existing design or function of the equipment. We will not be obligated to install new attachments or parts upon the equipment as recommended or directed by insurance companies, any governmental agency or authority, or any third party. It is the owner's responsibility to supply any proprietary software or hardware that may be needed. Should your equipment require any safety tests on the commencement date of this agreement, Elevated assumes no responsibility for the operation of the governor or safeties on traction elevators, or the hydraulic system on hydraulic elevators until the test has been completed. We shall not be liable for damage to the building structure resulting from the performance of safety tests. Should the equipment fail any of the required tests, it shall be your sole responsibility to make necessary repairs and to place the equipment in a condition that will be acceptable for coverage under the terms of this Agreement.

Elevated shall not be liable for any loss, damage or delay caused by acts of government, labor, troubles, strikes, lockouts, fire, explosions, theft, riot, civil commotion, war, malicious mischief, acts of God or nature, or any cause beyond its control, and in no event shall Elevated be liable for any damages, any consequential, special, or indirect damages. In the event a third party is retained to enforce this agreement or to collect any monies due hereunder, either with or without litigation, the prevailing party shall be entitled to recover all costs and reasonable attorney's fees. You hereby waive trial by jury in any action against us and do further hereby consent that venue of any proceeding or lawsuit under this agreement shall be in the jurisdiction of the contracted equipment. In the event any portion of this agreement is deemed invalid or unenforceable by a court of law, public policy or statute, such finding shall not affect the validity or enforceability of any other portion of this agreement. Our rights under this agreement shall be cumulative and our failure to exercise any rights given hereunder shall not operate to forfeit or waive any rights under this Agreement.

Payment Terms. If you choose to pay monthly or quarterly in advance, please add 3%. Select below.

Monthly	*Quarterly*
☑	☐

Term. The initial term of this Agreement is five (5) years (the "Initial Term") starting on date of signed acceptance (the "Effective Date"). To ensure continuous service, this Agreement will automatically renew for an additional five (5) years (a "Renewal Term") upon the expiration of the Initial Term or any Renewal Term unless either Party serves written notice upon the other party of its intention to cancel the Agreement at least ninety (90) days before the end of (i) the Initial Term or (ii) any Renewal Term. Notice should be sent by certified mail and a return receipt is requested.

Contract Price. THREE HUNDRED THIRTY DOLLARS $330.00 per month, payable annually in advance of the first delivery of any services to be performed.

Annual Price Adjustment. As the cost we incur for providing elevator service may increase, we may adjust the price of your service accordingly, annually effective on the anniversary date of this Agreement. We will adjust your price based on the percentage change of operational costs such as increases to average wage rate of examiners, fuel costs, insurance costs (liability and group health) and metals index.

Tariff/Tax Pass-Through. In the event of an increase in existing (or the promulgation of new) tariffs, duties, import taxes, or any other mandate imposed by any governmental authority that increases the cost of source materials used by Elevated to perform under this Agreement, Elevated reserves the right to immediately (or at its convenience) adjust the pricing of its services to reflect such increased costs.

Overdue Invoices. A service charge of 1 ½ % per month, or the highest legal rate, whichever is less, shall apply to overdue accounts. If you do not pay any sum within sixty (60) days from the billing date, we may also choose to do the following: 1.) suspend all service until all amounts due have been paid in full, or 2.) declare all sums for the unexpired term of this Agreement due immediately and terminate this Agreement. If Elevated elects to suspend service, we shall not be responsible for any damages or injuries of persons or property arising from the lack of service. Upon resumption of service, you will be responsible for payment to Elevated for any costs we incur as a result of the suspension of service.

Insurance and limitation of liability. Customer understands that Elevated is not an insurer, and Customer agrees to obtain the type and amount of insurance coverage that is customary in its industry and which it deems necessary and appropriate. Customer agrees to require its insurance policies to be endorsed so as to waive all rights of subrogation against Elevated. CUSTOMER AGREES THAT THE SOLE AND EXCLUSIVE LIABILITY OF COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, PARENT COMPANIES, SUBSIDIARIES, AFFILIATES AND AGENTS ARISING OUT OF OR IN ANY WAY RELATING TO OR CONNECTED WITH THE WORK PERFORMED BY THE COMPANY SHALL BE LIMITED TO THE FEES PAID BY THE COMPANY TO THE CUSTOMER FORTHE WORK PERFORMED BY THE COMPANY DURING THE PRECEDING TWELVE (12) MONTHS. THIS LIMITATION OF LIABILITY SHALL APPLY TO ALL CLAIMS, DEMAND'S, LOSSES, EXPENSES OR LIABILITIES OF ANY KIND, INCLUDING ATTORNEY'S FEES, (HEREINUNDER REFERRED TO AS "DAMAGES"), SUSTAINED BY CUSTOMER OR ANY OTHER PARTY CLAIMING BY OR THROUGH CUSTOMER, AND SHALL APPLY REGARDLESS OF WHETHER SUCH "DAMAGES" ARE ACTUALLY OR ALLEGEDLY CAUSED BY NEGLIGENCE, PRODUCT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, BREACH OF VIOLATION OF A STATUTE, ORDINANCE, GOVERNMENTAL REGULATION STANDARD OR RULE OR OTHER FAULT OF COMPANY, ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PARENT COMPANIES, SUBSIDIARIES AND AFFILIATES.

The Company will be permitted, at all reasonable times, to enter the Customer's property to conduct the work as outlined in this Agreement. Company warrants all material furnished hereunder to be free from defects in workmanship and materials provided Customer notifies Company in writing of such defect.

Transfer of Ownership. In the event that the Customer or its affiliates are acquired by new ownership prior to the expiration of the Contract, you agree to assign the Contract to the new owner or successor, and to cause the new owner to assume your obligations under this Agreement. If the new owner or successor fails to assume your obligations under the Contract, then you agree to pay to the Company all sums due for the unexpired Term.

Acceptance. Your acceptance of this agreement and its approval by an authorized manager of Elevated will constitute exclusively and entirely the agreement for the services herein described. All other prior representatives or agreements, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this agreement will be recognized unless made in writing and properly executed by both parties. Should your acceptance be in the form of a purchase order or similar document, the provisions of this agreement will govern in the event of a conflict.

No agent or employee shall have the authority to waive or modify any terms of this Agreement without the written approval of Elevated. If any provision hereof shall be invalid, the remaining provisions shall survive and be enforceable against the parties. The law of the state where the work is performed will govern. This Agreement supersedes all prior agreements. This Agreement may be modified only by a written instrument signed by both parties. If applicable, your existing contract shall remain in full force and effect until this contract has been fully and properly executed by both parties.

Elevated Facility Services Group "Elevated"

By: Srdjan Stancic Srdjan Stancic (Apr 9, 2025 18:01 EDT)
Signature of Authorized Representative

Print: Srdjan Stancic Srdjan Stancic (Apr 9, 2025 18:01 EDT)

Title: Board President

Date: 04/09/2025

By. James Miller

G.M.

4/15/25

Purchaser:

By: Srdjan Stancic Srdjan Stancic (Apr 9, 2025 18:01 EDT)
Signature of Authorized Representative

Print: _____

Title: _____

Date: 04/09/2025

By: John Nugent

Account Manager

4/15/2025

STANDARD MAINTENANCE AGREEMENT

Elevated.

ElevatedFacilityServices.com

BILL TO INFORMATION:

Company Name: Next Generation Mgmt C/o Bayshore Embassy Condo

Address: 13790 NW 4th Street Suite 102

City/State/Zip Code: Sunrise, FL 33325

ACCOUNTS PAYABLE CONTACT:

Name: Natalia Panizza

Phone Number: 9544510099

Email: natalia@nextgenfla.com

TAX STATUS:

Are you tax exempt? Yes ☐ No ☑

If yes, please provide tax exempt certificate.

Do you require a Purchase Order be listed on your invoice? Yes ☐ No ☐

If yes, please provide contact info for PO renewal:

Name: _____

Phone Number: _____

Email: _____

Would you like Elevated to automatically debit your bank account for your maintenance invoices? Yes ☐ No ☑

If yes, please provide blank check for bank routing and account information.

STANDARD MAINTENANCE AGREEMENT

Exhibit A

Bayshore Embassy

ADDENDUM TO MAINTENANCE AGREEMENT DATED

March 24, 2025

1) **After Hours Service Request:** On service request outside of normal business hours for services covered under this agreement, we will absorb the straight time cost of labor, and you will be responsible for the difference between the straight time costs and overtime costs of labor. Labor cost includes travel time, travel expenses and time spent on job.

2) **Page 3 In a Timely and Responsive Manner:** Elevated will visit your elevators 6 times per year.

3) **Page 6. Payment Terms:** Remove language "if you choose to pay monthly or quarterly in advance, please add 3%.

Oracle Elevator Holdco, Inc.
DBA: Elevated Facility Services ("Elevated")

By: Srdjan Stancic (Apr 9, 2025 18:01 EDT)
Signature of Authorized Representative

Print: Srdjan Stancic

Title: Board President

Date: 04/09/2025

By: JAMES MILLER

G.M.

4/15/25

Purchaser:

By: Srdjan Stancic (Apr 9, 2025 18:01 EDT)
Signature of Authorized Representative

Print: _____

Title: _____

Date: _____

By: John Nugent

Account Manager

4/15/2025

STANDARD MAINTENANCE AGREEMENT

Rosa M. Cohen
Certified Public Accountant

November 13, 2025

Board of Directors
Bayshore Embassy Condominium, Inc.
550 Bayshore Drive
Fort Lauderdale, FL 33304

Dear Board Members:

We are pleased to confirm our acceptance and understanding of the services we are to provide for Bayshore Embassy Condominium, Inc. for the year ended December 31, 2025. You have requested that we perform the following services effective December 1, 2025.

1) We will provide you with the following monthly bookkeeping services:

   - Reconcile checking accounts with bank statements each month, identify errors, inform you of adjustments, and propose that you make correcting entries directly into your checkbook. We will not be reviewing the cancelled checks or electronic copies of the checks for payees or endorsements.
   - Record depreciation, if applicable.
   - Record all revenues, expenses, and adjusting entries needed each month.
   - Maintain prepaid insurance and prepaid expense schedules
   - Maintain accounts receivable schedule
   - Maintain accounts payable schedule
   - Maintain security deposits schedule
   - Post reconciling payroll journal entries
   - General ledger maintenance
   - Replacement fund maintenance
   - Assist the Association in preparation of the year-end audit.

   Our bookkeeping services will cover the year ended December 31, 2025

2) We will assist you with the preparation of the monthly unaudited financial statements of Bayshore Embassy Condominium, Inc., which comprise of the balance and income statement budget comparison.

   We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion nor provide any assurance on the monthly unaudited financial statements.

8 Southeast 8th Street, Fort Lauderdale, FL 33316
Tel. (954) 372-5021 (561) 866-9602 Fax (561) 409-4921
E-mail: rosa@rmccpa1.com
www.rmccpa1.com

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities since performing those procedures or taking such action would impair our independence.

You are responsible for all management decisions and responsibilities and for designating an individual with suitable skills, knowledge, and experience to oversee our services. You are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services.

The timing of our work is dependent upon the timely receipt of the information we request from you. Either party may terminate this agreement at any time upon receipt of 30-day notice. Otherwise, the agreement renews automatically. In the event of early termination, any fees received will considered fully earned and non-refundable.

Engagement Administration, Fees, and Other

Rosa Cohen is the engagement partner and is responsible for supervising the engagement.

Our fee for the services outlined above will be **$900.00 per month** to be billed and due in advance on the first of the month, plus any other out of pocket expenses that our firm has to advance for the Association including, but not limited to, postage, office supplies, etc., which shall be payable to our office located at **8 Southeast 8th Street, Fort Lauderdale, FL 33316.** This fee will be reviewed annually to determine if any modification is needed. The fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances that require additional work will not be encountered during the engagement, i.e. damage due to natural disasters or acts of God. If significant additional time is necessary, we will discuss with you and arrive at a new fee estimate before we incur the additional costs.

You will be responsible for all attorneys' fees and costs necessitated by nonpayment for the services rendered, and venue for such collection of fees and costs shall be Broward County, Florida. If any lawsuit arises out of our accountant/client relationship, and we shall prevail, then you will pay all attorney's fees and costs (appellate or otherwise) connected herewith.

We appreciate the opportunity to be of service to Bayshore Embassy Condominium, Inc., and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

8 Southeast 8th Street, Fort Lauderdale, FL 33316
Tel. (954) 372-5021 (561) 866-9602 Fax (561) 409-4921
E-mail: rosa@rmccpa1.com
www.rmccpa1.com

One-time Setup Fee

There is a one-time QuickBooks setup fee of

$750.00

Very truly yours,

Rosa M. Cohen, CPA, LLC
Certified Public Accountant

This letter correctly sets forth the understanding of

_____

Bayshore Embassy Condominium, Inc.

Srdjan Stancic (Signature)

Print Name: SRDJAN STANCIC

Title: BOARD PRESIDENT

Date: 4-22-2026

8 Southeast 8th Street, Fort Lauderdale, FL 33316
Tel. (954) 372-5021 (561) 866-9602 Fax (561) 409-4921
E-mail: rosa@rmccpa1.com
www.rmccpa1.com