

National IPA Maintenance Agreement — Contract #R150801

for the Protection of Vertical Transportation Equipment



- A. THIS AGREEMENT (hereinafter "Agreement") made and entered into on this 1st day of September, 2017 by and between The University of North Texas, having an address of 1112 Dallas Dr. Ste. 4000 Denton, TX 76205 (hereinafter referred to as "Purchaser"), and, ThyssenKrupp Elevator Corporation, a Delaware corporation, having an address of 114 Townpark Drive, Kennesaw, Georgia 30144 (hereinafter referred to as "Contractor"). In consideration of the mutual covenants contained herein, Contractor agrees to perform the services described herein and Purchaser or its members agree to pay the amounts described herein, all on the terms and conditions set forth in this Agreement.

WHEREAS,

- B. The Purchaser is engaged either as a real property owner or manager (or as a part in joint ventures or consortiums to that effect); and
- C. The Service Provider is engaged in the business of servicing and repairing elevators, escalators and other vertical transportation equipment.

NOW THEREFORE, the Parties hereto agree as follows:

1. BACKGROUND

The Purchaser and the Service Provider desire to enter into this Agreement as a long term commitment for the maintenance and repair of Purchaser's vertical transportation equipment as further described in this Agreement. Under the Agreement the Purchaser may issue written requests to the Service Provider to provide certain vertical transportation maintenance services at locations controlled by Purchaser. The Agreement is to provide an umbrella for those location-specific written requests for vertical transportation maintenance services issued by the Purchaser.

2. GOVERNING DOCUMENTS

The following documents form and are an integral part of this Agreement and are to be taken as mutually explanatory of one another. In the case of any ambiguity or discrepancy between the documents forming the Agreement, then the priority of the documents will be in the order as listed below, unless otherwise agreed in writing between the parties:

- (a) Each individual location requirement (as specified at the time of ordering by the Purchaser). An Location requirement shall be considered "Accepted" if it is fully executed by a duly authorized representative of both the Purchaser and the Service Provider and provided to the Service Provider;
- (b) This Agreement;
- (c) Any other document mutually agreed and signed by the parties, forming part of this Agreement.

3. PERFORMANCE

Service Provider will provide the services and/or scope of work applicable to all vertical transportation equipment described on any fully executed and properly delivered Agreement (the "equipment") on the terms and conditions set forth in this Agreement (the "Services"). The term "Property" hereinafter will refer to the real property of the Purchaser on which the equipment is located. Service Provider will use trained personnel directly employed and supervised by Service Provider or sub-contractors. They will be qualified to keep Purchaser's equipment properly adjusted, and they will use all reasonable care to maintain that equipment in proper operating condition. Service Provider will regularly and systematically examine, adjust

and lubricate as required, and, in Service Provider's sole opinion, if conditions warrant, Service Provider will repair or replace all equipment parts and devices not specifically excluded by this Agreement.

The Services shall be performed in a diligent and first class manner, with quality supplies, materials, equipment and workmanship and in such a manner so as to minimize the possibility of any annoyance, interference, or disruption to tenants or other occupants of the Property and their invitees. Upon completion of the Services, Service Provider shall restore the Property to its original condition and shall leave the Property clean and free of all tools, equipment, waste materials and rubbish.

Service Provider will service Purchaser's equipment and its component parts in their present condition with the understanding that Service Provider shall neither be required nor obligated to service, make renewals or repairs upon the equipment by reason of negligence, obsolescence, misuse of the equipment, loss of power, blown fuses, tripped stop switches, theft, vandalism, explosion, fire, power failure, water damage, storm, lightning, nuisance calls or by any other reason or any other cause beyond Service Provider's control, except ordinary wear and tear from the commencement date of this agreement. With the passage of time, equipment technology and designs will change. If any part or component of any equipment described in a NFA cannot, in Service Provider's sole opinion, be safely repaired and is no longer stocked and readily available from either the original equipment manufacturer or an aftermarket source, that part or component shall be considered obsolete. Purchaser will be responsible for all charges associated with replacing that obsolete part or component as well as all charges required to ensure that the remainder of the equipment is functionally compatible with that replacement part or component. In addition, Service Provider will not be required to make any changes or recommendations in the existing design or function of the unit(s) nor will Service Provider be obligated to install new attachments or parts upon the equipment as recommended or directed by insurance companies, governmental agencies or authorities, or any other third party. Any work not specifically covered under this agreement shall be at Purchaser's sole expense.

The Service Provider may propose changes to the Services by informing the Purchaser in writing. To be binding, such changes must be approved by authorized representatives of both parties in writing. The Parties may also, at any time, agree to add new Services at agreed prices to be covered by this Agreement. To be binding, such additions must be approved by corresponding authorized representatives of both parties in writing.

Pledge of Purchaser Satisfaction

- 3.1 In the event that Purchaser elects to undertake an audit of the service provided under this Agreement and any Location(s) Agreement, such audit must be announced in writing at least ten (10) working days in advance. If any non-compliance is identified in writing to the Service Provider at the address set forth in this Agreement, whether pursuant to an audit or under any other circumstances, the Service Provider will begin to take appropriate measures to remedy such non-compliance within thirty (30) days thereafter.
- 3.2 The Purchaser and the Service Provider shall appoint appropriate personnel to meet regularly at local and global levels and at such intervals as is deemed necessary to enable the parties to discuss and review the performance of both parties of their respective obligations under this Agreement. The reviews will take place in order to:
 - a) Monitor the effectiveness and efficiency with which this Agreement is being implemented;
 - b) Agree to mutual objectives and timescales;
 - c) Assess the overall performance of this Agreement by each party;
 - d) Review business implications, targets and risks;
 - e) Review whether this Agreement is being conducted in the spirit it was intended; and
 - f) Assess, under this review process, the need to amend or update the performance criteria included in this Agreement.

4. INDEPENDENT CONTRACTOR RELATIONSHIP:

Service Provider shall assume all duties under this Agreement as an independent contractor, and shall not be deemed for any purpose to be an agent, servant, or representative of Purchaser. Purchaser shall have no direct control of Service Provider, its agents, or subcontractors in the performance of the work hereunder.

Nothing contained herein shall be construed to be inconsistent with such independent contractor relationship.

5. **BY HIGHLY-TRAINED SERVICE PROVIDER PROFESSIONALS:**

Service Provider employs and supervises elevator technicians who are among the most trusted in the industry and who will provide all maintenance courteously and dependably. Service Provider's elevator technicians receive ongoing training in general equipment development as well as advancements made to Purchaser's specific equipment.

6. **ASSURANCE OF SERVICE PROVIDER'S STANDARD OF QUALITY:**

To help increase elevator performance and decrease downtime, Service Provider's technicians utilize the latest industry methods and technology available to Service Provider for Purchaser's specific brand of equipment. They will be equipped with the tools, documentation and knowledge to troubleshoot Purchaser's unique system.

Behind Service Provider's technicians is a team devoted to elevator excellence. Technicians are supported around the clock by a family of engineers and field support experts. Service Provider's International Technical Support facility in Texas continuously researches advancements in the industry and in Purchaser's equipment.

7. **EXTENT OF COVERAGE:**

Service Provider will perform the following Services with respect to any equipment described on any fully executed location requirement:

7.1 **TRACTION ELEVATORS:**

Service Provider agrees to and shall maintain the traction elevator equipment described on any Location Agreements on the following terms and conditions:

7.1.1 Service Provider will use trained employees directly employed and supervised by Service Provider. Such employees shall be qualified to keep the Equipment properly adjusted, and Service Provider will use all reasonable care to maintain the Equipment in proper and safe operating condition.

7.1.2 Service Provider will regularly and systematically examine, adjust, clean and lubricate the following as required, and if conditions warrant, repair or replace the same:

7.1.2a Machine worm gear, thrust bearings, drive sheave, drive sheave shaft bearings, brake pulley and brake coil, contact linings and component parts;

7.1.2b Motor and motor generator, motor windings, rotating element, commutator, brushes, brush holders and bearings;

7.1.2c Silicon control rectifiers, reactors, filters, heat sinks, amp traps, transducers, and all control components;

7.1.2d Controller, selector and dispatching equipment, leveling devices and cams, all relays, solid state components, resistors, condensers, transformers, contacts, leads, dash pots, timing devices, computer and micro computer devices, steel selector cable or tape, and mechanical and electrical driving equipment;

7.1.2e Governor, governor sheave and shaft assembly, bearings, contacts, and governor jaws;

7.1.2f Deflector or secondary sheave, bearings, car and counterweight guide rails, top and bottom limit switches, governor tension sheave assembly, compensating sheaves assembly, counterweight and counterweight guide shoes including rollers or gibs;

7.1.2g Hoistway door interlocks and hangers, bottom door guides and auxiliary door closing devices and all fastening devices and associated reinforcement in attached components;

7.1.2h Hoistway entrance door sill areas beyond the entrance frame opening; will be cleaned.

7.1.2i Automatic power operated door operator, car door hanger, car door contact, door protective device, car ventilation system platform, load weighing equipment, car safety mechanism, elevator car guide shoes, gibs or roller;

7.1.3 Service Provider shall maintain the individual minimum performance standards defined below:

7.1.3a "Start to Stop Time" as measured from the moment the car begins motion till the time it stops for a single floor run.

7.1.3b "Door Open Time" as measured from the fully closed door position to a fully open stopped position.

7.1.3c "Door Close Time" as measured from the fully open door position to a fully closed stopped position. Door closing pressure shall not exceed 30 lbs.

7.1.3d "Leveling Accuracy" as measured from car sill to landing sill at a fully stopped position under all load conditions.

7.1.3e "Rated Speed" as the same shall be that noted and shall not vary by more than 5% regardless of direction or load.

7.1.4 Service Provider shall maintain the Rated Speed in feet per minute, the original performance time, including acceleration and retardation as designed and installed by the manufacturer and perform the necessary adjustments as required to maintain the original Door Open Time and Door Close Time, within limits of applicable codes, or to adjust and maintain revised Door Open Time and/or door close Time upon direction of Purchaser.

7.1.5 Service Provider shall maintain smooth ride quality, smooth acceleration and deceleration and comfortable stop.

7.1.6. Service Provider shall maintain positive and quiet door operation with rapid and smooth checking at limits of travel. Service Provider shall annually, check the group dispatching systems and make necessary tests to insure that all circuits and time settings are properly adjusted and that the system performs as designed and installed by the manufacturer or to adjust and maintain revised settings upon direction of Purchaser.

7.1.7 Service Provider shall examine periodically all safety devices and governors and conduct an annual no-load test.

7.1.8 Service Provider shall calibrate load-weighing devices to Purchaser's selected settings, after annual and, as applicable, five-year safety tests are conducted.

7.1.9 Service Provider shall renew all wire ropes as often as is necessary to maintain an adequate factor of safety; equalize the tension on all hoist and compensation ropes, lubricate ropes appropriately and when necessary remove all residue and accumulated deposits from the rope surface and shorten ropes and chains as required to provide legal and reasonable bottom clearances.

7.1.10 Service Provider shall repair or replace conductor cables and hoistway and machine room elevator wiring in such a way as to maintain the percentage of spare conductors present at the acceptance of the location requirement. In no case shall the number of spare conductors be less than 5%.

7.1.11 Service Provider shall furnish lubricants compounded to the manufacturer's rigid specifications.

7.1.12 Service Provider shall make other safety tests recommended or directed by all applicable governmental authorities in force at the time of the acceptance of the Agreement. Service Provider shall not be required to install new attachments on the elevators recommended or directed by insurance companies, or by governmental authorities, nor to make replacements with parts of a different design recommended or directed by insurance companies, or by governmental authorities.

7.1.13 Service Provider shall coordinate all testing requiring an independent witness or inspector with the Purchaser's appointed representative.

7.1.14 Service Provider shall not be required to make renewals or repairs necessitated by reason of Purchaser's negligence or Purchaser's misuse of the Equipment or by reason of any other cause beyond Service Provider's reasonable control except ordinary wear and tear.

7.1.15 Service Provider shall also maintain, and if conditions warrant, repair or replace the following auxiliary equipment:

7.1.15a All handicap devices;

7.1.15b All elevator related earthquake devices if applicable

7.1.16 Service Provider shall have no responsibility for the following items of Equipment, which are not included:

7.1.16a the finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power switches, breaker, feeders to controller, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners and all other items as set forth and excluded in this Agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2 HYDRAULIC ELEVATORS:

Service Provider agrees to and shall maintain the hydraulic elevator equipment described on any fully executed Location Agreements under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to hydraulic elevators, with the following additions:

7.2.1 Service Provider shall have no responsibility for the following items of Equipment in addition to those listed in provision 7.1.16a above: the finishing, repairing, or replacement of cab enclosure, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, light bulbs and tubes, main line power switches, breaker, feeders to controller, hydraulic elevator jack, hydraulic elevator outer casing, any type of underground piping or other material, alignment of elevator guide rails, smoke and fire sensors, fire service reports, air conditioners and all other items as set forth and excluded in this agreement. Elevator signal light bulbs will be replaced during regular service calls.

7.2.2 Filters, mufflers and muffler components are included.

7.2.3 Service Provider shall periodically examine all safety devices and conduct pressure tests and other tests required by ANSI A1 7.1 or other applicable codes.

7.2.4 Service Provider shall periodically conduct an inspection of hydraulic fluid to detect contaminants and assure proper viscosity, make necessary corrections and replace fluid as required and furnish hydraulic fluid compounded to the manufacturer's rigid specifications.

7.2.5 Service Provider shall clean excessive fluid leakage from pump pans, cylinder heads, machine room and pit floors.

7.3 ESCALATORS:

Service Provider agrees to and shall maintain the escalator equipment described on any Location Agreements under the same terms and conditions described under 7.1 entitled "Traction Elevators," as the same are applicable to escalators, with the following additions:

7.3.1. Controller, all relays, contacts, coils, resistance for operating and motor circuits, operating transformers and operating rectifier;

7.3.2 Handrail, handrail drive chains, handrail brush guards, handrail guide rollers, alignment devices, steps, step tread, step wheels, step chains, step axle bushings, comb plates, floor plates and tracks;

7.3.3 Upper drive, upper drive bearings, tension sprocket bearings, upper newel bearings, lower newel bearings;

7.3.4 All balustrade fastenings, deck and trim fastenings (screws, clips, etc.);

7.3.5 Skirt panels and panel finishes;

7.3.6 Escalator under-step lighting and balustrade panel and skirt lighting;

7.3.7 Upper and lower pit equipment spaces, pit lights, trusses and inclined truss pans.

7.3.8 Service Provider shall examine periodically (at intervals not longer than six months) all normal operating devices and equipment in accordance with ANSI A17.1, Section 1007 and conduct annual inspections and tests of all safety devices, brakes, step up thrust devices and governors in accordance with ANSI A17.1, Section 1008. If required, the governor will be calibrated and sealed for proper tripping speed.

7.3.9 Service Provider shall have no responsibility for the balustrade finishes, deck and trim finishes, wedge guards and exterior truss enclosures.

8. PARTS INVENTORY

Service Provider maintains a comprehensive parts inventory to support its field operations. Replacement parts are stored throughout North America in Service Provider's facilities and are normally available as necessary. Most specialized parts are available within 24 hours, seven days a week. All replacement parts used in Purchaser's vertical transportation equipment will be new or refurbished to meet the quality standards of Service Provider.

9. TESTING

Service Provider will, at its discretion and expense, perform governor and safety tests on traction elevators or annual relief pressure tests on hydraulic elevators per local and State codes. Service Provider assumes no responsibility for the operations of the governor or safety on traction elevators, or the hydraulic system on hydraulic elevators, under the terms of this Agreement until all applicable and governmentally-mandated tests have been made. Should the systems not meet applicable safety code requirements, it shall be the responsibility of the Purchaser, at its sole cost, to make necessary repairs and to place the equipment in a condition, which will be acceptable for coverage under the terms of this Agreement. Service Provider shall not be liable for damage to the building structure or the elevator resulting from any testing of any type or kind at any time.

10. COMPLIANCE WITH LAWS:

The rights and duties arising under this Agreement shall be governed by the laws of the State in which the Property is located. In performing the Services required under this Agreement, Service Provider shall comply with all applicable federal, state, county, and municipal statutes, ordinances and regulations. In the event that any portion of this Agreement is determined to be against public policy or statute, then all other provisions shall remain in full force and effect.

11. TERM:

Service under the terms and conditions of this Agreement shall be for an initial non-cancelable period of one (1) year commencing on the date specified in the fully executed Location(s) Agreement and shall have the option to extend the contract for four (4) additional years in one-year increments under the same terms and conditions, unless either party timely serves written notice upon the other party of its intention to cancel at least ninety (90) days before the end of the initial One (1) year period, or ninety (90) days before the end of any subsequent One (1) renewal period. Time is of the essence.

The term (length of contract) of maintenance agreements signed under the National IPA Contract may exceed the term of the National IPA Agreement. The terms and conditions of the National IPA Agreement in effect at the date the maintenance agreement is signed will remain in effect for the duration of members local maintenance agreement. Maintenance Agreements can be as long as the National IPA members request provided they are in accordance with local laws and regulations.

12. AFTER HOURS WORK

All Services are to be provided during Service Provider's regular working hours of its regular working days unless otherwise specified below.

For specified locations marked as "Gold" within the Exhibit "A", any overtime work requested by the Purchaser, Purchaser agrees to pay us overtime labor at our normal billing rates, including travel time, travel expenses, and time spent on the property.

13. PRICING:

Pricing (Please See Exhibit A) The Price of Service Provider's service as herein stated shall be specifically set forth on any fully executed Location Agreement(s), payable as agreed upon between the Service Provider and the Purchaser. Those prices are net of all taxes, duties and other levies. Those prices are valid for a period of one (1) year, commencing on the effective date of each respective Location(s) Agreement. Each such period of one year (365 consecutive days) shall be called a "Fixed Price Period". Since Service Provider's costs to provide Purchaser with the Services may increase, the Service Provider shall review and adjust the Monthly Payment Amount for each Location Agreement(s) at the end of each twelve (12) month period. Eighty percent (80%) of the Agreement price for each Location Agreement(s) shall be adjusted to reflect any increase in labor costs based on the straight time rate of elevator mechanics in the local area where the Property is located. The remaining twenty percent (20%) shall be adjusted to reflect any increase in material costs based on the Producer Price Index for Metals and Metal Products as published by the United States Department of Commerce, Bureau of Labor Statistics. However, in no event shall the total price escalations at the end of each twelve (12) month period be no more than four percent (4%) in any subsequent one (1) year period. Service Provider shall provide thirty (30) days advance written notice to Purchaser of all price adjustments referenced in this paragraph.

Should equipment covered by any Location Agreement be modified by the Purchaser during the pendency of any Location Agreement the parties will endeavor to reach a written agreement on a modified price for the Services applicable to that equipment. Should those parties fail to reach a written agreement on a modified price then that equipment will be removed from the applicable Location Agreement and the applicable Purchaser shall remain financially responsible to the Service Provider for the Service Provider's lost profits associated with the Services originally designated for that piece of equipment at the original, agreed-to price for the remaining term of the applicable Location Agreement. The price is subject to increase in the event the existing equipment is modified from its present state. A service charge of 1 ½% per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. Time is of the essence.

14. INSURANCE REQUIREMENTS:

At its sole expense, Service Provider shall carry and maintain throughout the term of any fully executed Location Agreement the insurance described below. The all risk and liabilities policies must each contain a provision by which the insurer agrees that such policy shall not be canceled except after thirty (30) days written notice to Purchaser.

Before the commencement of the Services, Service Provider shall submit to Purchaser a Certificate of Insurance showing that all insurance requirements have been met. If any policy expires during the term of any fully executed Location Agreement(s), it shall automatically be renewed and a new Certificate of Insurance shall be sent immediately to Purchaser.

Workers' Compensation Statutory Limits

Employer's Liability \$1,000,000 each accident
 \$1,000,000 policy limit-disease
 \$1,000,000 disease-each employee

General Liability

This shall include all major divisions of coverage and be on a commercial occurrence form. It shall include premises operations, products and completed operations, contractual, and personal injury.

Limits Primary: \$2,000,000 each occurrence – BI & PD
 \$2,000,000 general aggregate
 \$2,000,000 personal injury & adv. Injury

Automobile Liability and Property Damage

This shall be on an occurrence basis with a combined single limit of \$2,000,000. It shall include all automobiles owned, leased, hired or non-owned.

15. PURCHASER RESPONSIBILITIES:

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

Safety. Purchaser agrees to instruct or warn passengers in the proper use of the equipment and to keep the equipment under continued surveillance by competent personnel to detect irregularities between elevator examinations. Purchaser agrees to report immediately any condition that may indicate the need for correction before the next regular examination. Purchaser agrees to shut down the equipment immediately upon manifestation of any irregularities in operation or appearance of the equipment, notifying Service Provider at the address and phone number listed on any fully executed Location(s) Agreement at once, and written notice within ten (10) days after any occurrence or accident in or about the elevator. Purchaser agrees to provide Service Provider's personnel a safe place in which to work. Service Provider reserves the right to discontinue work in the building whenever, in Service Provider's sole opinion, Service Provider's personnel do not have a safe place in which to work. Purchaser agrees to provide a suitable machine room including secured doors, waterproofing, lighting, ventilation and heat to maintain the room at a temperature of 50°F minimum to 90°F maximum. Purchaser also agrees to maintain the elevator pit in a dry condition at all times. Should water or other liquids become present, Purchaser will contract with others for removal and the proper handling of such liquids.

Other. Purchaser agrees not to permit others to make alterations, additions, adjustment, or repairs or replace any component or part of equipment during the term of any fully executed Location(s) Agreement. Purchaser agrees to accept Service Provider's judgment as to the means and methods to be employed for any corrective work under this agreement. In the event of the sale, lease or other transfer of the elevator(s)

or equipment described in any fully executed Location(s) Agreement, or the premises in which they are located, Purchaser agrees to see that such successor is made aware of that Location(s) Agreement and assumes and agrees to be bound by the terms of those documents for the balance of the Location(s) Agreement, and subject to termination herein provided, or otherwise be liable for the full unpaid balance due for the full unexpired term of the Location(s) Agreement.

Items Not Covered. Service Provider does not cover cosmetic, construction, or ancillary components of the elevator system, including the finishing, repairing or replacement of the cab enclosure, ceiling frames, panels, and/or fixtures, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and 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, intercommunication devices, security systems not installed by Service Provider, batteries for emergency lighting and lowering, air conditioners, heaters, ventilation fans and all other items as set forth and excluded in this Agreement.

16. EXCLUSIVITY

This Agreement is an exclusive frame agreement, which means that the Purchaser only undertakes to buy the Services, or parts thereof, from the Service Provider from the date that this Agreement is fully executed.

17. EXCUSABLE DELAYS

The Service Provider shall not be liable for delay in performing or for failure to perform its obligations under this Agreement or any location requirement if such delay or failure results from any of the following causes: (i) Acts of God, (ii) the act of any government or authority (including the denial or cancellation of any export license or other necessary license), (iii) the outbreak of wars, terrorism, insurrections, (iv) fire, explosion, flood (v) and strike, lock-out or other industrial action which is beyond the Service Provider's control or (vi) any other cause of any nature which is beyond the applicable Service Provider's control.

18. TERMINATION AND REMEDIES

18.1 The Service Provider has the right (but not the obligation) to terminate this Agreement or any location Agreement with 30 day's prior written notice in case of the Purchaser's failure to comply with any terms of this Agreements or any Location Agreement. Termination of a Location(s) Agreement shall not have effect on other existing Locations associated with this Agreement, which shall be completed in accordance with these terms and conditions. If such failure is remedied within the said 30 days period, this right to terminate shall expire.

18.2 The provisions of this Agreement, and the right and remedies of a party in the event of the other party's breach under this Agreement (including the breach of any warranty) are cumulative and are without prejudice to all other rights and remedies available to it and may have at law or otherwise; no exercise by a party of any one right or remedy under this Agreement, or at law or otherwise, shall operate so as to hinder or prevent the exercise of any other such right or remedy. However, in no event shall one party to this Agreement be liable to the other party for any indirect or consequential loss or damage, including but not limited to loss of profit, loss of production, loss of interest or otherwise, which may be suffered by the other party in connection with the entering into or operation of this Agreement.

19. ASSIGNMENT

Purchaser may not assign, transfer, novate, sub-contract or otherwise dispose of any of its rights and obligations under this Agreement without the prior written consent of the Service Provider. Notwithstanding the above, Service Provider may without the consent of the Purchaser; use subcontractors for the performance of any Services purchased by the Purchaser under this Agreement or a local agreement. The

use of subcontractors to provide Services shall in no way relieve the Service Provider of its responsibilities and obligations towards the Purchaser under this Agreement or a local agreement.

20. HEALTH & SAFETY, ENVIRONMENTAL AND QUALITY

The Service Provider and the Purchaser shall work towards the prevention of accidents aiming for zero accidents and the creation of a safer work environment.

21. ETHICAL COMMITMENT

The Service Provider has an extensive corporate compliance program and its employees are expected to maintain the highest level of ethical and legal conduct at all times during the term of the Agreement and expects the Purchaser to act in a like manner. Should the Purchaser suspect that the Service Provider or its employees have engaged in any illegal or unethical conduct, such suspicions must be reported through the Service Provider's toll-free compliance hotline at 1-866-572-1739.

22. MISCELLANEOUS

22.1 The headings in this Agreement shall not affect its interpretation.

22.2 Throughout this Agreement, whenever required by context, the use of the singular number shall be construed to include the plural, and the use of the singular number shall be construed to include the plural, and the use of the plural the singular, and the use of any gender shall include all genders.

22.3 Should any term or provision in this Agreement shall be held to be illegal or unenforceable, in whole or in part, under any enactment or rule of law, such term or provision or part shall to that extent be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected.

22.4 The waiver or forbearance or failure of a party in insisting in any one or more instances upon the performance of any provision of this Agreement shall not be construed as a waiver or relinquishment of that party's right to future performance of such provision and the other party's obligations in respect of such future performance shall continue in full force and effect.

22.5 In the event a third party is retained to enforce, construe or defend any of the terms and conditions of this Agreement or to collect any monies due thereunder, either with or without litigation, the prevailing party shall be entitled to recover all costs and reasonable attorney's fees.

22.6 Purchaser hereby waives trial by jury and agrees that this Agreement and any applicable Location(s) Agreement shall be construed and enforced in accordance with the laws of the state where the equipment described on the applicable Location(s) Agreement is located. Purchaser further agrees to jurisdiction of the courts, both state and Federal, of the state in which the equipment set forth on the applicable Location(s) Agreement is located as to all matters and disputes arising out of this that Location(s) Agreement.

22.7 The liability of the Service Provider under this Agreement shall not exceed the value of the Services remaining on the then current and unexpired term of the applicable Location(s) Agreement.

22.8 This Agreement supersedes all prior oral or written agreement between the Service Provider and the Purchaser and constitutes the entire agreement between the parties with respect to the services and work performed hereunder.

23 NOTICES:

Every notice or other communication to be given by either party to the other with respect to this Agreement(s), shall be given by personal delivery, by facsimile or by United States registered or certified mail postage prepaid, return receipt requested, addressed as hereinafter provided. Except as otherwise specified herein, the time period in which a response to any notice or other communication must be made, if any, shall commence to run on the earliest to occur of (a) if by personal delivery, the date of receipt, or attempted delivery, if such communication is refused; (b) if given by telecopy, the date on which such telecopy is transmitted and confirmation of delivery, or attempted delivery, thereof is received; and (c) if sent by mail (as aforesaid), the date of receipt or delivery is refused. Until further notice, notices and other communications under this Agreement shall be addressed to the parties at:

University of North Texas
1112 Dallas Drive Ste 4000
Denton, TX 76205
Attn: Vince Stippec

ThyssenKrupp Elevator Corporation
114 Town Park Drive NW, Suite 300
Kennesaw, GA 30144
Attn: International Account Contract Administrator

This Agreement has been prepared in duplicate, of which each party has received a copy.

ACCEPTED:

University of North Texas

THYSSENKRUPP ELEVATOR CORP.

[Redacted Signature]

[Redacted Signature]

TITLE: VP for Finance & Administration

TITLE: Branch Account Executive

DATE: 9-18-17

DATE: 5-2-17

THYSSENKRUPP CORP. APPROVAL:

BY: _____

TITLE: National Accounts Executive

DATE: _____

Exhibit "A"
Property list/Location
Contract Type and Price

Location Name: University of North Texas

Location Address: 1112 Dallas Dr. Ste 4000 Denton, TX 76205

Entity Code:

Unit Count: 91 Units

Unit Type: Hydraulic / Traction / Wheel Chair & Material Lifts

Contract Type: Gold (See Attached Scope of Work)

Contract Price for National IPA: (See Attached List with Fixed Price Period)

Billing Frequency (Monthly)

"Exhibit A" Unit/Price List

Unit System Number	Ship To Customer Name	Building Name	Unit Location	Postal Code	City	Contract Number	Monthly Contract Amount w/o Tax (Sept. 2017 - Aug. 31st 2018)	Annual Contract Amount w/o Tax (Sept. 2017 - Aug. 31st 2018)
US4100	UNIVERSITY OF NORTH TEXAS	UNIT ADMINISTRATION/IMPULS	1542 W CHESTNUT ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86116	UNIVERSITY OF NORTH TEXAS	UNIT EAGLE STUDENT SV	410 AVE A	76203-5000	DENTON	US94906	\$240.48	\$2,885.76
US86117	UNIVERSITY OF NORTH TEXAS	UNIT EAGLE STUDENT SV	410 AVE A	76203-5000	DENTON	US94906	\$240.48	\$2,885.76
US86118	UNIVERSITY OF NORTH TEXAS	UNIT HICKORY HALL	1417 W HICKORY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86114	UNIVERSITY OF NORTH TEXAS	UNIT ESSAT	1704 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86115	UNIVERSITY OF NORTH TEXAS	UNIT ESSAT	1704 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86119	UNIVERSITY OF NORTH TEXAS	UNIT GATEWAY	801 TEXAS ST	76209-4349	DENTON	US94906	\$240.48	\$2,885.76
US86120	UNIVERSITY OF NORTH TEXAS	UNIT GATEWAY	801 TEXAS ST	76209-4349	DENTON	US94906	\$240.48	\$2,885.76
US86121	UNIVERSITY OF NORTH TEXAS	UNIT GENERAL ACADEMIC	225 AVE B	76201	DENTON	US94906	\$240.48	\$2,885.76
US303363	UNIVERSITY OF NORTH TEXAS	UNIT SYCAMORE	307 AVE B	76201	DENTON	US94906	\$367.06	\$4,404.72
US86161	UNIVERSITY OF NORTH TEXAS	UNIT SYCAMORE	307 AVE B	76201	DENTON	US94906	\$240.48	\$2,885.76
US86122	UNIVERSITY OF NORTH TEXAS	UNIT LANGUAGE	108 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US113652	UNIVERSITY OF NORTH TEXAS	UNIT BUSINESS LEADERSHIP	1307 W HIGHLAND ST	76207-2001	DENTON	US94906	\$367.06	\$4,404.72
US113653	UNIVERSITY OF NORTH TEXAS	UNIT BUSINESS LEADERSHIP	1307 W HIGHLAND ST	76207-2001	DENTON	US94906	\$367.06	\$4,404.72
US113654	UNIVERSITY OF NORTH TEXAS	UNIT BUSINESS LEADERSHIP	1307 W HIGHLAND ST	76207-2001	DENTON	US94906	\$367.06	\$4,404.72
US86123	UNIVERSITY OF NORTH TEXAS	UNIT MARGUIS HALL	131 W HIGHLAND ST	76201-6009	DENTON	US94906	\$240.48	\$2,885.76
US86124	UNIVERSITY OF NORTH TEXAS	UNIT MATTHEWS HALL	1300 W HIGHLAND ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86103	UNIVERSITY OF NORTH TEXAS	UNIT ART	1201 W MULBERRY ST	76201-5811	DENTON	US94906	\$240.48	\$2,885.76
US86125	UNIVERSITY OF NORTH TEXAS	UNIT MUSIC	415 AVE C	76201	DENTON	US94906	\$240.48	\$2,885.76
US86126	UNIVERSITY OF NORTH TEXAS	UNIT MUSIC	415 AVE C	76201	DENTON	US94906	\$240.48	\$2,885.76
US84368	UNIVERSITY OF NORTH TEXAS	UNIT OAKST HALL	1120 W OAK ST	76201-3932	DENTON	US94906	\$240.48	\$2,885.76
US86134	UNIVERSITY OF NORTH TEXAS	UNIT OAK ST HALL	1120 W OAK ST	76201-3932	DENTON	US94906	\$126.04	\$1,512.48
US113611	UNIVERSITY OF NORTH TEXAS	UNIT PARKING GARAGE	620 CENTRAL AVE	76203-5017	DENTON	US94906	\$360.13	\$4,321.56
US113614	UNIVERSITY OF NORTH TEXAS	UNIT PARKING GARAGE	620 CENTRAL AVE	76203-5017	DENTON	US94906	\$360.13	\$4,321.56
US86135	UNIVERSITY OF NORTH TEXAS	UNIT PERFORMING ARTS	2130 N I 35	76205	DENTON	US94906	\$240.48	\$2,885.76
US86136	UNIVERSITY OF NORTH TEXAS	UNIT PHYSICAL EDUCATION	1875 W CHESTNUT ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86137	UNIVERSITY OF NORTH TEXAS	UNIT PHYSICS	210 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US86138	UNIVERSITY OF NORTH TEXAS	UNIT RTP	325 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US86139	UNIVERSITY OF NORTH TEXAS	UNIT RTP	325 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US86140	UNIVERSITY OF NORTH TEXAS	UNIT SCIENCE RESEARCH	1504 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86142	UNIVERSITY OF NORTH TEXAS	UNIT SPEECH & HEARING	907 W SYCAMORE ST	76201-4049	DENTON	US94906	\$240.48	\$2,885.76
US86149	UNIVERSITY OF NORTH TEXAS	UNIT TERRILL HALL	1611 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US84562	UNIVERSITY OF NORTH TEXAS	UNIT AUDITORIUM	1401 W HICKORY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86106	UNIVERSITY OF NORTH TEXAS	UNIT AUDITORIUM	1401 W HICKORY ST	76201	DENTON	US94906	\$126.04	\$1,512.48
US86150	UNIVERSITY OF NORTH TEXAS	UNIT WILLIS LIBRARY	502 AVE B	76201	DENTON	US94906	\$240.48	\$2,885.76
US86151	UNIVERSITY OF NORTH TEXAS	UNIT WILLIS LIBRARY	502 AVE B	76201	DENTON	US94906	\$240.48	\$2,885.76
US86152	UNIVERSITY OF NORTH TEXAS	UNIT WILLIS LIBRARY	502 AVE B	76201	DENTON	US94906	\$240.48	\$2,885.76
US86153	UNIVERSITY OF NORTH TEXAS	UNIT WOODRUFF HALL	51 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US86154	UNIVERSITY OF NORTH TEXAS	UNIT CHESTNUT	1800 W CHESTNUT ST	76201	DENTON	US94906	\$349.73	\$4,196.76
US86155	UNIVERSITY OF NORTH TEXAS	UNIT CHESTNUT	1800 W CHESTNUT ST	76201	DENTON	US94906	\$349.73	\$4,196.76
US311596	UNIVERSITY OF NORTH TEXAS	UNIT LIFE SCIENCE B	1311 W SYCAMORE	76201	DENTON	US94906	\$240.48	\$2,885.76
US311597	UNIVERSITY OF NORTH TEXAS	UNIT LIFE SCIENCE B	1311 W SYCAMORE	76201	DENTON	US94906	\$360.13	\$4,321.56
US86107	UNIVERSITY OF NORTH TEXAS	UNIT BIOLOGY	1510 W CHESTNUT	76201	DENTON	US94906	\$240.48	\$2,885.76
US86108	UNIVERSITY OF NORTH TEXAS	UNIT LABORATORY ADMIN	320 AVE A	76201	DENTON	US94906	\$240.48	\$2,885.76
US86109	UNIVERSITY OF NORTH TEXAS	UNIT CHEMISTRY	1508 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86110	UNIVERSITY OF NORTH TEXAS	UNIT CHEMISTRY	1508 W MULBERRY ST	76201	DENTON	US94906	\$240.48	\$2,885.76
US86111	UNIVERSITY OF NORTH TEXAS	UNIT CHILTON HALL	410 AVE C	76201	DENTON	US94906	\$240.48	\$2,885.76
US86112	UNIVERSITY OF NORTH TEXAS	UNIT CHILTON HALL	410 AVE C	76201	DENTON	US94906	\$240.48	\$2,885.76
US86113	UNIVERSITY OF NORTH TEXAS	UNIT CURRY HALL	201 INNER CAMPUS	76201	DENTON	US94906	\$240.48	\$2,885.76
US86127	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86128	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86129	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86130	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86131	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86132	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US86133	UNIVERSITY OF NORTH TEXAS	UNIT DISCOVERY PARK	2940 N ELM ST	76207-7102	DENTON	US94906	\$240.48	\$2,885.76
US845043	UNIVERSITY OF NORTH TEXAS	UNIT COLOSSEUM	600 AVENUE	76201	DENTON	US94906	\$126.04	\$1,512.48
							\$14,447.81	\$173,373.77
ATHLETICS								
US86104	UNIVERSITY OF NORTH TEXAS	UNIT ATHLETIC CENTER	1301 S BONNIE BRAE ST	76207-2003	DENTON	US94894	\$240.48	\$2,885.76
US86105	UNIVERSITY OF NORTH TEXAS	UNIT ATHLETIC CENTER	1301 S BONNIE BRAE ST	76207-2003	DENTON	US94894	\$240.48	\$2,885.76
US102096	UNIVERSITY OF NORTH TEXAS	UNIT APOGEE STADIUM	1251 S BONNIE BRAE	76205	DENTON	US94894	\$237.01	\$2,844.12
US102097	UNIVERSITY OF NORTH TEXAS	UNIT APOGEE STADIUM	1251 S BONNIE BRAE	76205	DENTON	US94894	\$237.01	\$2,844.12
US102098	UNIVERSITY OF NORTH TEXAS	UNIT APOGEE STADIUM	1251 S BONNIE BRAE	76205	DENTON	US94894	\$237.01	\$2,844.12
US102099	UNIVERSITY OF NORTH TEXAS	UNIT APOGEE STADIUM	1251 S BONNIE BRAE	76205	DENTON	US94114	\$237.01	\$2,844.12
							\$1,473.00	\$17,448.00

Housing								
US13030	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-CLARK HALL	1717 MAPLE ST	76201	DENTON	US94900	\$126.04	\$1,512.48
US13773	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-CLARK HALL	1717 MAPLE ST	76201	DENTON	US94900	\$126.04	\$1,512.48
US86205	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-HONORS HALL	1716 W EAGLE	76201	DENTON	US94900	\$360.13	\$4,321.56
US86206	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-HONORS HALL	1716 W EAGLE	76201	DENTON	US94900	\$360.13	\$4,321.56
US103387	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	1413 W MAPLE ST	76201	DENTON	US94900	\$367.06	\$4,404.72
US103388	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	1413 W MAPLE ST	76201	DENTON	US94900	\$367.06	\$4,404.72
US103389	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	1413 W MAPLE ST	76201	DENTON	US94900	\$367.06	\$4,404.72
US103390	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	1413 W MAPLE ST	76201	DENTON	US94900	\$367.06	\$4,404.72
US86207	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	221 N TEXAS BLVD	76201-5663	DENTON	US94900	\$360.13	\$4,321.56
US86208	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-LENN HALL	221 N TEXAS BLVD	76201-5663	DENTON	US94900	\$360.13	\$4,321.56
US86201	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-VICTORY HALL	13795 BONNIE BRAE RD	76201	DENTON	US94900	\$360.13	\$4,321.56
US86202	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-VICTORY HALL	13795 BONNIE BRAE RD	76201	DENTON	US94900	\$360.13	\$4,321.56
US86203	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-VICTORY HALL	13795 BONNIE BRAE RD	76201	DENTON	US94900	\$360.13	\$4,321.56
US86204	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-VICTORY HALL	13795 BONNIE BRAE RD	76201	DENTON	US94900	\$360.13	\$4,321.56
US85300	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-MOZZART SQUARE	911 AVE D	76201	DENTON	US94900	\$360.13	\$4,321.56
US85413	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-SARITA FEY HALL	2201 W PRAIRIE ST	76201-5703	DENTON	US94900	\$360.13	\$4,321.56
US86109	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-TRADITIONS HALL	250 N TEXAS BLVD	76201-5606	DENTON	US94900	\$360.13	\$4,321.56
US86100	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING-TRADITIONS HALL	250 N TEXAS BLVD	76201-5606	DENTON	US94900	\$360.13	\$4,321.56
US85140	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING- BRUCE HALL	1624 CHESTNUT ST	76201	DENTON	US94900	\$126.04	\$1,512.48
US345044	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING - RAWLINS HALL	1815 MAPLE ST	76201	DENTON	US94900	\$373.82	\$4,485.84
US38045	UNIVERSITY OF NORTH TEXAS HOUSING	UNT HOUSING - RAWLINS HALL	1815 MAPLE ST	76201	DENTON	US94900	\$373.82	\$4,485.84
							\$4,915.34	\$58,988.72

Student Union								
US358315	UNIVERSITY OF NORTH TEXAS	UNT STUDENT UNION	1155 UNION CIRCLE	76201	DENTON	US156368	\$373.82	\$4,485.84
US358317	UNIVERSITY OF NORTH TEXAS	UNT STUDENT UNION	1155 UNION CIRCLE	76201	DENTON	US156368	\$373.82	\$4,485.84
US358318	UNIVERSITY OF NORTH TEXAS	UNT STUDENT UNION	1155 UNION CIRCLE	76201	DENTON	US156368	\$373.82	\$4,485.84
US358319	UNIVERSITY OF NORTH TEXAS	UNT STUDENT UNION	1155 UNION CIRCLE	76201	DENTON	US156368	\$373.82	\$4,485.84
US358320	UNIVERSITY OF NORTH TEXAS	UNT STUDENT UNION	1155 UNION CIRCLE	76201	DENTON	US156368	\$373.82	\$4,485.84
							\$1,869.10	\$22,429.20

The following prices have been added to the existing monthly amount to include the state inspection within the elevator maintenance contract \$28.93 /Per Month for Tractors & \$22.00 / Per Month for Hydraulic

Pricing listed within this unit list will be held firm for the first 12 month of this new agreement.

"Exhibit A" Scope of Work

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UNT Elevator Maintenance & Scope of Services

1. **Services** - Contractor shall provide the following elevator maintenance services for the Equipment in listed in Attachment C beginning on 9/1/14:
 - (a) Annual governor and safety tests on traction elevators;
 - (b) Annual relief pressure tests on hydraulic elevators;
 - c) General Monthly Services shall include:
 - i) Ride all elevators and visually examine for noises, vibrations, abnormal operation, and proper door operation;
 - ii) Check leveling accuracy observed at multiple levels;
 - iii) Check safety devices for proper operations such as:
 - (i) Door edge safety devices;
 - (ii) Hydraulic cylinder head packing;
 - (iii) Emergency equipment and pumping units;
 - iv) Check data tags and code information labels;
 - d) Controller Equipment Monthly Services shall include:
 - i) Maintain and service the following components
 - (i) Controller relays;
 - (ii) Contactors;
 - (iii) Timers;
 - (iv) Diodes;
 - (v) Starters;
 - (vi) Silicon control rectifiers, reactors, heat sinks, amp traps, and transducers;
 - (vii) All other incidental electronic or mechanical components and wiring;

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UNT Elevator Maintenance & Scope of Services

- ii) Renew dirty filters and inoperable cooling fans;
 - iii) Verify proper grounding with electric meter;
 - iv) Check main feeder and light circuit wiring;
 - v) Secure controller doors, covers, guards, and labels;
 - vi) Record unit run counter, if applicable, and provide data to UNT;
- e) Pump Unit and Motor Monthly Services shall include:
- i) Maintain and service the following components:
 - (i) Power unit;
 - (ii) Pump motor;
 - (iii) Valves;
 - (iv) Pumps;
 - (v) Belts;
 - (vi) Wiring;
 - (vii) Silencers;
 - (viii) Other existing pump equipment;
 - (ix) Jacks;
 - (x) Machine worm gear;
 - (xi) Thrust bearings;
 - (xii) Drive sheave, shaft and bearings;
 - (xiii) Brake pulley and components;
 - (xiv) Contact linings and components;
 - (xv) Motor and motor generator, windings, rotating element, commutator, brushes, brush holders and bearings;
 - ii) Remove oil and clean the drain pan to keep unit clean;
 - iii) Repair any leaks in valves and pumps;

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UNT Elevator Maintenance & Scope of Services

- iv) Oil levels monitored and added as needed;
- f) Elevator Cab and Hoistway Door Equipment Monthly Services shall include:
 - i) Maintain and service the following components:
 - (i) Door motors;
 - (ii) Electronic boards;
 - (iii) Contacts
 - (iv) Rollers;
 - (v) Pick-ups and relating devices;
 - (vi) Bearings;
 - (vii) Sheaves;
 - (viii) Door arms;
 - (ix) Bushings;
 - (x) Wiring and related electronic components;
 - ii) Verify speed and torque levels of door operation as required by Category 1 periodic test;
 - iii) Verify proper grounding with electrical meter;
 - iv) Check hoistway door gibs and vision panels;
 - v) Test and confirm door locks, verify an open lock would prevent movement as required by code;
- g) Elevator Cab Monthly Services shall include:
 - i) Maintain and service the following components
 - (i) Cartop service and operation controls;
 - (ii) Check alarm bells and wiring and repair as needed;
 - (iii) Pushbuttons;
 - (iv) Pushbutton lamps;
 - (v) Digital and/or incandescent position indicators and lamps;

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UNT Elevator Maintenance & Scope of Services

- (vi) All switches (keyed, push/pull, or toggled);
 - (vii) Electrical outlets or other operational device directly related to the operation of the elevator;
 - (viii) Check and monitor fan;
 - (ix) Test emergency lights;
- h) Fire Services shall include:
- i) Per ASME 17.1 8.6.11.1 – All elevators provided with firefighter's emergency operation shall be subjected monthly to Phase I recall by use of the key switch, and a minimum of one-floor operation on Phase II. Findings shall be recorded and deficiencies corrected;
- i) Hoistway and Pit Monthly Services shall include:
- i) Maintain and service the following components:
 - (i) Limit switches;
 - (ii) Leveling systems, electronic or mechanical;
 - (iii) Buffer assembly – also check for leaks;
 - (iv) Buffer switches;
 - (v) Hoistway wiring, piping, and related devices;
 - (vi) Governor, governor sheave, shaft assembly, bearings, contacts and governor jaws;
 - ii) Examine compensation chain rope, guides or sheaves and adjust to provide proper clearance and tracking;
 - iii) Examine governor sheave and switch and adjust as required;
 - iv) Examine selector tape sheave and switch and adjust as required;
 - v) Examine and check coated steel belt, shackles, sheaves and associated hardware;
 - vi) Check for damage to polyurethane or exposed wires;
 - vii) Check for unusual noise, heat, vibration or wear patterns;
 - ix) Clean excessive debris or fluid off coated steel belts;
 - x) Examine counterweight and compensation ropes, chains and fastenings;

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UNT Elevator Maintenance & Scope of Services

- xi) Check counterweight frames, guides, and sheaves;
 - xii) Adjust counterweight roller guides for proper tension and rail clearance;
 - xiii) Replace worn guide components as needed;
 - xiii) Lubricate counterweight safety linkage pivot points as needed;
 - xiv) Hoistway entrance door sill areas beyond the entrance frame opening will be cleaned;
- j) Qualified Elevator Inspection (QEI) Support Services shall include:
- i) QEI's for the E&G elevators will be scheduled for the week of Spring Break. Contractor will be present for all QEI's;
 - ii) QEI's for the Housing elevators will be scheduled for the Summer break. Contractor will be present for all QEI's.
- k) Exclusions:
- i) All parts and pieces of elevator equipment not specifically mentioned above will be covered by this Agreement with the exception of the following:
 - (i) Cab enclosure finishes, repairs, or replacement
 - (ii) Damage to hoistway door panels, door frames, and door sills
 - (iii) Floor coverings inside the elevator cabs
 - (iv) Light fixtures and lamps inside the elevator cabs
 - (v) Smoke and fire sensors
 - (vi) Air conditioning units
 - ii) Buried or underground piping of any type or kind including, but not limited to, underground oil/feed line(s), hydraulic cylinders, pistons, and PVC or other cylinder lining(s).

UNT and Contractor further agree that Contractor shall not be obligated to provide any Services relative to any equipment due to any one or more of the following: anyone's abuse, misuse and/or vandalism of that equipment; anyone's negligence in connection with the use and/or operation of that equipment; any loss of power, power fluctuations, power failure or power surges that in any way affect the use and/or operation of that equipment; damage to that equipment caused by water, fire, wind, storm or acts of God; and any other reason or cause beyond Contractor's control that affects the use and/or operation of that equipment.

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UNT Elevator Maintenance & Scope of Services

2. **Service Requirements.** The Services shall meet the following requirements:

- (a) The Services will meet ASME Code A 17.1-2007/CSA B44-07, ASME Code A 17.3-2002, ASME Code A 18.1-2005, and ASCE Code 21 as required by the Texas Department of Licensing and Regulation.
- (b) Section 8.6 of the ASME Code A 17.1 specifically addresses the requirements for a comprehensive maintenance program. Contractor will ensure that UNT is in compliance with these requirements.
- (c) Every time a Contractor technician is on-site (option 2), he or she will check in at UNT Facilities Work Control. When work is completed and the technician is leaving (option 2), they will check back out at Facilities Work Control. The technician shall fill out the Elevator Maintenance Checklist to document the services provided.
- (d) A monthly review meeting will be held the last week of every month between Contractor and UNT representatives from Facilities and Auxiliary Services to review completed checklists and reports, discuss issues and findings from the previous month, review any proposed additional expenses for repair work not covered by this agreement, and discuss plans for the upcoming month.
- (e) UNT will review Contractor's proposed personnel assignments and reserves the right to request changes or substitutions to the proposed personnel.
- (f) State law requires UNT to send all elevator inspection reports to the Texas Department of Licensing and Regulation within 30 days of the date of inspection. To ensure UNT's compliance with this requirement, Contractor shall deliver all inspection reports to UNT within five calendar days of the inspection.
- (g) In general all elevator components shall be cleaned, lubricated, adjusted, and items worn or broken shall be repaired or replaced. Any replacement shall be at no additional charge to UNT.
- (h) Services shall be provided Monday through Friday between 8:00 a.m. and 5:00 p.m. Services provided on Saturdays and Sundays shall be provided only by request of UNT and shall be at an additional cost at established rates:

3. **Termination.** UNT may terminate the Service Agreement if (a) Contractor fails to perform the

Services according to reasonable industry standards (each such failure a "Material Breach") and (b) such Material Breach remains un-remedied after 30 days following the date on which UNT first provides Contractor with written notice of the details of such alleged Material Breach.

Written notice must be provided to Contractor at: brad.hager@thyssenkrupp.com

Elevator Identification			
Date:	Technician Name:	Building Name:	Elevator ID:

Elevator Maintenance Tracking		
Section	Details- What is included?	Technician Comments
General Monthly Services	<ul style="list-style-type: none"> • Ride all elevators and visually examine for noises, vibrations, abnormal operation, and proper door operation • Check leveling accuracy observed at multiple levels. Check safety devices for proper operations such as: <ul style="list-style-type: none"> • Door edge safety devices • Hydraulic cylinder head packing • Emergency equipment and pumping units • Check data tags and code information labels 	
Controller Equipment Monthly Services	<ul style="list-style-type: none"> • Maintain and service the following components <ul style="list-style-type: none"> • Controller relays • Contactors • Timers • Diodes • Starters • Silicon control rectifiers, reactors, heat sinks, amp traps, and transducers • All other incidental electronic or mechanical components and wiring • Renew dirty filters and inoperable cooling fans • Verify proper grounding with electric meter • Check main feeder and light circuit wiring • Secure controller doors, covers, guards and labels • Record unit run counter and provide data to UNT 	
Pump Unit and Motor Monthly Services	<ul style="list-style-type: none"> • Maintain and service the following components <ul style="list-style-type: none"> • Power unit • Pump motor • Valves • Pumps • Belts • Wiring • Silencers • Other existing pump equipment • Jacks • Machine worn gear • Thrust bearings • Drive sheave, shaft, and bearings • Brake pulley and components • Contact linings and components • Motor and motor generator, windings, rotating element, commutator, brushes, brush holders, and bearings • Remove oil and clean the drain pan to keep the unit clean • Repair any leaks in valves and pumps • Oil levels monitored and added as needed 	
Elevator Cab and Hoistway Door Equipment Monthly Services	<ul style="list-style-type: none"> • Maintain and Service the following components: <ul style="list-style-type: none"> • Door motors • Electronic boards • Contacts • Rollers • Pick-ups and relating devices • Bearings • Sheaves • Door arms • Brushings • Wiring and related electronic components • Verify speed and torque levels of door operation as required by Category I 	