



This Agreement, dated June 29, 2018 is made between Stratus Building Solutions (“STRATUS”) and Explore Community School (“CLIENT”). Both STRATUS and CLIENT agree that STRATUS will begin service on July 1, 2018, under the following terms and conditions.

1. CLIENT agrees to contract STRATUS to perform cleaning services according to the attached cleaning schedule. This agreement is for twelve consecutive months without interruption. Contract will commence on the latter of the dates between the one designated on the signature page and the actual date services begin.
2. This business contract agreement is obtained by STRATUS for the business benefit of a STRATUS Franchisee who hereby agrees to comply with the terms and conditions of this agreement. The Franchisee selected to service this CLIENT will be introduced prior to the start date of service.
3. Franchisee has successfully completed the STRATUS training program and carries all required certifications and insurance.
4. Six of the nationally recognized holidays have been taken into consideration during the calculation of this proposal. These include New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If work is performed on these days, additional charges may apply.
5. STRATUS will invoice CLIENT monthly, and CLIENT agrees to pay STRATUS the amount that is due and owed under the terms of this contract within 10 days of the billing date. Late payments will incur service and finance charges. In the event of default on payment, CLIENT agrees to pay STRATUS’ costs for collection and/or attorney fees.
6. This agreement may be terminated for non-performance only, and the Client must give STRATUS written notice, specifying in detail, the nature of any defect in performance. STRATUS shall have thirty (30) days to cure specified defects. If the specified defects have not been cured at the end of the thirtieth (30) day, the Client shall notify STRATUS in writing of failure to cure, and the agreement shall terminate thirty (30) days from date of said notice. All written notices must be timely and via certified mail.
7. CLIENT agrees to verbally notify STRATUS of any non-performance issues, in detail, prior to written notification and credit may be applied for the day or service in question if agreed necessary by all parties.
8. CLIENT agrees that during the term of this agreement and within one year after termination of this agreement, they will not employ directly or indirectly any employees, agent representatives or Franchisees of STRATUS.
9. This agreement is for a term of one (1) year, and shall automatically renew on the anniversary date, with the same terms and conditions, unless either party shall give written notice of termination, at least sixty (60) days, but no more than ninety (90) days prior to said anniversary date.



GENERAL CLEANING

Offices, Entrances, Reception Areas, Conference Rooms, Hallways, Common Areas

	STRATUS JANITORS WILL NOT MOVE PAPERS ON DESK TOPS OR MOVE AND REPLACE FILES, BOOKS, FILE CONTAINERS OR FILE FOLDERS DURING THE CLEANING PROCESS.	FREQUENCY
	Dust horizontal surfaces - Desk, Credenza, Counter, and File cabinet tops	Every Clean
	Clean and disinfect all desk and tables used for desk and arrange after cleaning	Every Clean
	Entrance doors and internal glass partitions cleaned of fingerprints and smudges	Every Clean
	Walls cleaned of fingerprints and smudges	1x/Week
	Clean and sanitize drinking fountains	Every Clean
	Polish drinking fountains	1x/Week
	Empty all waste paper receptacles	Every Clean
	Replace waste receptacle liners	As Needed
	Disinfect light switches, light switch plate covers, and door handles	1x/Week
	Disinfect all telephone receivers and dust phone bases	1x/Week
	Maintain janitors closet in accordance with this cleaning schedule	As Needed
	Entrances locked, lights turned off and alarm secured	Every Clean
	High dusting – air vents, tops of doors, door frames, ceiling corners, blinds	1x/Month
	Low dusting – front and sides of desks, legs of chairs, tables, and chair bases	1x/Month
	Furniture – vacuum fabric and wipe down other surfaces to remove dust and lint	1x/Month

FLOOR CARE

Carpet, Ceramic, Resilient Tile (VCT), and Concrete

		FREQUENCY
	Vacuum, sweep, or dust mop all hard surfaces	Every Clean
	Vacuum all carpeted traffic areas	Every Clean
	Thoroughly mop all hard surface floors	Every Clean
	Wall to wall vacuuming of carpeted areas	1x/Week
	Remove spots and small spills from carpet	Every Clean
	Detail vacuum carpet edges and corners along walls and partitions	1x/Month
	Dust all baseboards	1x/Month
	High speed burnishing: Hallways in all 3 buildings and all restrooms	1x / Month
	<p style="text-align: center;">Deep Clean</p> <p>One time DEEP CLEAN includes doing most the items detailed in this proposal in a single cleaning. We would bring additional staff and spend about 3 times the amount of time spent during a regular clean. DEEP CLEAN includes high and low dusting of the baseboards, chair rails, A/C vents, door frames and ceiling corners for spider webs up to 10 feet. Detailed wall-to-wall vacuuming of all surfaces. Mopping of all hard floor surfaces. All interior glass partitions and doors with glass would be cleaned. All phones, light switches and door handles would be disinfected. Dusting all horizontal surfaces, desk tops, shelves, blinds, window sills, file cabinet tops and credenzas. Clean horizontal surfaces to remove coffee rings and spillage. Clean and sanitize drinking fountains. Clean and disinfect all desk tops. Detailed cleaning of restrooms and break rooms. Vacuum all upholstered furniture. High speed burnish of all unobstructed VCT. Cleaning exterior entrances for spider webs and removal of cigarette butts, etc. around entrances. Every attempt will be made to remove dirt, but built-up dirt, stained surfaces and wax build-up may not come completely off of these surfaces. Window cleaning, carpet extraction and VCT full service is extra. A fresh start for your building! *See Page 7 for pricing.</p>	

RESTROOMS

		FREQUENCY
	Clean and disinfect counter tops, wash basins, toilets, toilet seats, and urinals	Every Clean
	Clean and disinfect all dispensers, fixtures, and mirrors	Every Clean
	Empty trash receptacles	Every Clean
	Empty sanitary napkin receptacle and disinfect	Every Clean
	Spot clean partitions and tile walls	Every Clean
	Restock hand soap and paper products	Every Clean
	Disinfect partition handles, door handles, and light switches	Every Clean
	Clean and sanitize outsides of dispensers and trash receptacles	Every Clean
	Polish all dispensers, fixtures, and mirrors	Every Clean
	High dust – tops of partitions, air vents, mirror frames, and tops of doors	1x/Week
	Clean and disinfect restroom partitions and walls around toilets and urinals	1x/Week
	Sweep and thoroughly mop floor with germicidal solution	Every Clean
	Consumables: Stratus will order all needed consumables, drop ship, stock and bill as a separate line item monthly. To include Toilet paper, paper towels, plastic bags, soaps, etc.	If Needed



BREAK AREAS: Teachers Lounge
 Kitchens, Cafeterias, Lunch Rooms, Coffee Areas

	FREQUENCY
Counters, and table tops cleaned with approved disinfectant	Every Clean
Fronts of counters and chairs cleaned	Every Clean
Sinks cleaned with approved disinfectant	Every Clean
Wipe down outside and top of refrigerator and microwave	Every Clean
Trash removed	Every Clean
Coffee machines turned off	Every Clean
Sink thoroughly scoured using liquid cleanser	1x/Week
Table bases and chair legs cleaned	1x/Month
Inside of microwave cleaned	Every Clean
<p style="text-align: center;">Day Porter</p> <p>Day porter services will include light maintenance service such as light bulb changing, moving furniture, grounds cleanup of trash, rest rooms restocking and cleaning daily, emergency clean ups, lunch clean up and one off request from management. Balance of time, if any, will be spent in recurring cleaning projects such as high dusting, low dusting and burnishing. \$ 18.00 per hour. \$54.00per Day for 3 hours daily. \$9,720.00 for 180 days plus any requested additional days.</p>	
Stratus franchisee and their staff will sign in and sign out on school log	Every Clean
Stratus will adjust billing to match time in session. If Explore Community School is out for various breaks unless requested by Explore, Stratus will take the same time off and adjust billing for same.	



Additional Services...

... and Specialties

If you have a need, we will make every effort to accommodate you:

- Carpet / upholstery cleaning:
\$.12 per square foot with a \$200.00 minimum. \$.10 per square foot if over 3000 square foot.
- Hard floor cleaning (stripping and waxing) VCT service:
\$.37 per square foot, with 6 coats of premium wax, \$250 minimum.
- Window cleaning, inside and outside:
Quoted upon request.
- Janitorial supplies:
Are included in our recurring janitorial services, and are available upon request.
- Restroom supplies:
We can supply consumables and bill as a separate line item monthly.
- Mop on or spray buffing of all unobstructed VCT flooring:
\$.035 per square foot, \$175.00 minimum.
- Top scrub and recoat:
\$.25 per square foot, with 3 coats of premium wax, \$250.00 minimum.

In order to maintain the appearance of your floors and prevent unnecessary, premature replacement of floor coverings, it is strongly recommended that a customized floor care program be implemented, including carpet care and hard floor care services.

All estimates for floor care services are based on current labor and supply costs. It is assumed that all heavy articles that the customer wishes floor services performed under will be removed by customer prior to commencement of floor care service and replaced by customer following completion of service.

VCT Burnishing:	Halls only in main building and Modular:	included in pricing
	All unobstructed VCT flooring:	\$ 300.00
Top Scrub Restrooms & recoat:		\$ 175.00

Complete Strip and wax: All VCT flooring. Chemical strip and low speed machine scrub to original tile, removing all of the old wax and dirt. Detail edges and corners by hand. Mop, dry & vacuum. Apply 5 coats of premium wax. \$ 3,700.00

Mid-Year Top Scrub & Recoat: Complete scrub and wax of all VCT flooring: Detergent low speed machine scrub to remove scratches and top layers of wax. Detail edges and corners by hand. Mop, dry & vacuum. Apply 3 coats of premium wax. All classrooms, work rooms & hallways that are VCT. \$2400.00



OUR AGREEMENT

Both Stratus and Explore Community School do agree to all terms, conditions, cleaning schedule and pricing as outlined in this agreement. Stratus will provide all the necessary cleaning chemicals and equipment. Client will provide all paper products, hand soap, and replacement liners for trash receptacles.

Service Provided: Five Days Per Week M T W Th F Sa Su (Circle)

Daily Billing: \$ 71.65

Client Name: Explore Community School

Cleaning Address: 711 S. 7th St.
Nashville, TN. 37206

CLIENT

Name: Jon Driskell

Signature: Jon Driskell

Title: Principal

Date: June 29, 2018

STRATUS

Name: Ed Lease

Signature: _____

Title: Vice President

Date: June 27, 2018

Approximate Start Date: July 1, 2018

This proposal assumes that if it is granted, all parties will work together to maintain a mutually agreeable cleaning solution. We reserve the right to withdraw this proposal if it is not accepted within 30 days.