

HANDS ON LAWN CARE SERVICE, INC.

COMMERCIAL PROPERTY MAINTENANCE SERVICE AGREEMENT

This Commercial Property Maintenance Service Agreement ("Agreement") is entered into between Hands On Lawn Care Service, Inc. ("Service Provider") and the Client identified in the approved proposal or work order.

1. Scope of Services

The Service Provider shall perform only those commercial property maintenance services identified in the approved proposal or work order. Services may include mowing, trimming, edging, blowing, shrub and hedge trimming, landscape bed maintenance, seasonal cleanups, leaf removal, pressure washing, exterior property maintenance, and other services approved in writing.

2. Estimates and Pricing

All estimates are based upon visible site conditions at the time of inspection. If hidden conditions, extraordinary site conditions, or changes in scope are discovered, pricing may be adjusted with Client approval before additional work is performed.

3. Extraordinary Site Conditions

Storm debris, illegal dumping, excessive vegetation, flooding, construction debris, vandalism, neglected landscapes, or other abnormal conditions requiring additional labor are not included unless specifically stated in the proposal and may result in additional charges.

4. Property Access

The Client shall provide safe and reasonable access to the property during scheduled service times. Delays caused by locked gates, blocked entrances, vehicles, or restricted access may result in rescheduling or additional trip charges.

5. Property Preparation

The Client shall identify or protect irrigation components, underground utilities, landscape lighting, invisible fencing, septic components, drainage structures, utility boxes, newly planted vegetation, fragile decorations, and other concealed hazards. The Service Provider is not responsible for damage to hazards that were not reasonably visible or disclosed.

6. Weather Delays

Services may be postponed due to heavy rain, lightning, flooding, unsafe ground conditions, extreme temperatures, or other hazardous conditions. Service will be rescheduled as soon as reasonably practical.

7. Additional Services

Any work requested outside the approved proposal constitutes additional work and may require written authorization and additional charges.

8. Documentation

The Service Provider may photograph property conditions before, during, and after service for quality assurance, billing verification, insurance documentation, customer communication, and business records.

9. Payment

Invoices are due according to the approved proposal or maintenance agreement. Late payments may result in suspension of service, late fees where permitted by law, collection activity, and recovery of collection costs where permitted by law.

10. Independent Contractor

The Service Provider performs all work as an independent contractor. Nothing in this Agreement creates an employer-employee relationship, partnership, or joint venture.

11. Insurance

The Service Provider maintains appropriate commercial insurance for its operations and will provide proof of insurance upon request when required by contract.

12. Limitation of Liability

The Service Provider shall not be liable for indirect, incidental, or consequential damages. Liability for any claim shall not exceed the amount paid for the specific service giving rise to the claim, except where prohibited by law.

13. Governing Law

This Agreement shall be governed by the laws of the State of Arkansas.

14. Acceptance

By approving a proposal, signing this Agreement, or authorizing work to begin, the Client agrees to these terms and conditions.

CLIENT: _____ Date: _____

HANDS ON LAWN CARE SERVICE, INC.

Authorized Representative: _____ Date: _____