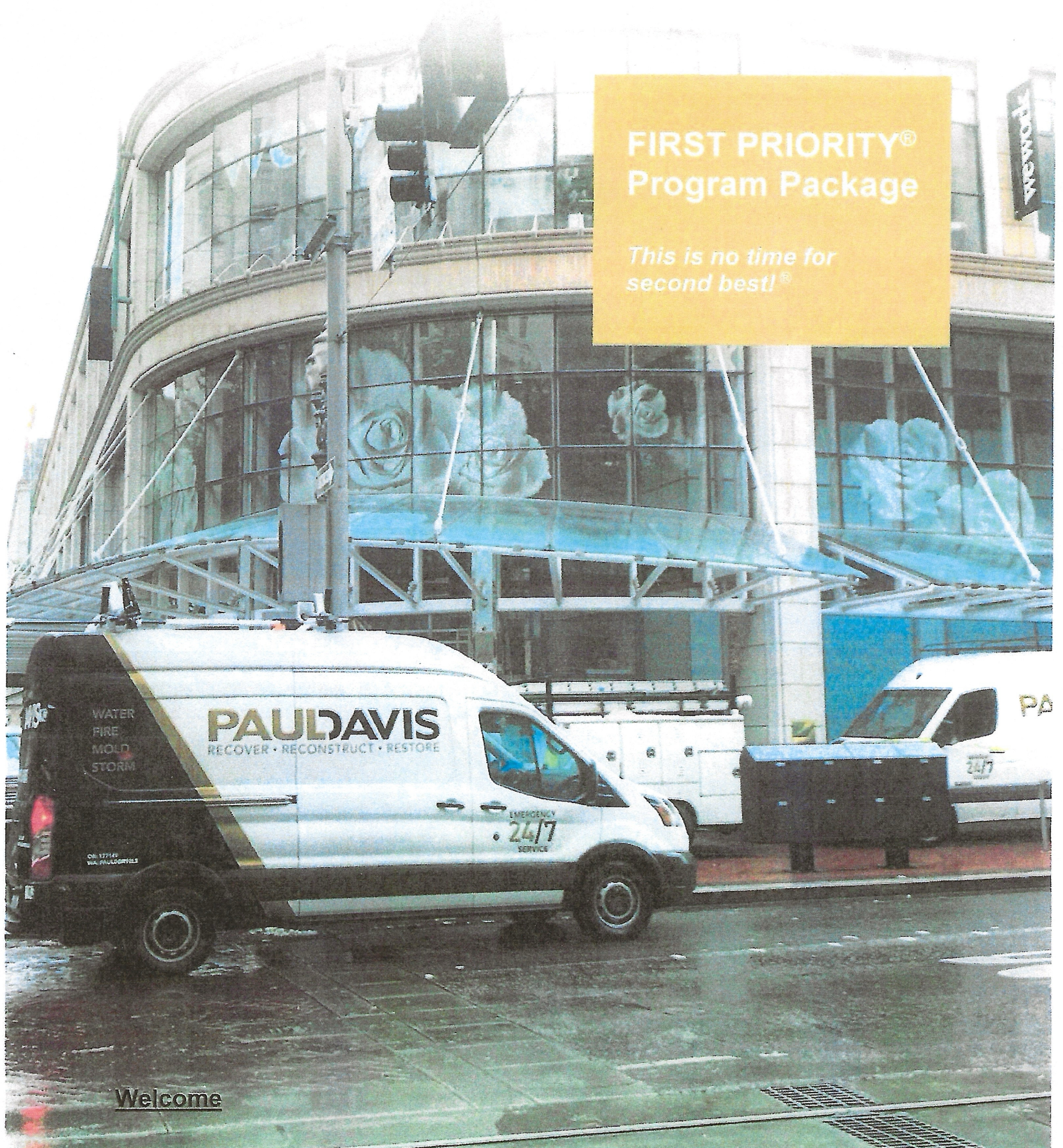


PAULDAVIS®

RECOVER • RECONSTRUCT • RESTORE

FIRST PRIORITY® Program Package

*This is no time for
second best!®*



Welcome

Welcome to the Paul Davis **First Priority®** Program, a unique non-exclusive commitment to you that we will be there when you need us. Since 1966, Paul Davis has been at the forefront of innovation in the property damage emergency services and restoration industry. From pioneering computerized estimates, to three-day drying, to new water damage assessment and monitoring technology, Paul Davis has provided significant value to the commercial and insurance industry in cycle time reduction and cost management.

Program Benefits Overview

- Expedited mitigation prevents further damage
- Programs and planning tailored to the business
- Pre-loss planning saves time and money
- Complete Project Management: no need for you to manage multiple contractors
- Convenient, single-source contact
- Peace of mind, knowing that a plan is in place
- Minimized business interruption and loss of use of facilities

Program Features

1. 24/7/365 rapid response
2. Immediate contact with local on-site client representative after reported loss
3. On site within 2 hours of reported loss.
4. Written scope of damage control procedures promptly prepared.
5. Personnel trained in accordance with Occupational Safety and Health Administration ("OSHA") & The Institute of Inspection Cleaning and Restoration ("IICRC") standards.
6. Current Insurance: General liability, auto liability, pollution liability, and workman's compensation insurance.
7. Paul Davis and its employees will keep all information pertaining to Client's operations and emergency situation confidential, unless otherwise required by law.
8. Client receives priority status over non-First Priority® property owners during area wide disasters. Paul Davis will divide all available manpower and resources among its First Priority® clients in a manner commensurate to the client's reliance on Paul Davis throughout the year.
9. Paul Davis will provide any or all of these services as directed by Client: drying and dehumidification, fire restoration, odor removal, certified mold remediation, document restoration, electronics/machinery restoration, site stabilization, emergency power, demolition & consulting.
10. Training seminars provided for key client personnel.
11. Pre-loss planning: Working with Client's Business Continuity director to ensure integration of First Priority® program; Cataloging Client's properties to identify unique needs based on size, type, and location of facilities; identifying Client's decision makers at appropriate levels.
12. Account manager assigned for single-source accountability.

13. Annual pricing agreed upon and documented.
14. Paul Davis will collect data on all client's facilities to improve response efficiency:

As client's needs differ, on-site building analysis may be warranted and the cost, if any, associated with those will be determined and attached to this agreement as an addendum.

Attachments:

Page 3:	Executed First Priority® Agreement
Page 4:	Exhibit A: First Priority® Emergency Work Authorization
Page 5:	Emergency Work Authorization Procedures

First Priority® Agreement

This AGREEMENT, made this 1 day of MAY, 2025 by and between Paul Davis Restoration of Tampa (hereinafter "Paul Davis") and PORTSMOUTH COA located at KINGS POINT SUN CITY CTR, FL 33573 standardizing various Emergency, Disinfecting Cleaning and Restoration services typically provided by Paul Davis and outlines the terms under which these services will be rendered.

Terms as set forth under this agreement include the following:

- This agreement is non-exclusive on the Client unless and until the Client requests Emergency, Disinfecting Cleaning or Restoration Services from Paul Davis. Prior to such a request, this agreement is an offer by Paul Davis to provide Emergency, Disinfecting Cleaning or Restoration Services to the Client as set forth herein.
- Paul Davis will provide the Client with a telephone number that will permit direct access to Emergency Services from Paul Davis on a 24-hour, 7-day per week basis.
- Upon request for Emergency Services from the Client, Paul Davis will mobilize resources and begin to take the necessary steps to stabilize the environment and to prevent further damage under an Emergency Work Authorization attached hereto as Exhibit A. Together, Paul Davis and the client will determine the extent of Emergency Services needed.

This Agreement will be activated by communication from the Client, requesting Paul Davis perform services, provide materials, and labor necessary, useful and appropriate to deal with a specific Emergency or Restoration event. Such communication from the Client hereby provides full consent and authority to Paul Davis to perform the services referenced herein.

The Client will compensate Paul Davis, or cause the Client's insurance carrier to do so, for travel, administrative and other expenses reasonably incurred on behalf of the Client based on the rate schedule attached or by utilizing an industry approved platform for unit cost pricing in the event of a loss. Paul Davis encourages the involvement of the client and their insurance representative in pre-loss discussions to limit business interruption.

It is further understood by both parties that:

- The term of this Agreement shall be for **Two (2) Years** and will automatically be renewed unless the canceling party provides written notice to the other party at least sixty (60) days prior to the expiration of the term.
- The Client shall be charged the then current insurance industry standard prices for services provided, pursuant to the applicable Xactimate Regional Price list. For losses reasonably expected to exceed \$25,000, Time & Material (T & M) pricing may be utilized based on Paul Davis' then-current T & M rate schedule.
- All terms, conditions, and individual pricing information will be pursuant to the terms and conditions contained herein.
- Paul Davis will be given preferred status as an approved provider of Emergency and Restoration Services.
- In the unlikely event of a local, regional, or national catastrophe, Paul Davis will prioritize response to Client's request for services in the order in which the call to Paul Davis is received.

It is requested that the client provide Paul Davis a list of locations that the client would expect serviced under this agreement.

CLIENT: _____
Name: _____
Title: _____
Signature: _____
Date: _____

Paul Davis of Tampa
Name: Tim Keogh
Title: Commercial Business Development Manager
Signature: _____
Date: _____

Exhibit A First Priority® Emergency Work Authorization

Client hereby authorizes PAUL DAVIS to mobilize, assess and commence mitigation services as described below while the parties negotiate a definitive scope of work and estimate of cost.

CLIENT: PORTSMITH COA (108 UNITS) (54 BUILDINGS)

Client Locations: (Per attached list)

Brief Description of work: Emergency water mitigation as required; including water extraction, delivery and set-up of drying equipment, any necessary debris removal, secure and weather tight affected structures. This would also include emergency service related to fire, vandalism or some other event that requires immediate service.

This Emergency Work Authorization is part of a First Priority® Agreement between Client and Paul Davis and will remain in effect for the term of that Agreement.

Client shall be charged the then current insurance industry standard prices for services provided, pursuant to the applicable Xactimate Regional Price list. For losses reasonably expected to exceed \$25,000, Time & Material (T & M) pricing may be utilized based on then-current T & M rate schedule. Such price list shall be provided upon request or prior to beginning any Emergency Services.

This Agreement will be activated by communication from Client requesting that Paul Davis perform services, provide materials, and labor necessary, useful and appropriate to deal with a specific Emergency or Restoration event. Such communication from Client hereby provides full consent and authority to Paul Davis to perform the services necessary referenced herein according to the above rate schedules.

PAUL DAVIS (FRANCHISEE)

CLIENT

By: Tim Beagle

By: PORTSMITH COA

Authorized Signature

Authorized Signature

John H. Petrucci
PRESIDENT
PORTSMITH COA

UNIT ADDRESSES

1905 - 2086 SIFIELD GRNS WAY
1205 - 1212 PETERBOROUGH CIRCLE

Emergency Work Authorization Procedures

IMMEDIATE RESPONSE SERVICES

PAUL DAVIS has emergency services available for Drying and Restoration on an as needed basis to remediate conditions caused by floods, windstorms, fires, accidents, and other casualties at any type of facility.

RESPONSE TIME

PAUL DAVIS can provide a typical response time of one (1) to four (4) hours after notification under non-CAT declarations and begin assessment of the required services.

SERVICE REQUESTS

Client location representatives and adjusters can request services by calling Our Emergency Telephone Number: **LOCAL Franchisee #. 813-984-2700**

SCOPE OF WORK

Upon arrival at the loss location, the Paul Davis representative shall contact the location representative and determine the scope and nature of the services required.

ADVANCED WORK AUTHORIZATION

By signing this Advanced Emergency Work Authorization, Paul Davis will initiate emergency mitigation as stated under DESCRIPTION OF WORK, when notified of a loss by CLIENT.