



DC Elevator Co, Inc
709 Miles Point Way
Lexington, KY40510

(859) 254-8224
<https://dcelevator.com>

Quote Date: 9/11/2025
Quote#: QUO-56345-K0Q8

Basic Maintenance Agreement

This Elevator Maintenance Agreement (this "Agreement") between DC Elevator Co, Inc here in after referred to as "we" and the "Company" and:

Name: ANCHORAGE INDEPENDENT SCHOOLS	Contact: Judy Link
Address: 11400 RIDGE ROAD	Phone #: (502) 245-8927
City, State Zip: LOUISVILLE, KY 40223	E-mail: judy.link@anchorage.kyschools.us
Date: 9/11/2025	

Hereinafter referred to as "Owner" or Owner's representative, intending to be legally bound hereby agree as follows:

Base Services Provided

We propose to furnish maintenance services on the following described elevator(s), or escalator(s) (hereinafter the "equipment" and "units"):

Device #	Equipment Manufacturer	Equipment Type
10365	Virginia Controls	Elevator

Equipment Located at : 11400 Ridge Road , Anchorage KY

All work will be performed during our regular working hours of our regular working days, unless otherwise specified in this Agreement. Should trouble develop between regular examinations, we will upon receipt of notification by you, dispatch a service mechanic to perform necessary adjustments.

The Company will begin the Work, and the term of this Agreement will begin on 9/11/2025 (the "Commencement Date"). The "Initial Term" of this agreement will be for 1 year(s), subject to automatic renewals for additional 1 year terms (Renewal Terms) (together with the Initial Term, the Term). Unless terminated by thirty (30) days' notice prior to each anniversary date, given in writing by either of the parties hereto. Further, Owner agrees to notify Company in writing at least sixty (60) days prior to any change in ownership or management of the building in which elevator is located.

Owner agrees to pay the sum of \$165.00 (excluding sales and use tax) on a Quarterly basis; the amount to be paid to the Company each and every quarter, at the beginning of each quarter or as long as this Agreement remains in force and effect.

Article 1 – Scope of Work

Qualified and competent equipment maintenance or service personnel directly or indirectly employed by the Company, will on a scheduled program, examine and lubricate the following components of the elevator installation:

PUMPS, VALVES, COILS, FUSES, LIMITS, SHUNTS, FIELD ROTORS, SPRINGS, CARBONS, RELAYS, BEARINGS, SAFETY EDGES, ROLLERS, RAILS AND GUIDES, INTERPOLES, CONDUCTORS, CONTROLLERS, GENERATORS, BRAKES, INTERLOCKS, CONTACTS, CAR SHOES, SWITCHES, OVERLOADS, SELECTORS, RESISTORS, ARMATURES, INSULATORS, TRAVELING CABLES, PUMP MOTORS, CAR DOOR OPERATORS, BRAIDS, DISPATCHING PANELS, DOOR AND GATE EQUIPMENT.

In addition, the Company also agrees to adjust the parts listed below at no additional charge at the time of service:

FUSES, SHUNTS, CONTACTS, DIODES, RESISTORS, RELAYS, RELAY COILS, MAGNET FRAME, SWITCHES, MOTOR BRUSHES, BRAIDS, SPRINGS, SOLENOIDS, AND INSULATORS. PLEASE ALSO NOTE ARTICLE 6 FOR ADDITIONAL EXCLUSIONS

Billed at contract rates.

Article 2 – Service Provided

All work, with the exception of overtime emergency call back service, will be performed during the Company's normal working hours, on normal working days. The Company agrees to respond to emergency service calls during regular working hours and to after-hours service if requested. It is understood that the Owner or his agent will be billed at our regular & applicable overtime rates for such work. An emergency is defined for the purpose of this Agreement as any condition that may cause physical damage to the elevator or passengers. A description of said condition shall be rendered by the owner at the time the call for service is placed.

Annual Safety, CATEGORY 1, will be included in the contract.

The Company agrees to furnish lubricants of a special grade compound for elevator specifications except for replacement of leaking hydraulic fluids, which will be billed as an addition to this Agreement. The Owner agrees to repair all hydraulic fluid leaks and to properly clean and dispose of all leaked/waste oil. The Company is not required to make repairs or replace equipment or parts due to fire., water, storm, act of God, negligence, accident, malicious damage, and misuse of the elevator(s) or due to any other cause beyond its control. It is mutually agreed that adjustments necessitated by normal wear and tear only shall apply to this contract.

Article 3 – Price Adjustments

This Contract Amount is subject to reconsideration and adjustment at the end of each year during the Term based on the cost of labor and materials prevailing at the time of reconsideration.

While any elevator is out of service, under repair, or otherwise out of operation at any time for any reason whatsoever, all obligations under this Agreement, including Owner's duty to make all monthly service payments, shall remain in full force and effect, unless otherwise agreed upon in a writing signed by the parties.

It is expressly understood, in consideration of performance of the services enumerated herein, at the price quoted, that nothing of this agreement shall be construed to mean that the Company assumes any liability on account of accidents to persons or property while riding on, or being about, the equipment described in this Agreement.

Article 4 – Terms and Conditions

The Company in no way makes any representations, hereunder, that its service can or will render the equipment free from such occurrences or recurrence at any time of such items as a failure to level off at a landing or eccentricity of operation of car or hatchway doors, or any other defects not ordinarily revealed by the Company's normal or customary methods of inspection and adjustment. The Company does not assume any management or control over any part of the equipment except at those times during which the Company, personnel are actually engaged in work on the equipment.

The parties in this Agreement understand that this equipment incorporates electrical and mechanical devices, and such devices in normal operation, and with passage of time, are subject to: wear and tear, deterioration, and possible malfunction, through use, fatigue, corrosion, dust, abuse, etc.

While any elevator is out of service, under repair, or otherwise out of operation at any time for any reason whatsoever, all obligations under this Agreement, including Owner's duty to make all monthly service payments, shall remain in full force and effect, unless otherwise agreed upon in a writing signed by the parties.

It is further understood and agreed that the Company does not assume possession or management of any part of the equipment, but that equipment remains yours exclusively, as sole owner. The Company assumes no liability unless we are actively working on the elevator as we do not own or have exclusive control over the equipment.

Further, the Company shall not be liable for any loss, damage, or delay caused by acts of governments, strikes, lockouts, fire, explosion, theft, floods, riots, civil commotion, war, malicious mischief, acts of God, or by any other causes beyond our control, and, in any event, the Company shall not be liable for consequential damages. No work, services, or liability on the part of the company other than those specifically mentioned in this agreement, are included or intended.

Article 5 – Your Obligations

The Owner agrees to immediately notify the Company of any accident and the Company is also to be notified of any alteration or change effecting the equipment covered under the terms of this Agreement. The Owner also agrees to notify the Company of any change of ownership or agent, and to maintain surveillance of said equipment and discontinue use of the elevator(s) when, in the judgment of the owner or agent, the equipment becomes unsafe or operates in a manner which might cause injury to a user thereof. All notifications herein above mentioned shall be deemed given at the time that said written notice is mailed, by Certified mail, return receipt requested or sent by overnight carrier to the Company at its main office, as set forth in this Agreement.

The Owner agrees to keep the elevator pits, shafts, and machine room free of water, oil, and debris.

The Owner is required to provide us with any current elevator inspection reports when received and subsequently any inspection deficiencies that are noted. We do not receive these copies from the Inspector in any capacity.

Article 6 – Exclusions/Additional Options/Prorations

It is mutually understood that only components specifically listed will be adjusted under the terms of this Agreement and any exclusions do not serve to expand the category of items included.

Article 7 – Price Adjustment

At the termination of each one-year period from the anniversary date of this agreement the contract price shall be adjusted to reflect changes in the cost of labor, fringe benefits, insurances, fuel, lubricants, materials, etc.

This Agreement shall constitute the entire agreement between the Company and the Owner and may not be modified except in writing, signed by the party to be charged and supersedes all prior representations or agreements, whether written or oral.

Customer: _____

DC Elevator Co, Inc

By: _____
(Signature)

By: _____
(Signature)

Name: _____

Name: John Breeden

Title: _____

Title: Business Development Manager

Date: _____

Date: 9/11/2025