

**PARKER REFRIGERATION
SERVICES, INC.****412 FM 2558
Broadus, TX 75929
(936) 872-3500
TACLB002312C****HVAC Maintenance Agreement**

Project Location:

SABINE County Bldgs

This Maintenance Agreement is designed to provide the following benefits:

- Increase Energy Efficiency
- Reduce Mechanical Failure
- Improve Comfort Conditions

Term of this Maintenance Agreement: One year starting:

Monthly Maintenance

Cost of this Maintenance Agreement:

240 Monthly

Payable Semi-Annually or Annually in Advance:

Freon Charge: \$35.00 per pound. This is an additional charge to this maintenance agreement and will be billed separately to the client.

Agreement:

Page 1
Page 2
Page 3
Page 4Summary & Signature
List of Covered Equipment
Services Covered
Terms & Conditions**Parker Refrigeration Services, Inc.
412 FM 2558
Broadus, TX 75929
(936) 872-3500**

(Client)

Richard A. Parker

By:

Date:

Date:

Services Covered

Spring and Summer

- Replace Filters
- Blow out Condensate Drain and Clean Pan
- Wash Condenser Coil
- Measure Freon Level and fill as needed
- Visually inspect for Refrigerant Leaks
- Check supply and return air temperatures
- Inspect Electrical Disconnect for proper operation
- Tighten Electrical Connections
- Measure and Record Volts/AMPS on Motors
- Check Thermostat Operation
- Inspect Safety Controls (if applicable)
- Measure Freon Level and fill as needed
- Blow Out Condensate Drain and Clean Pan
- Check supply and return air temperatures
- Lubricate all motors and non-sealed moving parts
- Inspect and replace as needed Belts

Fall and Winter

- Replace Filters
- Inspect Adjust Ignition and Burner Assembly (Gas)
- Inspect Heat Exchanger (Gas)
- Sequence Electric Heat, Check AMP Draw (Electric)
- Inspect and Adjust Indoor Blower Components
- Tighten Electrical Connections
- Blow Out Condensate Drain and Clean Pan
- Check Thermostat Operation
- Cycle Heating and Cooling
- Check Outside Air Economizer (if applicable)
- Inspect and Replace as needed Belts
- Lubricate all motors and non-sealed moving parts
- Blow out Condensate Drain and Clean Pan
- Cycle Heating and Cooling
- Inspect Adjust Ignition and Burner Assembly (Gas)
- Inspect Heat Exchanger (Gas)

EXTRAS

24-Hour Emergency Repairs

No Service Charges

No Overtime Charges

Reduced Parts Pricing

Manufactures Require Routine
Maintenance to comply with the
terms of their warranties.

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TERMS AND CONDITIONS

1. This agreement is by and between Parker Refrigeration Services, Inc. and SABINE COUNTY. This agreement contains the entire agreement between the parties, and no rights are created in favor of either party other than as specified or expressly contemplated in this lease.
2. The Client agrees to operate and maintain the equipment covered by this agreement in accordance with the with the manufacturer's guidelines of operation.
3. Parker Refrigeration Services, Inc. shall provide all the material and labor to perform the scheduled maintenance outlined in this Agreement on Page 3.
4. Plan and routine maintenance services provided for under this agreement will be performed during normal business hours. The client will provide and permit reasonable access to all equipment. Parker Refrigeration Services, Inc. will be allowed to start and stop equipment as necessary to perform its services and be permitted use of existing facilities and building services.
5. This agreement does not cover any repairs or maintenance not specifically covered by this agreement. Parker Refrigeration Services, Inc. will obtain written authorization for any repairs not covered by the Agreement before the work is performed. Except that while performing scheduled maintenance it is determined that if any unit is low on Freon, Parker Refrigeration Services, Inc. shall add Freon to bring the unit up to correct amount. Freon will be billed to the client at \$35.00 per pound used.
6. Repairs necessitated by fire, flood, Acts of God, Acts of War, abuse or improper use of equipment listed will be sole responsibility of client.
7. Neither party to this agreement shall hold the other party responsible for any indirect or consequential damage of commercial nature such as, be not limited to, loss of revenue or loss of any equipment or facilities.
8. Parker Refrigeration Services, Inc. maximum liability based upon any claim or case of action shall not exceed the annual amount of this agreement.
9. Parker Refrigeration Services, Inc. is not responsible for removal, disposal or cost of any hazardous materials or mold.
10. The Client will be billed in advance on a monthly ~~semi-annual~~ basis in the amount described on Page 1 of this Agreement. Invoices are due upon receipt and will be considered past due 30 days from the invoice date. Parker Refrigeration Services, Inc. reserves the right to discontinue service at any time payment terms have not been met. Parker Refrigeration Services, Inc. will not be held responsible for any indirect or consequential damage of a commercial nature such as, but not limited to, loss of revenue or loss of use of any equipment as a result of suspension of services due to non-payment.
11. Parker Refrigeration Services, Inc. is regulated by Texas Dept. of Licensing and Regulations, PO Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599.
12. Parker Refrigeration Services, Inc. Texas State License is TACLB002312C.
13. Notice provision: All notice must be given in writing to the party via United Postal System.
14. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of the agreement. Venue for any action under this lease shall be in the County in which rentals are due.

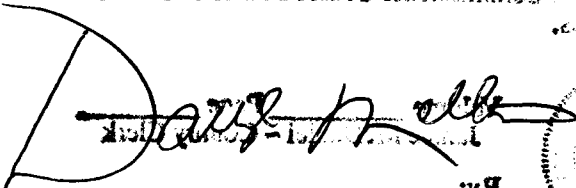
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LIST OF COVERED EQUIPMENT:

TO BE DETERMINED AT Bldg inspection
Filters Provided By Parker Resuscitation
AS NEEDED

WARRANTY INFORMATION:

With this bill every purchaser of this equipment is entitled to a written warranty of the equipment for the period of time specified on the equipment label.


By: _____
Shirley J Parker

