

MAINCO

ELEVATOR SERVICE CORP



August 14, 2025

Le Chateau
3540 South Ocean Blvd
Palm Beach, FL 33480

Attn.: Management

RE: Repair Proposal
Elevator: One (1)
Project No. _____

To Whom It May Concern:

Thank you for your interest in Mainco Elevator (hereinafter referred to as "MAINCO") services. This document provides a detailed description of our proposed services, the terms and conditions for project execution, the applicable exclusions and/or qualifications, and our pricing and payment requirements with respect to the above referenced project. If you accept these terms, please sign this document and return it to us at your earliest convenience.

SCOPE OF WORK SUMMARY: MAINCO is proposing the changing of the worn hoist cables on one elevator on site. Below you will find the scope of work for this repair.

- MAINCO will hang each elevator and remove all worn hoist cables both elevators
- MAINCO will furnish and install new hoist cables, shackles and wedges as needed on each elevator.
- Once work is completed MAINCO will test the elevator for normal operations and return to service.

The Contract Amount shall be \$8,120.00 plus any applicable State-mandated sales tax.

Total: **\$8,120.00**

Project schedule:

All work will be completed during normal working hours of Monday through Friday from 8am to 4:30PM. Once the deposit is received, we will order the required material and notify you once they have arrived to schedule the required work.

This quote is valid for a maximum of 45 days from the issue date.

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Invoicing and payment Terms:

- 50% due upon approval
- 50% due upon completion

Payment of our invoices/requisitions is due upon receipt. Late fees on outstanding invoices for more than 30 days shall be equal to 3% of outstanding amount and 1% for every ten days thereafter.

Please feel free to contact the undersigned should you have any questions. I can be reached at 561-397-6051, or via e-mail at Lynda@MaincoServiceCo.com.

Sincerely,

Lynda Araujo

Assistant Vice President

If you accept our terms and wish for us to proceed with the above work, please sign below and scan/email this document back to our office. By signing below you enter into a formal, binding agreement with Mainco Service Corp. If you are not authorized to enter into this agreement on behalf of your organization, please forward this document to an authorized person. This agreement shall supersede any of the terms and payment provisions on your purchase order(s), contracts, or any other written instrument, if such exist, between your organization and Mainco Service Corp.

Accepted on _____ day of _____ 2025

Authorized Representative (Print name)

Authorized Representative Signature

_____ Customer Initial



ORANGE ELEVATOR CO
ENGINEERING TODAY TO ELEVATE TOMORROW

www.orangelifts.com
Corporate@orangelifts.com
561-421-5503
7765 Lake Worth Rd, Unit 1044
Lake Worth, FL 33467

Proposal No. 25-501

PROPOSAL SUBMITTED TO:	DESCRIPTION OF JOB: Replace hoist ropes
Le Chateau Royal Condominium Assoc. 3540 S. Ocean Blvd; South Palm Beach, FL 33480	JOB LOCATION: Le Chateau Royal Condominium Assoc. 3540 S. Ocean Blvd; South Palm Beach, FL 33480
ATTENTION: David Shore, LCAM	ELEVATOR NUMBER: East Building
E-MAIL: Manager@lcrc3540.com	ELEVATOR STATUS: Running
PHONE: 561-388-6992	DATE: 10/12/2025

Please find our proposal to properly install hoist machine & replace hoist ropes.

The proposal is as follows:

Orange Elevator Company proposes to furnish necessary labor and materials to perform the following scope of work:

- Remove machine from existing base and prep building steel for proper machine installation per manufacturer's design. Purchaser will need to provide either HWECC (Hollister Whitney Elevator Corporation) drawings or release to HWECC to provide the drawings at an additional cost if applicable.
- Remove and replace the hoist ropes and shackles with new.
- All permits and testing is included.

Proposal is based on Purchaser signing Orange Elevator Company's Platinum Maintenance Agreement dated 9/15/25 (Proposal Maintenance #M-1171).

A 50% deposit is required prior to commencement of work. Balance will be due upon completion of work and presentation of invoice.

For the sum of: Thirty Thousand Two Hundred Ninety-Three & 00/100 (\$30,293.00)

Payment Schedule: Net 30 from invoice date or specific terms stated above

All material is guaranteed to be as specified. All work is to be completed in a workman like manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workmen's compensation insurance. It is expressly understood, in consideration of our performance of the service enumerated at the price stated, that nothing in this agreement will be construed to mean that Orange Elevator Company assumes any liability on account of accidents to persons or property, except those directly due to the negligent acts or omissions of Orange Elevator Company or its employees, and that our responsibility for accidents to persons or property while riding on or being in or about the elevators referred to is in no way affected by this agreement. Orange Elevator Company Inc will not be held responsible or liable for any loss, damage, destruction, or delay caused by strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, riots, civil commotion, malicious mischief, Act of God, or by any cause beyond its reasonable control, whether or not the same is herein specified, and in any event, it will not be liable for consequential damages. No work, service or liability on the part of Orange Elevator Company after than that specifically mentioned herein, is included or intended. All materials and or items removed shall become property of Orange Elevator Company Inc unless specified.

Authorized Signature: *Jaimie Hernandez*
Title: Senior Business Development Manager

Note: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal –The above prices, specification and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Authorized Name: _____
Date: _____

Le Chateau - New Ropes			
Proposal Number:	REP0048128	Date of Proposal:	8/14/2025
Time and Materials? (Yes/No)	No	Location of Work:	3540 S. Ocean Blvd, South Palm Beach, FL, 33480
Purchaser Name:	LE CHATEAU ROYAL CONDOMINIUM ASSOCIATION, INC.	Elevator ID:	11908
Primary Contact:	David Shore	Contact Phone/Email:	5615853940 manager@lcrc3540.com
DEF Representative:	Grant Vara	Repair Brief:	Safety, Operation Improvement, Upgrade
Contact Phone#:	561-492-3844		
Email Address:	GVara@DelawareElevator.com		

Delaware Elevator of Florida, Inc. Commitment:

Delaware Elevator of Florida, Inc. will provide you the most comprehensive solution to repair/upgrade the equipment listed below while ensuring efficient, cost effective, and long-term reliable operation as per the initial scope of work below.

Initial Project Scope:

Delaware Elevator will provide the material and expertise to replace the hoist ropes on the unit listed above at Le Chateau Royal Condominium.

Upon installing the new hoist ropes, Delaware Elevator will have the unit inspected and return the unit to service.

Service Office Address:

1001 Broken Sound Pkwy NW, Boca Raton, FL, 33487

Applicable Code Comments:

1. All elevator work will comply with the prevailing codes and standards for elevator upgrade work described herein, including the ASME ANSI A17.1-2019 code and the ADA code standard.
2. Delaware Elevator of Florida, Inc. does not accept liability for any code requirements that are not met due to existing building conditions that are not included in the above spec.

Warranty:

1. Our standard 12-month warranty on any defective equipment is included, provided that Delaware Elevator of Florida, Inc. remains the service provider in this period. This proposal expires in 30 days. After 30 days, please contact Delaware Elevator of Florida, Inc. for a revised proposal.
2. Important Note: Upon acceptance, by issuance of a written Purchase Order or Contract, all pricing remains firm for an additional 120 days (not to exceed 180 days from the contract date). Any job not in production, or on hold, after this 180-day period is subject to re-quotation at the current market pricing and lead times. This project is also subject to possible price adjustments in the event Delaware Elevator of Florida, Inc. is prevented (circumstances beyond Delaware Elevator of Florida, Inc. control) to complete this project within 12 months from award of contract date. Delaware Elevator of Florida, Inc. is entitled to periodic progress payments based on work performed or as costs are incurred.

Schedule:

1. Our price is based on all work being performed during the regular working hours 8:00 a.m. to 4:30 p.m.
2. Monday through Friday, excluding holidays.

Payment Terms:

1. 50% Deposit required upon signed agreement.
2. 50% Due upon full completion

Conditions:

1. Work not included in this proposal will be executed upon Owner request and after receiving a fully executed Change Order notice from the Owner.
2. This quotation is subject to change or withdrawal by us prior to acceptance by you.
3. The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law. In addition to the agreed price, you shall pay to us any future applicable tax imposed on us, our suppliers or you in connection with the performance of the work described.
4. Unless otherwise agreed in writing, it is understood that the work shall be performed during our regular working hours of our regular working days. If overtime work is mutually agreed upon and performed, an additional charge therefore, at our usual rates for such work, shall be added to the contract price. The performance of our work hereunder is conditioned on you performing the preparatory work and supplying the necessary data specified on the front of this proposal or in the attached specification, if any.
5. Should Delaware Elevator of Florida, Inc. be required to make an unscheduled return to your site to begin or complete the work due to your request, acts or omissions then such visits shall be subject to additional charges at our then current billing rates.
6. Delaware Elevator of Florida, Inc. shall not be liable for any loss, damage or delay due to any cause beyond our reasonable control including, but not limited to, acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, floods, water damage, weather damage, extreme weather, traffic conditions, epidemic, pandemic, quarantine (including Covid-19), sabotage, cyber security, national emergency, act of terrorism, earthquake, riot, civil commotion, war or insurrection, vandalism, misuse, abuse, mischief, or acts of God or nature.
7. Under no circumstances shall either party be liable for special, indirect, liquidated, or consequential damages in contract, tort, including negligence, warranty or otherwise, notwithstanding any indemnity provision to the contrary. Notwithstanding any provision in any contract document to the contrary, our acceptance is conditioned on being allowed additional time for the performance of the Work due to delays beyond our reasonable control. Your remedies set forth herein are exclusive and our liability with respect to any contract, or anything done in connection therewith such as performance or breach thereof, or from the manufacture, sale, delivery, installation, repair or use of any equipment furnished under this contract, whether in contract, in tort (including negligence), in warranty or otherwise, shall not exceed the price for the equipment or services rendered.
8. Discovered Damage Clause – If any other unforeseen problems are discovered during this work Delaware Elevator of Florida, Inc. will contact the customer immediately prior to moving forward with any other work without prior approval. Additional troubleshooting is not included in this proposal and will be proposed separately if deemed necessary.
9. To the fullest extent permitted by law, you agree to hold us harmless, and defend us and indemnify us against any claim or suit for personal injury or property damage arising out of this contract unless such damage or injury arises from our sole negligence.
10. Any increase in the cost of materials or labor arising from the imposition of any tariff by the Federal Government, execution of any trade agreement by Federal Government, or the effectuation of any State or Federal Government policy change(s), will be passed along to Purchaser and/or Owner at direct cost. Evidence of said increase in cost to be produced upon written request.

Disputes:

The parties hereto agree that any disputes arising out of this agreement or the work performed or products supplied in accordance herewith, shall be resolved by litigation in a court of competent jurisdiction in the State of Florida. The parties further expressly waive any right to federal jurisdiction, whether premised on diversity of citizenship or federal question. The parties hereby agree that to the extent that Delaware Elevator of Florida, Inc. is the substantially prevailing party in any such litigation, Delaware Elevator of Florida, Inc. will be entitled to have its costs and reasonable attorney's fees paid by the substantially non-prevailing party.

Acceptance:

This proposal can be accepted by signing in the space provided and returning it for approval, retaining the copy for your records. We appreciate the opportunity to present this proposal and hope you will allow us the privilege of serving you. Should you require additional information, please call us.

By signing this proposal, Purchaser affirms that they have actual authority to bind themselves, or the person and/or entity for which they are signing on behalf of. This Proposal, once executed, shall constitute a legally binding agreement.

PRICING/CONTRACT ACCEPTANCE:		
Summary	Description of Price	Price
Repair	Agreement to Scope	\$17,950.12
Printed Name (Customer)		
Signature (Customer)		
Date Accepted (Customer)		

BILL TO INFORMATION:	
Company:	
Address:	
Address 2:	
City	
State	
Zip	