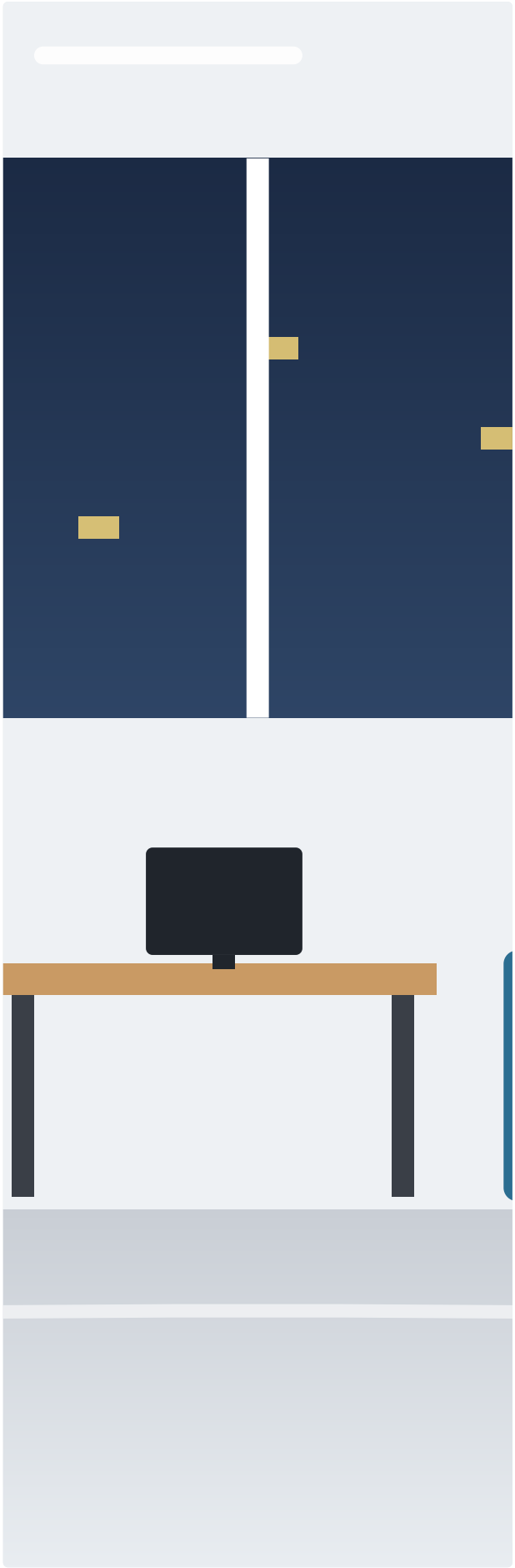


BRIGHT PATH
FACILITY SERVICES

Cleaning Service Agreement

Nightly and periodic cleaning of Summit Ridge Engineering's offices for two years from January 4, 2027.

SERVICE AGREEMENT # BP-SA-26-0412
DATE Dec 10, 2026
EFFECTIVE DATE Jan 4, 2027

PROVIDER

BrightPath Facility Services
Andrea Molina
+1 303 555 0166
andrea@brightpath-facility.example

CLIENT

Summit Ridge Engineering
Kevin Brandt
+1 303 555 0142
kbrandt@summitridge-eng.example
Quote accepted: BP-Q-26-1184, option B

Agreement at a glance

This agreement puts quote BP-Q-26-1184 into effect, as accepted with option B: two-year term, no day porter.

TERM	PREMISES	CONTRACT VALUE
2 years	**18,500 sq ft**	**$135,036.00**
Jan 4, 2027 to Jan 3, 2029	Floors 3 and 4	Over the full term

NIGHTLY	MONTHLY FEE	INSPECTIONS
Mon–Fri	**$3,831.50**	**Monthly**
6:00 to 11:00 pm	Nightly service	Joint walk-through

Scope of services

The Provider cleans the premises to the schedule on the next page.

Included

- Nightly cleaning of offices, conference rooms, kitchens and restrooms
- Restocking of paper and soap that the Client supplies
- Periodic carpet, floor, glass and high dusting
- All cleaning chemicals, tools and equipment

Not included

- Day porter service (available at $1,950 a month)
- Paper products, soap and trash liners
- Exterior windows and the building's common areas
- Biohazard and post-construction cleanup

Extra work is quoted and approved in writing before it is done.

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Service schedule

Who does what and how often. The full nightly checklist from the quote is part of this agreement.

TASK	FREQUENCY	AREA
Empty trash and recycling	Nightly	All areas
Clean and sanitize restrooms	Nightly	All restrooms
Wipe kitchen counters, sinks, tables	Nightly	All kitchens
Vacuum carpets, mop hard floors	Nightly	All traffic areas
Dust desks that are cleared	Weekly, Fridays	Open office
Interior glass and partitions	Monthly	All glass
Carpet extraction, high dusting	Quarterly, Saturdays	Carpeted areas
VCT strip, seal and wax	January and July	Kitchens, corridors

Staff and safety



Background checks

Every cleaner on the account.



Key control

Keys and fobs logged nightly.



Same crew

A named crew lead for the account.



Green Seal products

Third-party certified chemicals.

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Fees

Prices are fixed for the full two-year term.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Nightly cleaning					
1	**Nightly janitorial service, Monday to Friday, 18,500 sq ft** Code: NJ-5N Discount: 3% for the 2-year term 	24 months	$3,950.00	3%	0%	$91,956.00
				Subtotal: Nightly cleaning		**$91,956.00**
	Periodic services					
2	**Carpet hot-water extraction, 12,000 sq ft, quarterly** Code: PC-CRP	8 visits	$2,900.00	–	0%	$23,200.00
3	**VCT strip, seal and wax, twice a year** Code: PC-VCT	4 visits	$1,850.00	–	0%	$7,400.00
4	**Interior windows and glass partitions, monthly** Code: PC-GLS	24 visits	$260.00	–	0%	$6,240.00
5	**High dusting, vents and light fixtures, quarterly** Code: PC-HDS	8 visits	$480.00	–	0%	$3,840.00
				Subtotal: Periodic services		**$40,680.00**
	Start-up					
6	**Initial deep clean, weekend of January 2–3, 2027** Code: SU-DC	1 job	$2,400.00	–	0%	$2,400.00
				Subtotal: Start-up		**$2,400.00**

Subtotal before discounts	$137,880.00
Term discount	-$2,844.00
Subtotal (without taxes)	$135,036.00
Sales tax (janitorial services not taxed in Colorado)	$0.00
Contract value	**$135,036.00**

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Invoicing

Monthly invoices, payable net 30 by ACH.

MILESTONE	DUE	SHARE	AMOUNT
1. Monthly Nightly service for that month	1st of each month	68%	$91,956.00
2. After each visit Periodic services done that month	With the next monthly invoice	30%	$40,680.00
3. Once Initial deep clean	January 2027	2%	$2,400.00
Contract value		**100%**	**$135,036.00**

Service levels

How quality is measured, and what happens when it slips.

90%

Inspection score

Minimum on the monthly joint walk-through checklist.

4 h

Response

To a complaint, within business hours.

Next night

Re-clean

Any missed task, at no charge.

5%

Service credit

Of that month's fee for each missed night.

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Terms

1. Term and renewal

1.1 The agreement runs from January 4, 2027 to January 3, 2029. It renews for one year at a time unless either party gives 60 days' written notice.

2. Supplies

2.1 The Client supplies paper products, hand soap and trash liners. The Provider supplies all chemicals, tools and equipment, stored in the Client's janitor closet.

3. Security

3.1 The Provider's staff keep keys and fobs secure, set the alarm when leaving, and do not open drawers, files or screens. Lost keys are rekeyed at the Provider's cost.

4. Insurance

4.1 The Provider keeps general liability insurance of $2,000,000, a janitorial bond of $50,000 and workers' compensation, with certificates to the Client each year.

5. Ending the agreement

5.1 Either party may end the agreement for a material breach not cured within 30 days of written notice.

5.2 After the first 6 months, the Client may end it for convenience with 60 days' notice; the 3% term discount already given is then repaid.

6. Staff

6.1 During the agreement and for 6 months after, the Client will not hire the Provider's cleaners assigned to the premises without the Provider's consent.

Signed

Signed by both parties. Service starts on the effective date, Jan 4, 2027.

CUSTOMER

_____

SIGNATURE

Summit Ridge Engineering

Name: _____

Date: ____ / ____ / _____

SUPPLIER

_____

SIGNATURE

BrightPath Facility Services

Name: _____

Date: ____ / ____ / _____

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