



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014
t 770.786.3031
f 770.786.3046

Newton County Water & Sewage Authority - Addition

Division 1 - General Requirements

Field Office & Sheds

United Rentals	\$22,523.60
Satellite Shelters	\$30,710.00
Herc Rentals	<i>No Bid</i>

Final Cleaning

JW&Co	\$5,838.00
Covington Janitorial	\$8,590.00

Permit Fee

\$ 1725 1st 500,000
\$2 EA ADDITIONAL 1000

\$ 1725.00
\$ 7000.00

Co

\$ 150.00

Review Fee

\$ 500.00

FIRE REVIEW

.03 Per \$
\$ 270.00

FIRE ALARM Review

\$ 200.00

FIRE SPRINKLER Review

\$ 150.00

\$ 9,995

Final Cleaning Proposal

Project Name: Newton County Water & Sewer Authority - Administration
Add & Reno

Project Address: 11325 Brown Bridge Rd,
Covington, GA 30016



Subcontractor: JW & Company, Inc.

Contact: Cassidy Gregory

Phone: (706) 300-1893

Email: Cassidy@jwcompanyinc.com

General Contractor: Sunbelt Builders

Contact: Ryan Lewis - PM

Phone: (678) 572-7213

Email: rlewis@sunbeltbuilders.com

Scope of Work

1. Subcontractor shall provide all competent supervision, labor, materials, and equipment to complete the cleaning scope of work as required by the Contract Documents. Subcontractor shall provide cleaning services that will leave the included areas of work in such condition as to be immediately ready for use and occupation by the owner.
2. The following is a cost and scope breakout. **Please know that any crew size and/or duration of time to complete each scope of work can be accommodated to your schedule.**

Areas in Package:	Cleaning Scope:	Crew Size:	Duration:	Cost Breakout:
Interior Cleaning:	Final Clean: shall be performed upon GC request. Final clean includes, but is not limited to: ○ Clean inside and outside of all cabinets & shelves ○ Clean all countertops and windowsills ○ Scrub clean all plumbing fixtures ○ Clean all MEP fixtures, including electrical outlets, equipment, pipes, etc. ○ Clean all wall base ○ Sweep/vacuum/mop all floors ○ Clean all mirrors and glass ○ Clean all finished surfaces, including tile walls, and dust-off walls ○ Clean all door frames and hardware ○ Detail cleaning of interior and exterior windows and frames ○ Subcontractor not responsible for other trade's trash	6-Person Crew: ○ 1 Supervisor ○ 5 Laborers	Anticipated Completion: *1-Week	\$ 5,838.00

Base Proposal:

\$5,838.00

Exclusions (if applicable):

- EXCLUDES the removal and discarding of other trades
- EXCLUDES excessive overspray and paint removal on all vertical and horizontal surfaces
 - JW Supervisor and GC Superintendent will review overspray to deem whether it is excessive or not

Additional interior and exterior cleanup can be completed as Composite Cleanup:

- **Experience:** The majority of our employees have been with us at the least 2 years and such extensive experience brings understanding of project expectations and requirements
- **Employees Cross Trained:** Employees are trained for final cleaning and composite cleanup; therefore, you have more versatility and greater quality
- **Picture Documentation:** Before and after pictures are taken of each area cleaned to highlight effectiveness on site and specific trades whom are not upholding their cleaning responsibility
- **Work Tickets:** Daily work tickets are signed upon arrival and at the end of each day; confirming crew amount and completion of work requested
- **Supervision:** The supervisor will perform with the crew, communicate with the superintendent and direct the employees as instructed throughout the day

Breakout of Daily Pricing:

Additional Daily Labor Rates are as Follows: 7:00am-2:30pm

\$220 daily/\$33.85 per hour	Supervisor	\$220 daily/\$33.85 per hour	Aerial and Scissor Lift Operators
\$165 daily/\$25.38 per hour	General Labor	\$220 daily/\$33.85 per hour	Lull Operators
\$165 daily/\$25.38 per hour	Trash Removal Labor	\$220 daily/\$33.85 per hour	Street Sweeper Operators
\$165 daily/\$25.38 per hour	Elevator Operators	\$220 daily/\$33.85 per hour	Floor Equipment Operators
\$165 daily/\$25.38 per hour	Parking Clean Up and Attendants	\$220 daily/\$33.85 per hour	Forklift Operators
\$165 daily/\$25.38 per hour	Curb Side Clean Up Labor	\$165 daily/\$25.38 per hour	Fence Removal Labor
\$270 daily/\$41.54 per hour	Pressure Washer	\$165 daily/\$25.38 per hour	Pressure Washing Assistant

Covington Janitorial Supply

10255 Industrial Blvd
Suite C
Covington, GA 30014

Voice: 770-786-0980

Fax: 770-786-7286

QUOTATION

Quote Number: 986

Quote Date: Apr 6, 2026

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Quoted To:

Sunbelt Builders
10641 Hwy 36
Covington, GA 30014

Customer ID	Good Thru	Payment Terms	Sales Rep
Sunbelt Builders			

Quantity	Item	Description	Unit Price	Amount
1.00		NEWTON CO. WATER AND SEWER AUTHORITY ADMIN BLDG. ADDITION AND RENOVATIONS		
1.00		FINAL CLEAN...REVISED	8,590.00	8,590.00
Subtotal				8,590.00
Sales Tax				
TOTAL				8,590.00



AERIAL PHOTOGRAPHY

INCORPORATED

Administration Building Expansion PROGRESS ORDER FORM

This letter, signed ____/____/____ validates an agreement with Aerial photography Inc. for the purchase of aerial photography on **Administration Building Expansion**. This job is to be flown on or around the 1st of the month.

**Aerial Progress: Twice or once a month (circle one) 4 consecutive shooting minimum
Four (4) views, via Email next day in 72ppi format ,
At a cost of \$175 per shooting,
plus \$7 handling plus applicable Use/Sales Tax
If your project is sale/use tax exempt please attach certificate.
Total cost per shooting: \$197.02**

Digital / Print Options: please add applicable Use/Sales Tax

Video of site via DropBox Link \$125.00 additional. Yes: ____

300ppi DropBox Link next day \$35.00 additional. Yes: ____

300ppi format CD-Rom \$40.00 additional. Yes: ____

Set of 8.5x11" color prints for \$40.00 additional. Number of sets: ____

Project Name: _____

Company Name: _____

Email your full color Logo to michael@api4.com

Shooting close to the specified dates will take precedence over weather conditions, unless otherwise specified in this agreement.

PLEASE email Written Request to NOTIFY Our Office Upon Completion of Project.

All changes to this agreement must be made in writing

Project Address: _____

Authorized Signature A.P.I.

Michael Chase Eaton, Ext. 13
michael@api4.com

Authorized Signature Client

Send Images Email Address: _____

Email Invoices to: _____

Accounts Payable Contact: _____

618 NE 26th Street • Fort Lauderdale, Florida 33305

Florida 954-568-0484

Nationwide 888-568-0484

Fax 954-561-0040

www.API4.com sales.API4.com



Administration Building Expansion

BRANCH AP6
472 W HIGHTOWER DR
DAWSONVILLE GA 30534-6135
678-679-0437

261690387

Job Site NEWTON COUNTY WATER & SEWAGE
11325 BROWN BRIDGE RD
COVINGTON GA 30016-3368
Office: 770-786-3031

Customer # : 1232786
Quote Date : 04/28/26
Estimated Out : 06/01/26 09:00 AM
Estimated In : 05/03/27 09:00 AM
UR Job Loc : 11325 BROWN BRIDGE R
UR Job # : 44
Customer Job ID:
P.O. # : QUOTE
Ordered By : GARNETT LONG
Written By : ADAM BLACK
Salesperson : WILLIAM EIGEN

SUNBELT BUILDERS INC
ACCTS PAYABLE
10641 HIGHWAY 36
COVINGTON GA 30014

**This is not an invoice
Please do not pay from this document**

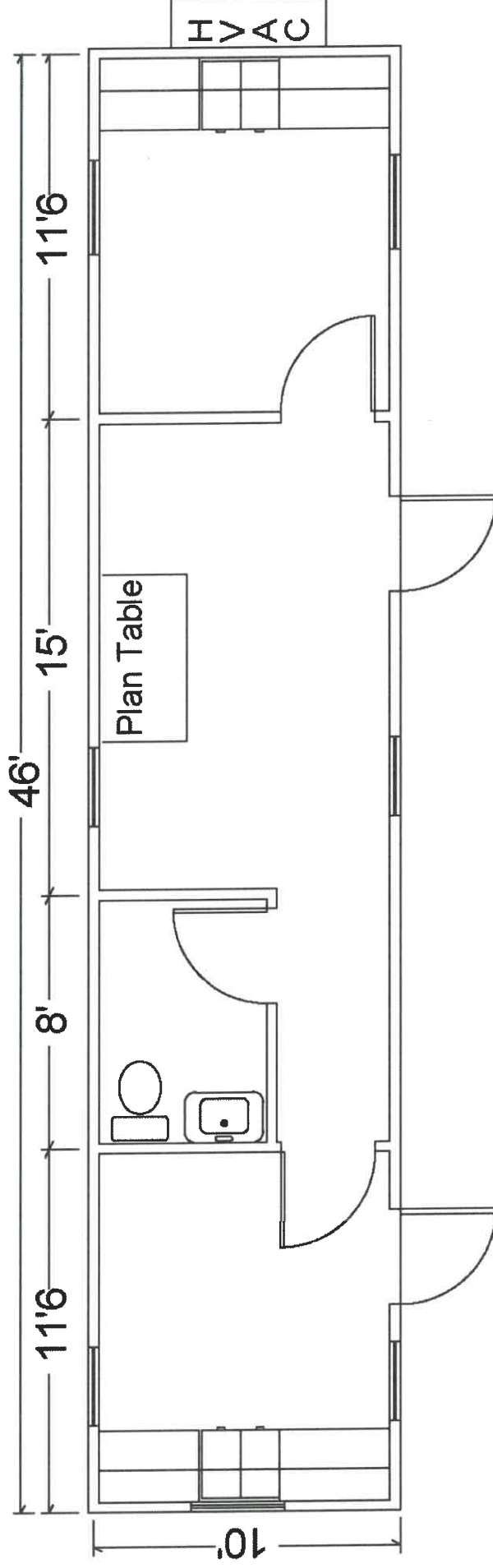
RENTAL ITEMS:		Description	Minimum	Day	Week	4 Week	Estimated Amt.
Qty	Equipment						
1	9220070	OFFICE TRAILER 10X50 W/RR				1,200.00	14,400.00
2	922/1000	OFFICE TRAILER STEPS				70.00	1,680.00
Rental Subtotal:							16,080.00
SALES/MISCELLANEOUS ITEMS:		Description	Price	Unit of Measure	Extended Amt.		
Qty	Item						
1	SETUP STANDARD NON CODE CONSTRUCTION SET BLOCK, LEVEL, TIE DOWN	[SETUP/MCI]	1500.000	EACH	1,500.00		
1	TEAR DOWN	[TEAR DOWN/MCI]	950.000	EACH	950.00		
1	DELIVERY RENTAL CONTRACT	[DELIVERY/MCI]	1200.000	EACH	1,200.00		
1	PICKUP ON RENTAL CONTRACT	[PICKUP/MCI]	1200.000	EACH	1,200.00		
1	CLEANING CHARGE	[CLEAN CHARGE/MCI]	300.000	EACH	300.00		
Sales/Misc Subtotal:							5,150.00
Agreement Subtotal:							21,230.00
Tax:							1,293.60
Estimated Total:							22,523.60

COMMENTS/NOTES:

ONSITE CONTACT: GARNETT LONG
CELL#: 678-371-2193

This proposal may be withdrawn if not accepted within 30 days. The above referenced Rental Protection Plan, environmental, and tax charges are estimates and are subject to change.

NOTICE: This is not a rental agreement. The rental of equipment and any items listed above is subject to availability and subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.

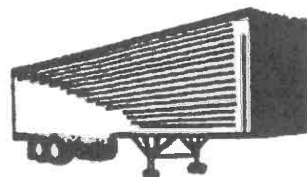


- 1050 Mobile Office - Allow 4' for Hitch
- 100 Amp Electrical Service, 120/240 Volt, Single Phase, 3-wire, 60 HZ
- Central Heating and Air Conditioning
- Aluminum Exterior Siding and Trim
- Dead-Bolts and Security Latch Guards on Exterior Doors
- Horizontal Sliding Windows with Insect Screens
- Commercial Block Tile Flooring
- ½" Vinyl Covered Gypsum
- ADA Compliant Restroom
- High Pressure Laminate Desktops
- (4) 2-Drawer Locking File Cabinets
- Overhead Shelf above the Desktops
- Plan Table (fold down or with storage)

Floor plans are not drawn to scale. There may be slight variations in floor plans, furnishings, and dimensions. Please call to confirm availability.

METRO TRAILER

100 METRO PARKWAY, PELHAM ALABAMA 35124
PHONE: 205-985-8701 FAX: 205-985-8710



QUOTE

Date: 6/18/26 **Quote #** _____
Company Name: Sunbelt Builders **Contacts:** _____
Address: _____ **Fax:** _____
Telephone: _____
Site Location Covington, Ga
Delivery Date _____

.....

Unit Size	14x45 Classroom	Unit Description: _____
Lease Term	12 Months	
Lease Rate	\$695	(Minimum two-month lease)
Delivery Rate	\$1650	
Return Rate	\$1650	
Setup Rate	\$695	
Dismantle Rate	\$295	
Steps	\$59 per month	
Other	_____	

* PLUS APPLICABLE TAXES

.....
Lease terms: First month's rent, delivery, setup, dismantle, and return due prior to delivery. Setup rates are based on the customer providing a firm, level and accessible dirt surface. A variation in site conditions could result in a variation in the setup rates. Customer is responsible for **connecting and disconnecting all electrical, plumbing and telephone** services. Lease rates are subject to availability and credit approval. This quote is valid for 30 days.

Will Barger
Customer Service



Satellite Shelters, Inc.
80 Hosea Rd.
Lawrenceville, GA 30046
Phone: 770-963-7600
Mobile: 478-550-2710

Sales Representative: Jonathan Beighey
Email: Jonathanb@satelliteco.com
Date: 04/28/2026
Quote No.: RQ416951
Rental Insurance Status: NO INS
Insurance Exp Date:
Page: 1

Company: C58455
Sunbelt Builders Inc
10641 Highway 36
Covington, GA 30014

Contact:
Garrett Long

glong@sunbeltbuilders.com

Ship-To Address:
Sunbelt Builders Inc
11325 Brown Bridge Rd
Covington, GA 30016

Payment Terms: NET30
Billing Term: 12
Min Billing Period: N/A

Delivery Date (On or About): 06/01/2026

Description	Term	UOM	Qty	Unit Price	Total Price	Extended Contract Price
10x50 Mobile Office w/RR	12	28DAYS	1	700.00	700.00	8,400.00
PPT Recovery	12	28DAYS	1	30.00	30.00	360.00
Steps - Rental	12	28DAYS	2	95.00	190.00	2,280.00
Delivery			1	950.00	950.00	
+ Level-SW: Installation			1	740.00	740.00	
Anchors: Installation			6	110.00	660.00	
Vinyl Skirting: Installation			1	2,350.00	2,350.00	
Vinyl Skirting: Removal in Advance			1	510.00	510.00	
Anchors: Removal in Advance			6	70.00	420.00	
Dismantle-SW in Advance			1	490.00	490.00	
Pickup in Advance			1	950.00	950.00	
Supply Water Tank	12	28DAYS	1	500.00	500.00	6,000.00
Serviced (1x) Per Week						
Waste Holding Tank	12	28DAYS	1	500.00	500.00	6,000.00
Serviced (1x) Per Week						
Total Recurring Charges					1,920.00	23,040.00
Total One Time Charges					7,670.00	7,670.00
Pre-Tax Total Contract						30,710.00

Customer acknowledges that Satellite Shelters will charge a Damage Waiver Fee of 10% of the Trailer Rental Rate for the term of the lease unless a current valid Certificate of Insurance (per Terms and Conditions attached) is on file. In instances where the Damage Waiver Program is unavailable due to location or model restrictions, a Convenience Fee of 10% of the Trailer Rental Rate will be charged unless a current valid Certificate of Insurance (per Terms and Conditions attached) is on file.

Expires 30 days from Contract Date. Acceptance of this quote by signature constitutes a Rental Order and acceptance of Satellite Shelters, Inc. (Lessor) Rental Order Terms and Conditions which can be viewed at <https://www.satelliteco.com/download/pdf/SatelliteSheltersRentalOrderTCs.pdf> unless otherwise noted.

Signature: _____ Date: _____
Print Name: _____ PO #: _____
Title: _____



Satellite Shelters, Inc.
80 Hosea Rd.
Lawrenceville, GA 30046
Phone: 770-963-7600
Mobile: 478-550-2710

Sales Representative: Jonathan Beighey
Email: Jonathanb@satelliteco.com
Date: 04/28/2026
Quote No.: RQ416951
Rental Insurance Status: NO INS
Insurance Exp Date:
Page: 2

Description	Term	UOM	Qty	Unit Price	Total Price	Extended Contract Price
Delivery Holding Tanks			1	300.00	300.00	
Pick Up Holding Tanks in Advance			1	300.00	300.00	



Satellite Shelters, Inc.
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Page: 3

Quote is based upon availability and credit approval. Prices quoted do not include applicable taxes. If project/customer qualifies for exemption to sales tax, a valid certificate must be provided prior to delivery. If valid exemption certificate is received after any billing, tax will be due and exemption will be applied to all future billing.

Quote expires 30 days from Contract Date. Clerical errors are subject to correction. All charges billed in advance, unless otherwise noted. Pricing is based on non-prevailing wage rates with use of non-union labor.

Anchor pricing based on dirt. Additional charges apply to other surfaces, encountering concealed conditions or rock. Anchors do not guarantee prevention of weather-related damages. Building and anchor removal based on disconnecting metal strapping and leaving the anchor head or any foundations below grade. Site/Surface repair/restoration is not included.

Prices assume level, truck-accessible site (both for install & removal) free of obstruction above/below ground with adequate soil bearing (min 3,000 psf) and proper water drainage away from building.

Permits (except transport) and other scopes of work/additional items, including all utilities (supply/connect/disconnect) are not included unless specifically listed herein. Satellite does not warrant that the building meets local codes unless expressly stated.

Quote based on use of Satellite's rental/sale/relocation agreements. For Used sales, all are "as is" without warranty expressed or implied.

Unless a current certificate of insurance is provided or already on file, customer will be required to utilize Satellite's Damage Waiver Program. See full Terms and Conditions linked on page 1 for details.

1. Term

This Agreement commences on the date the Rental Order is executed ("Effective Date") by and between the company entity named on the Rental Order ("Lessee"), and Satellite Shelters Inc. ("Lessor"), a Minnesota corporation with offices located at 13705 1st Ave N, Plymouth MN 55441. Lessee and Lessor are collectively referred to as the "Parties," and each a "Party". This Agreement covers rental transactions between the Parties for mobile and/or modular office equipment and furnishings ("Equipment") as described on Lessor's Rental Orders. Notwithstanding anything to the contrary contained in any job specific Rental Order, pre-printed terms, and conditions (including, without limitation, purported limitations on liability, waivers of rights and remedies, and variations from any of the warranty, guarantee, indemnity and liability, lease term and termination provisions of this Agreement) are of no force or effect and are superseded by the terms and conditions of this Agreement.

This Agreement commences on the Effective Date and is perpetual, unless terminated in writing with thirty (30) days' notice to the other Party. Any charges or remaining lease term due under the Rental Order for the Equipment under this Agreement will continue through the end of the initial minimum term (if indicated on page 1 of the Rental Order) for each specific item of Equipment, subject to provisions of Articles 15 and 16.

2. Insurance, Certificate of Insurance

Policies of Insurance. Lessee, at Lessee's cost and expense, must procure and deliver to Lessor, before delivery to Lessee of the Equipment to be leased in this Agreement, and keep in full force and effect during the entire term of this Agreement or as long as the Equipment is in the care, custody, or possession of Lessee, whichever is later, the following policies of insurance naming Lessor as the certificate holder:

(a) Lessee must procure all-risks insurance covering Lessor, as an additional insured and loss payee, for loss of or damage to the Equipment and all of Lessor's property located on, at or adjacent to the building site specified in the Rental (including, at a minimum, materials in place or to be used as part of the installation or construction of the Equipment, surplus materials, temporary structures, scaffolding and staging, protective fencing, bridging, forms, and miscellaneous materials and supplies) on a full replacement cost basis. At a minimum, such insurance must cover and must not exclude loss or damage caused by: fire; lightning; explosion; windstorm; hail; riot; civil commotion; vandalism; sprinkler leakage; volcanic action; falling objects; weight of snow, ice or sleet; water damage; flood; earthquake or other earth movement; and collapse. Such insurance must also cover Lessor for loss of business income, loss of rental value or rental income, extra expenses, expediting expenses, debris removal, preservation of property, fire department service charge, pollutant clean-up and removal, increased cost of construction, and electronic data.



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Page: 4

(b) Lessee must procure liability insurance covering Lessor, as an additional insured, for sums Lessor becomes obligated to pay because of bodily injury, property damage, or personal and advertising injury to third parties, or for medical expenses to third parties, arising out of, in whole or part, the use or condition of Lessor's Equipment, or any portion of Lessor's Equipment, while in the custody, possession or control of Lessee, with limits of liability of at least \$1,000,000 per occurrence.

The insurance policies required under this section must each have a maximum deductible or self-insured retention of \$5,000, for which Lessee is responsible, must be primary over any policies of Lessor, must contain provisions stating Lessee, and its insurer, waive all subrogation rights against Lessor, and must contain provisions stating that the policies cannot be cancelled or allowed to expire until at least 30 days' after written notice is provided to Lessor. Certificate of Insurance. Before the Effective Date of this Agreement, Lessee must provide Lessor with Certificates of Insurance executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. Unless Lessee provides Lessor with a certificate of insurance acceptable to Lessor, in the amounts stated in this section, or Lessee has maintained a blanket insurance certificate on file with Lessor, Lessee is required to utilize Lessor's Damage Waiver Program.

IF A CERTIFICATE OF INSURANCE OR NOTIFICATION OF SELF-ASSUMPTION OF RISK OF LOSS IS NOT RECEIVED BEFORE THE EFFECTIVE DATE OF THIS AGREEMENT, LESSEE AGREES TO UTILIZE LESSOR'S DAMAGE WAIVER PROGRAM, UNDER WHICH AN AMOUNT EQUAL TO THE DAMAGE WAIVER PROGRAM BILLING RATE FOR THE EQUIPMENT UNDER AGREEMENT WILL BE ADDED TO THE INVOICE FOR EACH BILLING PERIOD. THE DAMAGE WAIVER PROGRAM IS FOR PROPERTY COVERAGE ONLY, SUBJECT TO THE PROVISIONS OF ARTICLE 3. THE DAMAGE WAIVER PROGRAM WILL BE APPLIED TO THIS AGREEMENT FOR THE FULL TERM, UNLESS A CERTIFICATE OF INSURANCE IS PROVIDED TO LESSOR DURING ANY BILLING CYCLE AFTER THE 28-DAY PERIOD SPECIFIED IN THIS AGREEMENT, IN WHICH CASE A MAXIMUM STOP CHARGE AND BILLING CREDIT EQUAL TO THE COST OF THE DAMAGE WAIVER PROGRAM FOR ONE BILLING CYCLE WILL BE MADE UPON THE REQUEST OF LESSEE.

3. Damage Waiver Program (not available for units in Louisiana and Florida)

The Damage Waiver Program is not insurance and does not protect you for liability to others or Lessor.

The Damage Waiver Program is not insurance and does not protect you for liability to others or Lessor. In instances where the Damage Waiver Program is unavailable due to location, a Convenience Fee of 10% of the Equipment rental rate will be charged unless a current valid Certificate of Insurance is on file. For an additional lease rate as set forth above, Lessor will provide the Damage Waiver for damage or loss to the Equipment under lease. This Damage Waiver Program is subject to a \$1,000 deductible amount, per floor. Therefore, Lessee is solely responsible for the first \$1,000 per floor of damage or loss with respect to the Equipment. This Damage Waiver Program covers only loss or damage to the leased Equipment. Lessee bears sole responsibility for all other direct or incidental losses, damage, or injuries occasioned by its use of the Equipment, including but not limited to personal injuries to employees or third parties or physical damage or loss to real or personal property not included as Equipment under this Agreement. The program does not cover damages from vandalism, flood, named storms, damages caused by Lessee's negligence or any third party not representing Lessee or Lessor, Lessee's willful actions or failure to act, improper use or operation of the Equipment in a manner prohibited by this Agreement, overloading or improper load distribution, failure to perform routine janitorial or cleaning causing damage, or damage caused by Lessee's failure to promptly notify Lessor in writing of items requiring correction or repair, or failure by Lessee to take reasonable precautions against theft or forced entry (theft and forced entry must be accompanied by police report and reported within 3 days).

OPTION TO OFFER DAMAGE WAIVER PROGRAM IS AT LESSOR'S SOLE DISCRETION.

4. Delineation of Responsibility

If an obligation is not expressly stated in this Agreement, then it is not the responsibility of Lessor.

5. Delivery by Lessor

Lessor is not liable to Lessee for any failure or delay in obtaining or delivering the Equipment. By taking delivery, Lessee acknowledges that the Equipment is in good operating order, repair, working condition, and is fit for the purpose for which it is leased. Lessee must provide upon request, a separate Equipment acceptance notification.

Lessee is solely responsible for site selection, local code compliance, all zoning approvals, permits (except transport), providing a level (1' in 70') and truck accessible site, both at time of installation and removal, with a bearing surface of a minimum of 3,000 PSF and a site clear of obstructions, both above and below ground. Lessor is not responsible for building settlement or soil heaving due to inadequate foundation. All site restoration is the sole responsibility of Lessee. Lessor is not responsible for unforeseen conditions.

If the Lessee does not own the site where Lessee places the Equipment, Lessee must notify the landowner that the Equipment is leased. Lessee will indemnify Lessor if the landowner attempts to assert an ownership interest in the Equipment.

As part of Lessor's delivery service, Lessor offers text message communications with Lessee's job specific site contact(s) regarding dispatch and delivery of the



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Phone: 770-963-7600
Mobile: 478-550-2710

Sales Representative: Jonathan Beighey
Email: Jonathanb@satelliteco.com
Date: 04/28/2026
Quote No.: RQ416951
Rental Insurance Status: NO INS
Insurance Exp Date:
Page: 5

Equipment outlined in the Rental Order. Text messages will be limited to information about the dispatch and delivery of the Equipment to the job site. Prior to delivery, Lessor will send a text message to the phone number provided by Lessee for the site contact(s) asking whether the contact wishes to opt-in to receiving texts regarding delivery. The text message program is optional and it is up to each site contact whether they choose to opt-in. By providing a site contact phone number, you represent that you have all necessary consent to provide such number and provide implied consent that Lessor may send an initial text request to opt-in to the site contact. If you or a site contact do not wish for Lessor to send any text messages, please contact Lessor and ask to opt-out of text messages. Otherwise, a site contact may opt-out of additional text messages at any time by following the prompts provided in the initial text. Text JOIN to 24067 to dispatch alerts and notifications. The short code Terms of Services can be viewed at <https://cdn.satelliteco.com/wp-content/uploads/2025/05/Satellite-Shelters-Short-Code-Terms-of-Service.pdf>

6. Taxes, Fees, and Expenses

In addition to the rental payments, Lessee agrees to pay all costs, expenses, fees, and charges incurred in connection with the Equipment, the use and operation of the Equipment, servicing costs, sales taxes, personal property, and other ad valorem taxes, and all assessments and other governmental charges whatsoever and by whomsoever payable on said Equipment, or on the use, ownership, possession, rental, shipment, transportation, delivery, or operation of the Equipment. However, Lessor will pay licensing and registration fees and federal or state net income taxes against Lessor on or measured by rentals payable under this Agreement, or the net income under this Agreement. Upon Lessor's demand, Lessee will reimburse Lessor for the full amount of any costs, expenses, taxes, fees, or other charges paid by Lessor.

7. Lawful Use, Assignment, and Subletting Prohibited

Lessee will use or permit the use of the Equipment only for lawful purposes and will keep it at the location provided above during the entire lease term. The Equipment must be at all times used and operated in compliance with all applicable laws of any jurisdiction where it is located. Lessor assumes no responsibility for compliance with state or local codes. Lessee will not assign, transfer, sublet, or in any way assign its rights under this Agreement and may not pledge, permit to be liened, mortgage, hypothecate, or otherwise encumber or charge its rights or interests under this Agreement.

Lessee must give Lessor immediate notice of any purported attachment or other judicial process affecting any of the Equipment. Without Lessor's written permission, Lessee may not attempt to or actually: (i) pledge, lend, create a security interest in, sublet, exchange, trade, assign, swap, use for an allowance or credit or otherwise; (ii) allow another to use; (iii) part with possession; (iv) dispose of; or (v) remove from the location of installation, any item of Equipment. If any item of Equipment is exchanged, assigned, traded, swapped, used for an allowance or credit or otherwise to acquire new or different equipment (the "New Equipment") without Lessor's prior written consent, then all of the New Equipment will become equipment owned by Lessor subject to this Agreement.

8. Indemnity

Lessee indemnifies Lessor and holds Lessor, its officers, agents, and employees harmless of and from all losses, damages, claims, demands, or liability of any kind or nature whatsoever, including legal expenses and attorneys' fees and costs arising from or related to the use, condition, or operation of the Equipment, and by whomsoever used or operated.

9. Maintenance, Damage, and Destruction

Lessee must, at its own expense, at all times keep the Equipment in good and efficient working order, condition, and repair, and must keep and maintain on the Equipment such identification of ownership as Lessor may require. Lessee will be responsible for normal maintenance such as changing HVAC filters, light bulbs, janitorial services, cleaning HVAC coils, and other minor repairs. Lessee bears the risk of damage, theft, or destruction of the Equipment from every cause, and must make all replacements, repairs, or substitution of parts or Equipment at its expense, all of which will constitute an accession to the Equipment, and title of the Equipment will vest in Lessor. Should the Equipment be damaged by any reason and be capable of repair, Lessor may repair the same at Lessee's expense, or at Lessor's option, Lessee must repair the same at Lessee's expense to Lessor's specifications, as quickly as circumstances permit. Lessee will be responsible for all damages caused by moisture or water intrusion not reported promptly to Lessor for correction and repair. Lessee will not move Equipment without written permission of Lessor.

Upon the total loss of any or all the Equipment, to such an extent as to make the repair of the Equipment uneconomical in Lessor's sole opinion, Lessor may declare the Equipment a Total Loss. Upon a Total Loss of the Equipment, Lessee must pay Lessor on the next day for the payment of rent: the rent then due, plus the full replacement value of the Equipment had a Total Loss not occurred, less all insurance proceeds actually paid or assigned to Lessor from the insurance maintained by Lessee, plus all applicable taxes and fees and transfer taxes (together, the Total Loss Amounts). Upon Lessor's receipt of the Total Loss Amount, Lessee's lease obligations will terminate and Lessor will transfer available ownership documents, if any, to Lessee, unless Lessor agrees in writing to dispose of the Equipment and at Lessee's sole cost and expense.

10. Inspection by Lessor

Lessor may inspect the Equipment at any reasonable time, and has the right to post any notice of non-responsibility or any other notice protecting its interest.



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Lawrenceville, GA 30046
Phone: 770-963-7600
Mobile: 478-550-2710

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Date: 04/28/2026
Quote No.: RQ416951
Rental Insurance Status: NO INS
Insurance Exp Date:
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11. Accidents and Claims

Within 24 hours after any accident involving Equipment, Lessee must notify Lessor by telephone and within 48 hours notify Lessor in writing. Said report must state the time, place, and nature of the event; the damage sustained; the addresses of persons involved, persons injured, and witnesses; and any other information relating to said event, and must promptly forward to Lessor all correspondence, notices, or documents received in connection with any claim or demand relating to the Equipment or its operation and must aid in the investigation and defense of all such claims and demands. Nothing in this section modifies the provisions of Article 8 above, in which Lessee holds Lessor harmless and indemnifies Lessor against all these matters, and Lessor will have no responsibility to take any actions in the event of such casualty. Rent will continue to be charged on damaged Equipment until a final settlement check has been received from Lessee's insurance provider in an amount adequate to compensate Lessor.

12. Non-Liability of Lessor

Unless caused by Lessor's proven gross negligence, Lessor will not be liable to Lessee for any loss, damage, or expense of any kind or nature caused directly or indirectly by the Equipment, or by the use, maintenance, operation, handling, or storage of the Equipment, or for the loss of Lessee's business, or damages whatsoever or howsoever caused.

13. Default

Each of the following events is an Event of Default as the term is defined in any agreement between the Parties:

- a) If Lessee fails to pay when due any payment or any other amount owing;
- b) If Lessee fails to perform any other term, covenant, or condition of this Agreement or any other agreement between the Parties on Lessee's part to be observed or performed.
- c) If Lessee files for relief under any bankruptcy or similar law for the relief of debtors, or if Lessee makes any assignment for benefit of creditors, or if a receiver is appointed to take possession of any of the assets of Lessee, or any involuntary bankruptcy is filed against Lessee.
- d) If Lessee considers itself insecure.

Upon an Event of Default, the Equipment and any rights of Lessee in the Equipment will be surrendered to Lessor. Lessor may take possession of the Equipment and is authorized by Lessee to enter upon any premises of Lessee without notice for the purpose of taking possession of the Equipment. Lessor may retain all rents and any other amounts paid by Lessee under this Agreement. Repossession by Lessor or the surrender of the Equipment to Lessor will not affect the right of Lessor to recover from Lessee any and all damages that Lessor will have sustained by reason of the breach of any of the covenants, terms, or conditions of this Agreement. Lessee will continue to be responsible for all the rental payments for the remainder of the term of this Agreement and for the payment of any other amounts owing. Nothing in this paragraph is a limitation on Lessor's right to damages.

Upon an Event of Default, Lessor may:

- a) let the Equipment or any portion of the Equipment for such periods, at such rental amounts as it considers reasonable. After deducting its costs and expenses in such reletting, may apply any net proceeds received to the amounts payable by Lessee under this Agreement, or
- b) sell the Equipment or any portion of the Equipment, and after deducting its costs and expenses in connection with said sale or sales, apply the net proceeds to the amounts payable by Lessee under this Agreement. Lessee must pay any deficiency, as determined by the amount the net proceeds of said sale or reletting is less than the amount to be paid by Lessee under this Agreement, or
- c) cancel and terminate the entire Agreement, and any and all separate Rental Orders made under this Agreement.

Lessor, at its sole option, may recover from Lessee the worth, at the time of the termination, of the excess between: (a) the amount of rent and charges equivalent to rent reserved under this Agreement for the remainder of the term of the Equipment and (b) the then reasonable rental value of the Equipment for the remainder of the stated term.

Lessor will have all other remedies in its favor existing in law, equity, or bankruptcy, and the remedies in this Agreement will be cumulative and not exclusive.

14. Cross-Default

Lessor and Lessee may supplement this Agreement with schedules and amendments. In addition, Lessor and Lessee may enter into additional lease agreements or sale agreements with each other. A default under this Agreement also constitutes a default under every other agreement the Parties may have with each other. Further, a default under any agreement between Lessor and Lessee constitutes a default under this Agreement.

15. Return of Equipment, Termination of Agreement

At the end of the Term, Lessee must cause the Equipment to be returned to Lessor at any location designated by Lessor. Lessor, in its sole discretion, will determine how the Equipment will be returned to it, and Lessee will provide Lessor with at least fourteen (14) working days advance notice of its return. The Equipment must be broom clean and in the same condition as delivered to Lessee, ordinary wear and tear excepted. Termination will become effective only when the Equipment has been returned to Lessor as provided in this Agreement and Lessee has paid Lessor all unpaid rental and other charges applicable to



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the Equipment. Lessee agrees that before the return of the Equipment to Lessor or upon notice of its repossession, Lessee must immediately disconnect all utilities connected to the Equipment, remove all the Lessee's personal property from the Equipment, and vacate the Equipment so that the Equipment can be returned to the Lessor. Whenever Lessor or its agents pick up or repossess the Equipment, Lessee must remove any barriers or restrictions to make the Equipment readily accessible for removal by truck, without additional inconvenience or expense. All site restoration is the responsibility of Lessee. Lessor will not be liable for keeping or storing any personal property of the Lessee left in, on or around the Equipment; such property will be treated as abandoned by Lessee and Lessee consents to the disposal of such personal property by Lessor, at Lessee's expense. Any accessories in addition to the returned Equipment are part of the Equipment and the property of the Lessor. Lessee must reimburse Lessor for all costs incurred related to returning the Equipment, repairing the Equipment, cleaning debris, trash, or personal property left in the Equipment, or otherwise restoring the Equipment to its condition when delivered, ordinary wear and tear excepted. Lessee indemnifies, defends, and holds Lessor harmless from all claims of Lessee or third parties arising from any return, retaking, or repossession of the Equipment.

16. Early Termination

If a minimum term is noted on page 1 of the Rental Order, the following provision applies.

The Parties are unable to ascertain the actual damages Lessor will incur if Lessee terminates this Agreement before the Equipment's minimum initial term expires ("Early Termination"). As a reasonable forecast of damages expected to occur upon Early Termination, in addition to all amounts due and owing before the Early Termination and all of Lessor's costs and expenses caused by the Early Termination, Lessee must pay Lessor the following:

- a) If the Equipment is new custom-built Equipment at the start date of the minimum initial term, Lessee must pay 100% of all remaining lease payments and all other amounts that would have been due under the Equipment's Rental Order had the Early Termination not occurred, less the net proceeds, if any, of re-letting the Equipment after deducting all of Lessor's expenses incurred in connection with the re-letting.
- b) If the Equipment is standard stock Equipment at the start date of the minimum initial term, Lessee must pay 50% of all remaining lease payments and all other amounts that would have been due under the Equipment's Rental Order had the Early Termination not occurred, less the net proceeds, if any, of re-letting the Equipment after deducting all of Lessor's expenses incurred in connection with the re-letting.

17. REPOSSESSION

LESSEE ACKNOWLEDGES THAT, UNDER ARTICLE 13 OF THIS AGREEMENT, LESSOR HAS BEEN GIVEN THE RIGHT TO REPOSSESS THE EQUIPMENT SHOULD AN EVENT OF DEFAULT OCCUR. LESSEE WAIVES THE RIGHT, IF ANY, TO REQUIRE LESSOR TO GIVE LESSEE NOTICE AND A JUDICIAL HEARING BEFORE EXERCISING SUCH RIGHT OF REPOSSESSION.

18. Limited Warranty

EXCEPT AS SPECIFICALLY PROVIDED IN THIS SECTION, LESSOR DISCLAIMS ANY AND ALL WARRANTIES, EXPRESSED OR IMPLIED, RELATING TO THE EQUIPMENT AND ANY MAINTENANCE OR REPAIR WORK PERFORMED BY LESSOR, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. LESSEE ACKNOWLEDGES THAT IT IS NOT RELYING ON LESSOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH GOODS SUITABLE FOR ANY PARTICULAR PURPOSE AND THAT THERE ARE NO WARRANTIES CONTAINED IN THIS AGREEMENT OR ANY OTHER AGREEMENT WITH LESSOR.

19. Limitation of Liability

IN NO EVENT WILL LESSOR BE LIABLE TO LESSEE OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT [OR LOSS OF DATA OR DIMINUTION IN VALUE], OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT LESSOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

IN NO EVENT WILL LESSOR'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED TWO (2) TIMES THE AGGREGATE AMOUNTS PAID OR PAYABLE TO LESSOR UNDER THE APPLICABLE RENTAL ORDER.

20. Lessor's Assignment

Lessee agrees that nothing contained in this Agreement will prohibit the Lessor, its assigns, and successors from selling, assigning and transferring all of its right, title, and interest in and to this Agreement, the property described in this Agreement, and all monies to become due under this Agreement.

21. Attorney's Fees and Costs

If Lessee defaults, Lessor is entitled to recover from Lessee, in addition to all other items of damages, all costs and expenses, including court costs and reasonable attorneys' fees incurred by Lessor to enforce its rights and remedies under this Agreement.



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22. Financing Statement

Lessor is authorized by Lessee to cause this Agreement or other instruments, including Uniform Commercial Code Financing Statements, to be filed or recorded for the purposes of showing Lessor's interest in the Equipment. Lessee agrees to execute any such instruments as Lessor may request from time to time.

23. Miscellaneous

Time is of the essence regarding this Agreement. This Agreement may be signed in any number of counterparts and each will constitute a duplicate original. The Parties agree to execute, or if required, acknowledge such further counterparts of this Agreement or any other documents as may be necessary to comply with the provisions of any applicable law at any time in force which requires the recording of filing of this Agreement or a copy of this Agreement in any public office of the United States or any state or political subdivision, and Lessee agrees to pay the fees or charges imposed by law for any such mandatory filing or recording as well as the amount of any stamps or documentary taxes, federal or state, levied or assessed on this Agreement. The relationship between the Parties is that of Lessor and Lessee and Lessee's only interest under this Agreement is as a Lessee. Lessee does not have and will not acquire any right, title, interest, or equity whatsoever in the Equipment. The Equipment will remain the sole property of the Lessor. The Equipment will remain personal property regardless of its use or manner of attachment to realty.

This Agreement was jointly drafted by the Parties, and the Parties agree that neither should be favored in the construction, interpretation, or application of any provision or any ambiguity. There are no unwritten or oral agreements between the Parties. This Agreement, and any schedules or amendments, constitute the entire understanding and agreement between Lessor and Lessee with respect to the lease of the Equipment superseding all prior agreements, understandings, negotiations, discussions, proposals, representations, promises, commitments, and offers between the Parties, whether oral or written. The provisions of the Agreement are primary, and no provision of this Agreement will be waived, amended, discharged, or modified orally or by custom, usage, or course of conduct, unless such waiver, amendment, or modification is in writing and signed by an officer of each of the Parties.

This Agreement, the Rental Orders, lease schedule(s), attached riders, and any documents or instruments issued or executed under this Agreement will have been made, executed, and delivered in, and will be governed by the internal laws (as opposed to conflicts of law provisions) and decisions of the State of Minnesota. Lessee and Lessor consent to the exclusive jurisdiction of any local, state, or federal court located within Minnesota. Venue must be in Minnesota, and Lessee waives local venue and any objection relating to Minnesota being an improper venue to conduct any proceeding relating to this Agreement. Provisions of this Agreement are severable, and the invalidity of any provision will not affect the validity of any other provision.

It is the policy of Satellite Shelters, Inc., not to discriminate against any employee or applicant for employment because he or she is an individual with a disability or a protected veteran. We encourage you to do the same.

Notices

Notices, requests, consents, claim, demands, waivers, and other communications under this Agreement must be in writing, and such notices will become effective when deposited in the United States mail, with proper postage prepaid, addressed to the Parties at such respective addresses appearing in this Agreement, or at such other addresses either Party may from time to time notify the other in writing.

25. Net Lease

This Agreement is a net lease and Lessee's obligations to pay all lease charges and other amounts payable under this Agreement are absolute and unconditional and, except as expressly provided in this Agreement, will not be subject to any: (i) delay, abatement, reduction, defense, counterclaim, set-off, or recoupment; (ii) Equipment failure, defect or deficiency; (iii) damage to or destruction of the Equipment; or (iv) dissatisfaction with the Equipment or otherwise, including any present or future claim against Lessor or the manufacturer, supplier, reseller, or vendor of the Equipment. Except as expressly provided, this Agreement and any Rental Orders will not terminate for any reason, including any defect in the Equipment or Lessor's title of the Equipment or any destruction or loss of use of any item of Equipment.

26. Credit

Lessor has the right to require two (2) years audited financial statements periodically and other documentation from Lessee for credit approval. Lessor specifically reserves the right to refuse acceptance of any additional Rental Orders to this Agreement if Lessee is in arrears on payment, or inadequate security or credit information is provided by Lessee.

27. Billing, Interest, and Late Charges

Invoicing will be done on a monthly basis. If payment is not received on the due date indicated on an invoice, to compensate Lessor for damages caused by Lessee's failure to pay on time, Lessee must pay interest on all late payments in an amount equal to the lesser of: (a) one and one-half percent (1½%) per month, or (b) the maximum percentage allowed by law, calculated daily and compounded monthly.

LESSEE WILL BE BILLED ON A 28-DAY CYCLE IN ADVANCE. LESSOR WILL NOT PRORATE ANY FRACTION OF A BILLING CYCLE.



10x50 Mobile Office Trailer



