



GUARDIAN PEST CONTROL

PEST CONTROL CONTRACT

6614 Atlantic Boulevard • Jacksonville, Florida 32207 • 904-396-2847

This Integrated Pest Management Service Agreement ("Agreement") is entered into this ____ day of _____ 2010 and is made between Guardian Pest Control ("GUARDIAN") and the Argyle Condominium Association ("Customer").

CUSTOMER INFORMATION:

Property Name: The Cottages of Argyle Property Manager: Della Myers
Property Address: 8550 Argyle Business Loop Jax FL 32244
Phone Number: 483-5168 Fax: 483-5161
Management Company: Patriot Residential Management Services, LLC Authorized Manager Phone Number: 904-806-6283
Contact: Della Myers Contact Phone Number: _____

For the purpose of this Service Agreement, "Customer" shall be defined as any and all agents, employees, independent contractors or authorized representatives of The Cottages of Argyle

PROPERTY INFORMATION:

Real Structures on Property to be Treated excluding any personal property located therein (Hereinafter referred to as "The Property"):

Total # of Buildings: Eighteen (18) total free-standing buildings (townhomes) Total units: 18/144 units

Service Day: 1/21/11 Start Date: 1/11

SCOPE OF SERVICES

GUARDIAN shall provide the following INTEGRATED PEST MANAGEMENT Services to Customer under this Agreement for roaches, household ants, silverfish, earwigs, pantry pests, scorpions, other indoor crawling pests and mice:

- Initial Treatment:** All buildings receive a liquid barrier application directly against and around the exterior of building and an application of granular baits in the soil around the perimeter of all buildings within 3-5 feet.
- Ongoing Services:** Every other month, each building will receive a liquid barrier application directly against and around the exterior of buildings OR exterior application of granule baits in the soil around the perimeter of all buildings within 3-5 feet
- Interior Pest Control Services can be provided on days other than the regularly scheduled Service Dates for an additional cost of **\$30 per visit and \$5 per unit serviced.**
- Flea Services can be provided for individual Units as requested by a Resident. The cost is **\$25 per service** and paid by Resident at time of service. The Resident should inform the Management Office prior to the regularly scheduled service dates to ensure that the service is done.

CUSTOMER COMMITMENT AS TO CONDITIONS CONDUCIVE TO CHRONIC PEST INFESTATIONS

During the term of this Agreement, GUARDIAN will notify Customer of any conditions or situations of chronic pest infestations which cannot be eliminated or controlled with regular pest control services. Customer shall take reasonable care to remedy or correct the conditions and/or situations causing the chronic pest infestations. Otherwise, GUARDIAN can only provide treatment above the regular pest control services for an additional fee and even then cannot guarantee elimination and/or control unless the conditions causing the chronic pest infestations are remedied.

CONFORMANCE WITH APPLICABLE LAW

All pest control services provided under this Agreement will be performed in conformity with applicable federal, state and local laws.

ALLERGIES AND SENSITIVITIES

If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc. or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

TERMS OF AGREEMENT

This Agreement is a ONE (1) YEAR Service Agreement and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of this Agreement.

PAYMENT TERMS

1. Invoices will be issued at the beginning of each month for that month's services.

SERVICE CHARGE

Bi-Monthly Charge = \$ 230.00 + tax

Annual Charge (6 total months) = **\$1380.00 + tax**

ACCESS TO PROPERTY

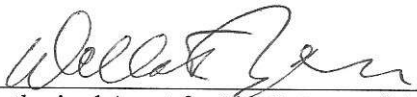
Customer shall grant and GUARDIAN shall have the right to reasonable access to all structures on The Property as well as all subsequent treated structures for inspections and treatments on an as needed basis without additional charge to Customer. GUARDIAN agrees to notify Customer prior to activities being conducted.

NON PAYMENT

It is agreed that if GUARDIAN must hire an agency or attorney to collect sums due for services rendered under this Agreement, the Customer agrees to pay all agency or attorney's fees and costs incurred by GUARDIAN, even if suit is not filed. The Buyer agrees to pay interest of 1.5% per month accrued on any unpaid balance (18% annually).

TERMINATION

In case of default of any terms or conditions of this Agreement, either party has the right to terminate this Agreement. Wither party may terminate this Agreement with a 30 day written notice.

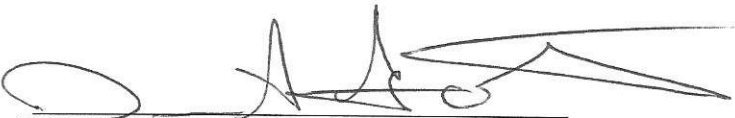


Authorized Agent for The Cottages of Argyle

Print: DELLA T. MYERS

As Its: PROP. MGR / AGENT

Date: 1/3/11



Authorized Agent for GUARDIAN PEST CONTROL

Print: Daniel Fasbinder

As Its: President

Date: 1-3-11