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Introduction and Parties Involved

Introduction

This Renovation Agreement (the "Agreement") is made and entered into as of August 9, 2025, by and between DocuPal Demo, LLC, located at 23 Main St, Anytown, CA 90210, United States, and Acme, Inc, located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA, and is effective as of the date of last signature. The purpose of this Agreement is to set forth the terms and conditions under which DocuPal Demo, LLC will provide renovation services to Acme, Inc. This document outlines the project's scope, payment terms, and the obligations of each party, ensuring a clear understanding and agreement for the successful completion of the renovation project.

Parties Involved

Contractor

DocuPal Demo, LLC, a company organized under the laws of United States, with its principal place of business at 23 Main St, Anytown, CA 90210, will be referred to as the "Contractor" throughout this Agreement. The Contractor is responsible for performing the renovation services as described herein.

Client

Acme, Inc, a business entity organized under the laws of United States, with its principal place of business at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, will be referred to as the "Client" or "ACME-1" throughout this Agreement. The Client is responsible for providing access to the property and fulfilling the payment obligations as outlined in this Agreement.



Scope of Work

DocuPal Demo, LLC ("Contractor") will perform the renovation work at the property of Acme, Inc ("Client") located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA, as described below. The work will be performed in accordance with the terms and conditions of this Agreement and the blueprints attached as Exhibit A.

Renovation Tasks

The renovation work includes, but is not limited to, the following tasks:

- **Demolition:** Contractor will demolish existing structures as indicated in Exhibit A. This includes removal and disposal of all debris in accordance with local regulations.
- **Flooring:** Contractor will install new flooring as specified in Exhibit A. The type of flooring, color, and installation method are detailed in the referenced exhibit.
- **Painting:** Contractor will paint all designated interior and exterior surfaces as per Exhibit A. This includes surface preparation, priming, and application of two coats of paint. The specific paint colors and finishes are detailed in the exhibit.
- **Electrical Work:** Contractor will perform electrical upgrades, including installing new outlets, switches, and light fixtures as shown in Exhibit A. All electrical work will comply with applicable building codes and safety standards.
- **Plumbing Upgrades:** Contractor will perform plumbing upgrades, including replacing old pipes, installing new fixtures, and ensuring proper drainage as outlined in Exhibit A. All plumbing work will conform to local plumbing codes.

Deliverables and Specifications

The deliverables for this renovation project include:

- A fully renovated space as described in the above tasks and detailed in Exhibit A.
- All work performed in compliance with applicable building codes and safety standards.
- Proper disposal of all demolition debris and construction waste.
- A clean and functional space upon completion of the renovation.



Change Orders

Any changes to the scope of work must be submitted in writing by the Client and approved by the Contractor. The written change order must include a detailed description of the change, the reason for the change, and any associated cost adjustments or schedule impacts. No changes to the scope of work will be implemented without a fully executed change order signed by both parties.

Project Timeline and Milestones

This section outlines the key project milestones and the anticipated timeline for the renovation project. DocuPal Demo, LLC and ACME-1 will adhere to this schedule to ensure timely completion.

Key Dates

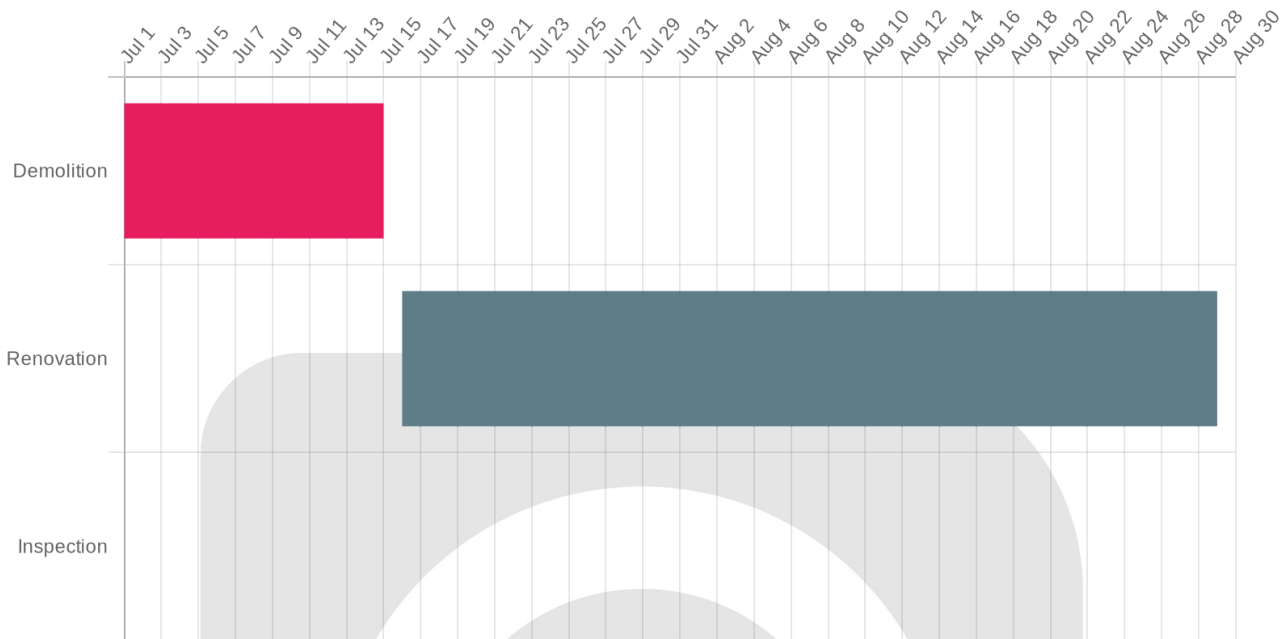
- **Commencement Date:** July 1, 2024
- **Completion of Demolition:** July 15, 2024
- **Final Inspection:** August 30, 2024

Timeline Management

We will monitor the project's progress closely. Any potential delays due to unforeseen circumstances will be communicated promptly. We will discuss these delays with ACME-1 to agree upon a revised timeline. Accelerating the project may be possible, but could incur additional costs. These costs will be communicated and agreed upon before implementation.



Gantt Chart



Payment Terms and Schedule

ACME-1 will pay Docupal Demo, LLC a total of \$50,000 for the renovation project. Payments will be made according to the following schedule:

- **Initial Payment:** 20% of the total contract value, amounting to \$10,000, is due upon signing this agreement.
- **Demolition Completion:** 40% of the total contract value, amounting to \$20,000, is due upon completion of the demolition phase.
- **Electrical and Plumbing Completion:** 30% of the total contract value, amounting to \$15,000, is due upon completion of all electrical and plumbing work.
- **Final Inspection:** The remaining 10% of the total contract value, amounting to \$5,000, is due upon final inspection and acceptance of the completed project.

Payments can be made via check or electronic transfer to Docupal Demo, LLC.

Incentives and Penalties

ACME-1 will pay Docupal Demo, LLC a bonus of \$1,000 if the project is completed by August 23, 2024. Conversely, Docupal Demo, LLC will incur a penalty of \$500 per day for any delays exceeding five (5) days beyond the agreed-upon completion date.

Permits and Approvals

DocuPal Demo, LLC will secure all necessary permits and approvals required for the renovation project. This includes, but is not limited to, building permits, electrical permits, and plumbing permits. We will manage the application process and coordinate with local authorities to ensure compliance with all applicable codes and regulations.

Documentation

Prior to the commencement of any work, DocuPal Demo, LLC will provide Acme, Inc. with copies of all required permits and approvals. We will also provide proof of insurance and our contractor's license, ensuring that all documentation is readily available for review and verification.

Change Orders and Amendments

This section details the process for handling any changes to the original renovation plan. It covers how ACME-1 and DocuPal Demo, LLC will manage modifications to the scope of work, specifications, or other terms of this Agreement.

Change Order Requests

Any proposed changes to the work outlined in this Agreement must be submitted in writing. Both ACME-1 and DocuPal Demo, LLC must receive the written request. This ensures all parties are informed of the potential change.



Change Order Approval and Impact

Upon receiving a change request, DocuPal Demo, LLC will assess its impact on the project's cost and timeline. A formal change order will then be created. This change order will outline the specific changes, the revised cost, and any adjustments to the project schedule. The change order must be approved in writing by both ACME-1 and DocuPal Demo, LLC before the changes are implemented. Work related to the change order will not commence until this written approval is obtained.

Liability, Insurance, and Warranties

Liability

DocuPal Demo, LLC assumes liability for damages arising from its negligence during the renovation project. Acme, Inc. is responsible for any liabilities resulting from pre-existing conditions on the property.

Insurance

DocuPal Demo, LLC will maintain general liability insurance throughout the project's duration. The coverage will be no less than \$1,000,000. Proof of insurance will be provided to Acme, Inc. before work begins.

Warranties

DocuPal Demo, LLC warrants its workmanship for a period of one year following project completion. Material warranties are limited to the manufacturer's warranty terms. These warranties cover defects in workmanship and materials under normal use.

Dispute Resolution

DocuPal Demo, LLC and ACME-1 agree to resolve any disputes related to this Renovation Agreement through good faith negotiation. If negotiation fails, the parties will attempt to settle the dispute through mediation.



Mediation

The parties will select a mutually acceptable mediator. They will share the costs of mediation equally. Mediation will occur before either party pursues legal action.

Governing Law and Venue

This Renovation Agreement is governed by the laws of the State of Delaware. The venue for resolving any legal disputes will be in the State of Delaware.

Termination Conditions

This Agreement may be terminated by either party under the following conditions:

Causes for Termination

This Agreement may be terminated for cause if either party:

- Fails to make payments as required by this Agreement.
- Fails to perform the work in accordance with the specifications outlined in this Agreement.
- Breaches any other material term or condition of this Agreement.

Notice and Penalties

The party seeking to terminate this Agreement must provide thirty (30) days written notice to the other party. Penalties associated with termination are as outlined in Section 10 of this Agreement.

General Provisions and Legal Clauses

Governing Law

This Renovation Agreement will be governed by and interpreted in accordance with the laws of the State of Delaware, without regard to its conflict of laws principles.



Entire Agreement

This Agreement constitutes the entire agreement between DocuPal Demo, LLC, and Acme, Inc. It supersedes all prior or contemporaneous communications and proposals, whether oral or written, relating to the subject matter.

Confidentiality

Both DocuPal Demo, LLC, and Acme, Inc. agree to hold all information shared during the course of this Agreement as strictly confidential. Neither party will disclose such information to any third party without the express written consent of the other party. This confidentiality obligation survives the termination of this Agreement.

Signatures and Execution

This Renovation Agreement becomes effective as of the last date signed below. By signing this agreement, both parties acknowledge they have read, understood, and agree to all terms and conditions.

Execution

DocuPal Demo, LLC and Acme, Inc. enter into this agreement freely and voluntarily.

Party	Signature	Date
DocuPal Demo, LLC		August 9, 2025
Acme, Inc.		August 9, 2025

DocuPal Demo, LLC

Signed: _____

Name: John Smith

Title: [Title]

Acme, Inc.

Signed: _____



Name: Jane Doe

Title: [Title]

Notary Acknowledgment

Please have a notary public acknowledge the signatures of both parties. Include the notary's name, commission expiration date, and seal. This agreement requires proper notarization to be fully enforceable.

