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Introduction and Parties

Introduction

This Landscaping Agreement ("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, and Acme, Inc, located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA.

Parties

Docupal Demo, LLC

Docupal Demo, LLC, a company established in the United States, will be referred to as the "Provider." The Provider is in the business of providing landscaping services.

Acme, Inc

Acme, Inc ("ACME-1"), a business entity established in the United States, will be referred to as the "Client." The Client desires to engage the Provider for landscaping services at its property.

Purpose

The purpose of this Agreement is to set forth the terms and conditions under which the Provider will provide landscaping services to the Client. This includes defining the scope of work, payment terms, responsibilities of each party, and other legal provisions governing the landscaping services.

Scope of Services

DocuPal Demo, LLC will provide landscaping services to ACME-1 as described below. The project began July 10, 2024, and is scheduled for completion by August 10, 2024.



Included Services

The standard landscaping services include:

- **Lawn Mowing:** Regular mowing to maintain a neat and healthy lawn.
- **Hedge Trimming:** Trimming and shaping of hedges for aesthetic appeal and plant health.
- **Tree Pruning:** Pruning of trees to remove dead or diseased branches and maintain shape.
- **Garden Bed Maintenance:** Weeding, mulching, and general upkeep of garden beds.
- **Seasonal Clean-Up:** Removal of leaves and debris during seasonal transitions.
- **Initial Site Assessment:** A comprehensive evaluation of the property to determine specific landscaping needs.
- **Weekly Maintenance Visits:** Regular scheduled visits to ensure ongoing upkeep and address any immediate concerns.

Excluded Services

The following services are not included in the standard scope of work:

- Hardscaping (e.g., patios, walkways, retaining walls)
- Irrigation system installation

Additional Services

ACME-1 may request additional services beyond the standard scope. These services will be provided at an extra cost, subject to a separate agreement and pricing.

Project Timeline and Milestones

Milestone	Description
Initial Site Assessment	Complete evaluation of ACME-1's property to determine landscaping needs.
Weekly Maintenance	Regular maintenance visits for lawn mowing, hedge trimming, tree pruning, and garden bed maintenance.
Project Completion	Final inspection and sign-off upon completion of all agreed-upon services.



Payment Terms

The total contract price for the landscaping services outlined in this Agreement is \$5,000 USD. ACME-1 will make payments to Docupal Demo, LLC according to the terms outlined below.

Payment Methods

ACME-1 can make payments via check or electronic transfer. All payments must be in United States Dollars (USD). Docupal Demo, LLC will provide the necessary bank details for electronic transfers upon request.

Payment Schedule

Docupal Demo, LLC will submit invoices to ACME-1. ACME-1 agrees to remit payment within fifteen (15) days of the invoice date.

Late Payment

Any payment not received within fifteen (15) days of the invoice date will be considered late. Late payments will accrue interest at a rate of 1.5% per month on the outstanding balance. This interest will be calculated from the original due date until the payment is received.

Payment Milestones

Client Responsibilities

ACME-1 agrees to fulfill the following responsibilities to enable Docupal Demo, LLC to perform the landscaping services outlined in this agreement.

Property Access

ACME-1 will provide Docupal Demo, LLC with unrestricted access to the property located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA during reasonable hours to complete the work. ACME-1 will ensure the areas requiring landscaping are



free from obstructions or hazards that could impede the progress or safety of Docupal Demo, LLC's personnel.

Water Availability

ACME-1 will provide access to a sufficient and reliable water source on the property for irrigation and other landscaping needs. This access will be available throughout the duration of the project and beyond, as needed for ongoing maintenance.

Approvals and Permits

ACME-1 is responsible for obtaining all necessary approvals and permits required for the landscaping project. This includes, but is not limited to, any approvals from homeowners associations (HOAs) or local governing bodies. ACME-1 will provide Docupal Demo, LLC with copies of all relevant permits and approvals prior to the commencement of work. It is ACME-1's responsibility to ensure the project complies with all applicable regulations.

Contractor Responsibilities and Standards

Docupal Demo, LLC ("Contractor") will perform all landscaping services as described in this agreement. The Contractor will provide all labor, materials, and equipment needed to complete the services. The Contractor is responsible for maintaining healthy plant life and a neat appearance of the landscaped areas.

Quality and Performance

The Contractor will perform all work in accordance with industry standards. The Contractor will ensure the landscaping is well-maintained. This includes regular lawn mowing, trimming, pruning, and weeding. The Contractor will also monitor the health of plants and apply necessary treatments. The Contractor will address any issues promptly to prevent damage or decline.



Compliance and Licensing

The Contractor possesses a valid landscaping license in the state of California. The Contractor will comply with all applicable laws and regulations. This includes environmental regulations, safety standards, and labor laws. The Contractor is responsible for obtaining any necessary permits or approvals required for the landscaping work. The Contractor will maintain insurance coverage, including liability and worker's compensation.

Work Schedule and Communication

The Contractor will adhere to the agreed-upon work schedule. The Contractor will communicate any delays or changes to the schedule to Acme, Inc (ACME-1) promptly. The Contractor will also maintain open communication with ACME-1 regarding the progress of the work and any issues that may arise. Regular site inspections will be conducted to ensure quality and address any concerns.

Liabilities and Insurance

DocuPal Demo, LLC assumes liability for damages or injuries caused by its negligence during the performance of the landscaping services.

Indemnification

DocuPal Demo, LLC agrees to indemnify and hold harmless Acme, Inc from and against any and all claims, losses, damages, liabilities, costs, and expenses (including attorney's fees) arising out of or relating to DocuPal Demo, LLC's negligence or willful misconduct in connection with this Agreement.

Insurance Requirements

DocuPal Demo, LLC will maintain, at its own expense, the following insurance policies with reputable insurance companies:

- **General Liability Insurance:** Coverage of at least \$1,000,000 per occurrence for bodily injury and property damage.
- **Workers' Compensation Insurance:** As required by law, covering all employees engaged in the landscaping services.



DocuPal Demo, LLC will provide Acme, Inc with certificates of insurance evidencing the required coverage upon request and will ensure that Acme, Inc is named as an additional insured on the general liability policy. These certificates must be provided before the commencement of any work under this Agreement and upon renewal of any policy. DocuPal Demo, LLC will notify Acme, Inc in writing at least 30 days prior to the cancellation or material change of any insurance policy.

Change Orders and Amendments

This section describes how changes to the landscaping work or to this agreement can be made after the agreement is signed.

Change Orders

If ACME-1 requests a change to the agreed-upon landscaping services, Docupal Demo, LLC will prepare a written change order. This document will detail the proposed changes to the scope of work, any adjustments to the price, and any revisions to the project timeline. ACME-1 must approve and sign the change order before Docupal Demo, LLC begins work on the changes. Docupal Demo, LLC is not required to commence work on any proposed change until the change order is formally approved in writing by ACME-1. Approved change orders become an integral part of this Landscaping Agreement, with all original terms and conditions remaining in effect except as specifically modified by the change order.

Amendments

Any modifications to the terms and conditions of this Landscaping Agreement must be formalized through a written amendment. This amendment must clearly state the specific changes being made to the original agreement. To be valid, each amendment must be signed by authorized representatives from both Docupal Demo, LLC and ACME-1. The amendment will become effective on the date specified within the document, or if no date is specified, upon the date of the last signature.



Termination and Default

Termination

This agreement may be terminated by either party with thirty (30) days written notice. DocuPal Demo, LLC or ACME-1 can terminate this agreement if the other party breaches any material term of this agreement. Reasons for termination include failure to pay or unsatisfactory performance of the agreed upon landscaping services.

Default

A default occurs if either DocuPal Demo, LLC or ACME-1 fails to perform any of its obligations under this agreement. If a default occurs, the non-defaulting party may provide written notice to the defaulting party specifying the nature of the default and the actions required to cure it. The defaulting party will then have thirty (30) days from the date of the notice to cure the default.

Consequences of Termination

Upon termination of this agreement, ACME-1 will pay DocuPal Demo, LLC for all landscaping services completed up to the termination date. DocuPal Demo, LLC will submit a final invoice to ACME-1 within fourteen (14) days of the termination date. Any payments due to DocuPal Demo, LLC shall be made within thirty (30) days of the invoice date. Termination does not relieve either party of any obligations or liabilities that accrued prior to the termination date.

Dispute Resolution

Docupal Demo, LLC and ACME-1 agree to resolve any disputes related to this Landscaping Agreement through good faith negotiations.

Mediation

If negotiation fails, both parties will attempt to resolve the dispute through mediation. The mediation will occur in [County], [State], unless both parties agree to a different location. Both parties will share the costs of mediation equally.



Governing Law and Venue

The laws of [State] govern this Landscaping Agreement. The venue for any legal action relating to this Landscaping Agreement will be in [County], [State].

Miscellaneous Provisions

Governing Law

This agreement will be governed by the laws of the State of [State].

Severability

If a court finds any part of this agreement to be invalid, the rest of the agreement will still be in effect.

Entire Agreement

This agreement contains the entire understanding between DocuPal Demo, LLC, and ACME-1. It supersedes all prior agreements, whether written or oral.

Force Majeure

Neither party will be liable for delays or failures to perform its obligations due to events beyond its reasonable control. Such events include, but are not limited to, acts of God, war, strikes, and natural disasters.

Assignment

Neither party may assign this agreement without the prior written consent of the other party. However, DocuPal Demo, LLC may assign this agreement to an affiliate or a successor in interest.



Signatures and Execution

Execution

This Landscaping Agreement becomes effective as of the date of the last signature below.

Signatures

Docupal Demo, LLC

By: _____

Name:

Title:

Date: _____

Acme, Inc (ACME-1)

By: _____

Name:

Title:

Date: _____

Each party has executed this Agreement through its duly authorized representative as of the dates set forth below. No notarization is required for this agreement to be valid.

