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Introduction

This Snow Removal Agreement, effective November 1, 2024, to March 31, 2025, outlines the terms and conditions under which DocuPal Demo, LLC will provide snow removal services to Acme, Inc. This agreement defines the responsibilities of both parties, ensuring clear understanding and mutual benefit.

Parties Involved

This agreement is made between DocuPal Demo, LLC, located at 23 Main St, Anytown, CA 90210, and Acme, Inc, located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA.

Purpose of Agreement

The primary objective of this agreement is to establish a framework for snow removal services. DocuPal Demo, LLC will provide services such as plowing, shoveling, and salting to maintain safe access for Acme, Inc. when snowfall exceeds two inches. This agreement details the scope of work, payment terms, insurance requirements, and other crucial aspects to facilitate a smooth and professional working relationship.

Scope of Services

DocuPal Demo, LLC will provide snow removal and ice management services to ACME-1 at the property located at 3751 Illinois Avenue, Wilsonville, Oregon, 97070, USA. These services will be performed during the contract period of November 1, 2024, to March 31, 2025.

Snow Removal Tasks

DocuPal Demo, LLC will perform the following tasks:

- **Plowing:** Clearing snow from parking lots to ensure vehicle access and safety.
- **Shoveling:** Removing snow from sidewalks to provide safe pedestrian passage.



- **Salting:** Applying salt to sidewalks and parking lots to prevent ice formation and reduce slippery conditions.

Service Parameters

Snow removal services will be initiated when snowfall accumulates to a depth exceeding 2 inches. Services will be focused on sidewalks and parking lots, excluding other areas of the property.

Equipment and Techniques

DocuPal Demo, LLC will utilize the following equipment and techniques to deliver the services:

- Plow trucks for efficient snow removal from large areas.
- Snow blowers for clearing sidewalks and other confined spaces.
- Salt application to prevent ice formation and ensure safe surfaces.

Service Frequency and Timing

Services will be performed as needed based on snowfall events that meet the specified accumulation threshold. DocuPal Demo, LLC will monitor weather conditions and proactively deploy resources to ensure timely and effective snow removal.

Payment Terms and Pricing

The total contract amount for the snow removal services provided by DocuPal Demo, LLC to ACME-1 is \$5,000. This covers services outlined in this agreement, effective from November 1, 2024, to March 31, 2025.

Invoicing and Payment Schedule

DocuPal Demo, LLC will submit invoices to ACME-1. ACME-1 agrees to remit payment within thirty (30) days of the invoice date. Payments should be sent to the address listed in this agreement.



Additional Fees

In instances of snowfall exceeding six (6) inches, an additional fee of \$150 will be applied to cover the extra resources and time required for effective removal.

Late Payment Penalty

A late payment penalty of 1.5% per month will be applied to any invoice amount that remains unpaid beyond the thirty (30) day payment term. This penalty will be calculated and applied monthly until the outstanding balance, including accrued penalties, is paid in full.

Pricing Summary

Service	Price
Total Contract Amount	\$5,000
Snowfall Exceeding 6 inches	\$150/event

Contractor Obligations and Responsibilities

DocuPal Demo, LLC will perform all snow removal services as described in this agreement. This includes plowing parking lots and shoveling sidewalks. Salting will also be applied to prevent ice buildup. Services will be provided when snowfall exceeds 2 inches.

Service Standards and Timing

DocuPal Demo, LLC will provide services within 24 hours of snowfall. The contractor will prioritize service based on snowfall intensity during adverse weather conditions.



Operational Requirements

DocuPal Demo, LLC is responsible for maintaining all necessary licenses and certifications. DocuPal Demo, LLC will provide trained staff to complete the snow removal services. All equipment must be properly maintained. The contractor will comply with all applicable laws and regulations.

Insurance

DocuPal Demo, LLC must maintain general liability insurance throughout the contract term. The contractor must provide proof of insurance to Acme, Inc. upon request.

Property Owner Responsibilities

ACME-1 shall fulfill the following responsibilities to enable Docupal Demo, LLC to perform snow removal services effectively.

Access to Property

ACME-1 must provide unrestricted access to all areas designated for snow removal under this agreement. This includes parking lots, sidewalks, and any other areas specified in Exhibit A.

Obstacle Removal

Prior to and during snow events, ACME-1 is responsible for removing any obstacles from the designated areas that could impede snow removal operations. These obstacles include, but are not limited to, vehicles, equipment, debris, and landscaping items.

Communication

ACME-1 will communicate all service-related requests and concerns to Docupal Demo, LLC via phone or email. Timely communication is crucial for efficient service delivery. ACME-1 must promptly respond to inquiries from Docupal Demo, LLC regarding service specifications or unforeseen circumstances.



Liability and Insurance

Docupal Demo, LLC assumes liability for any property damage or injuries caused by its negligence or the negligence of its employees. Acme, Inc is responsible for its own negligence.

Insurance Requirements

Docupal Demo, LLC will maintain general liability insurance throughout the term of this Agreement. Proof of insurance coverage will be provided to Acme, Inc upon request.

Indemnification

Docupal Demo, LLC agrees to indemnify, defend, 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 performance of this Agreement, to the extent caused by Docupal Demo, LLC's negligence or willful misconduct. Acme, Inc agrees to indemnify Docupal Demo, LLC to the same extent.

Emergency Snow Removal and Weather Contingencies

Emergency Requests

ACME-1 may request emergency snow removal services beyond the standard service outlined in this Agreement. All emergency requests must be made via telephone to Docupal Demo, LLC. Emergency service will be provided based on the availability of resources. Emergency service will be billed at an hourly rate in addition to the total contract amount. The rate for emergency service is \$150 per hour, per crew member, with a minimum charge of two hours.



Weather-Related Delays

Docupal Demo, LLC will make every reasonable effort to provide timely snow removal services. However, severe weather conditions may cause delays. Docupal Demo, LLC will provide service as soon as conditions allow for safe and effective snow removal. ACME-1 acknowledges that during periods of heavy or continuous snowfall, service may be delayed. Docupal Demo, LLC is not liable for delays caused by severe weather beyond its control.

Term and Termination

This Agreement will begin on November 1, 2024. It will end on March 31, 2025.

Termination

Either party may terminate this Agreement with 30 days written notice.

Early Termination

Docupal Demo, LLC or ACME-1 can terminate this Agreement early if there is a breach of contract. Failure to perform the agreed-upon services also allows for early termination.

Dispute Resolution

DocuPal Demo, LLC and ACME-1 agree to resolve any disputes related to this Snow Removal Agreement through the following methods. Both parties will first attempt to resolve any disagreement informally.

Mediation

If informal resolution fails, both parties agree to participate in mediation. A mutually agreed-upon mediator will be selected. The mediation will take place in Delaware, unless otherwise agreed. Both parties will share the costs of mediation equally.



Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, without regard to its conflict of laws principles. Both parties consent to the jurisdiction of Delaware courts for any legal action arising from this agreement, following unsuccessful mediation.

Signatures and Acknowledgements

This Snow Removal Agreement is made effective as of November 1, 2024.

DocuPal Demo, LLC

By: John Smith Title: Date:

Acme, Inc

By: Jane Doe Title: Date:

Notarization

DocuPal Demo, LLC Acknowledgement

State of: County of:

On this day of , 2025, before me, a notary public in and for said state, personally appeared John Smith, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Notary Public: My Commission Expires:

Acme, Inc Acknowledgement

State of: County of:



On this day of , 2025, before me, a notary public in and for said state, personally appeared Jane Doe, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Notary Public: My Commission Expires:

