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Introduction and Parties

Introduction

This Pest Control Agreement ("Agreement") sets forth the terms and conditions between DocuPal Demo, LLC and Acme, Inc for the provision of pest control services. This Agreement is intended to ensure clear understanding of each party's responsibilities. This agreement is effective from January 1, 2024, through December 31, 2024.

Parties

Pest Control Provider

DocuPal Demo, LLC, a company established in the United States, with its principal address at 23 Main St, Anytown, CA 90210 ("Provider"), will provide the pest control services as described herein. DocuPal Demo, LLC's base currency is USD.

Client

Acme, Inc, also known as ACME-1, a business entity established in the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon, 97070 ("Client"), desires to obtain pest control services for its premises.

Scope of Services

DocuPal Demo, LLC will provide comprehensive pest control services to ACME-1 at the property located at 3751 Illinois Avenue, Wilsonville, Oregon, 97070. These services are designed to control and prevent infestations of common pests, ensuring a safe and healthy environment.

Targeted Pests

The primary pests targeted under this agreement include:



- Ants
- Rodents (mice and rats)
- Spiders

Treatment Methods

Our treatment methods will include a combination of:

- **Spraying:** Application of approved pesticides to targeted areas to eliminate existing pests and prevent future infestations.
- **Baiting:** Strategic placement of bait stations to attract and eliminate rodents and ants.
- **Trapping:** Use of traps to capture rodents and other pests in areas where baiting is not suitable.

Service Frequency

Pest control services will be performed on a monthly basis. This regular service schedule ensures consistent pest management and early detection of any new pest issues.

Exclusions

Please note that this agreement specifically excludes:

- Termite treatment
- Wildlife removal (e.g., raccoons, squirrels, birds)

These services can be provided under a separate agreement if needed. DocuPal Demo, LLC will inform ACME-1 in writing if any additional pest issues are discovered that fall outside the scope of this agreement. Any additional services required to address such issues will require a separate agreement and associated costs.

Payment Terms and Fees

ACME-1 will pay Docupal Demo, LLC a monthly fee of \$200 for the pest control services outlined in this agreement. Payments are due within 15 days of the invoice date.



Invoicing

Docupal Demo, LLC will deliver invoices to ACME-1 via email.

Additional Fees

Emergency call-outs will incur an additional fee of \$75 per visit.

Late Payment

A late payment fee of \$25 will be applied to any payment received more than 15 days after the invoice date.

Fee Schedule

Service	Price
Monthly Pest Control	\$200
Emergency Call-Out	\$75
Late Payment Fee	\$25

Client and Contractor Responsibilities

Client Responsibilities

ACME-1 will provide Docupal Demo, LLC with access to all areas requiring treatment. ACME-1 is responsible for securing all pets before and during service. ACME-1 will clear any clutter that may impede treatment. ACME-1 agrees to cooperate with Docupal Demo, LLC in scheduling and carrying out the pest control services. ACME-1 will promptly report any pest issues or concerns to Docupal Demo, LLC via phone or email.

Contractor Responsibilities

Docupal Demo, LLC will apply all treatments safely and according to label instructions. Docupal Demo, LLC will inform ACME-1 of any findings during the service. Docupal Demo, LLC will provide recommendations for preventing future pest issues. Docupal Demo, LLC will maintain communication with ACME-1 via



phone and email to address any questions or concerns. Docupal Demo, LLC is responsible for using appropriate safety measures during the provision of pest control services.

Safety and Environmental Compliance

Docupal Demo, LLC is committed to providing pest control services in a manner that prioritizes the safety of ACME-1's personnel, property, and the environment. We adhere to all applicable federal, state, and local regulations, including those set forth by the EPA.

Safety Protocols

Our technicians utilize appropriate personal protective equipment (PPE) during all treatments. We ensure proper ventilation during and after the application of pest control products. Warning signs will be prominently displayed in treated areas to alert individuals to potential hazards.

Chemical Use and Handling

All pest control products are used according to label instructions and in compliance with regulatory requirements. Our technicians are trained in the proper storage, handling, and application of these products to minimize risks.

Risk Management

We conduct regular inspections of ACME-1's property to identify potential pest issues and develop targeted treatment plans. Our safety training programs equip our team to handle various pest control scenarios safely and effectively.

Notifications

ACME-1 will receive a minimum of 24-hour notice prior to any scheduled pest control treatment. This notification will include details about the products being used and any specific safety precautions to be taken.



Warranty and Guarantee

Docupal Demo, LLC guarantees the effectiveness of its pest control treatments. Our services come with a 30-day warranty from the date of each treatment.

Guarantee of Effectiveness

We strive to eliminate the targeted pests. If you experience continued pest issues after our treatment, we will provide re-treatment at no additional cost. This guarantee is valid within the 30-day warranty period.

Remedies

Should pest problems persist during the warranty, ACME-1 must notify Docupal Demo, LLC promptly. We will schedule a follow-up treatment as needed to address the issue. These follow-up treatments are included in the original service agreement at no extra charge.

Term and Termination

This Pest Control Agreement will begin on August 9, 2025, and continue for one year. The agreement will automatically renew for additional one-year periods. To prevent renewal, either Docupal Demo, LLC, or ACME-1 must provide written notice at least 30 days before the renewal date.

Termination

Either party may terminate this agreement if the other party breaches its terms. Termination is also permitted if ACME-1 fails to make payments as scheduled. A written notice of 30 days is required for termination under these circumstances.



Liability and Indemnification

Liability

Docupal Demo, LLC assumes liability for damages arising directly from its negligence. Acme, Inc is responsible for ensuring safe access to the property for the provision of services.

Damages and Claims

Any claims for damages must be submitted in writing to the other party within 15 days of the incident.

Indemnification

Acme, Inc agrees to indemnify and hold harmless Docupal Demo, LLC from any claims, losses, or damages arising from unsafe conditions or lack of safe access to the property. Docupal Demo, LLC will indemnify and hold harmless Acme, Inc from damages caused by the negligence of Docupal Demo, LLC.

Insurance

Docupal Demo, LLC maintains general liability insurance coverage. This insurance is intended to cover liabilities associated with the services provided under this agreement.

Dispute Resolution and Governing Law

Dispute Resolution

Docupal Demo, LLC and ACME-1 agree to first attempt to resolve any disputes arising from this Pest Control Agreement through good-faith mediation. If mediation does not resolve the dispute, the parties agree to submit the matter to binding arbitration. The arbitration will be conducted in accordance with the rules of the American Arbitration Association. The decision of the arbitrator will be final and binding on both parties.



Governing Law

This Pest Control Agreement will be governed by and construed in accordance with the laws of the State of Delaware, without regard to its conflict of laws principles. Both Docupal Demo, LLC and ACME-1 consent to the jurisdiction of Delaware courts for any legal action arising from this agreement.

Miscellaneous Provisions

Confidentiality

All non-public information pertaining to ACME-1 will be kept strictly confidential by Docupal Demo, LLC. We will not disclose this information to any third party without prior written consent from ACME-1.

Amendments

This Agreement may be amended or modified only by a written instrument signed by both Docupal Demo, LLC and ACME-1.

Force Majeure

Neither party shall be liable for any failure to perform its obligations under this Agreement if such failure is caused by circumstances beyond its reasonable control, including, but not limited to, acts of God, war, strikes, or governmental regulations.

Assignment

Neither party may assign its rights or obligations under this Agreement to any third party without the prior written consent of the other party.

Entire Agreement

This Agreement constitutes the entire agreement between Docupal Demo, LLC and ACME-1 relating to the subject matter hereof, and supersedes all prior or contemporaneous communications and proposals, whether oral or written, between the parties with respect to such subject matter.

