

Jade Tile Flooring.

Phone 847-462-2111

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CONTRACTOR AGREEMENT

This agreement made this date 1-26-2015 by and between **Jade Development Inc., and FJ Development Corp. for (Vitamin Shoppe).**

The Contractor shall furnish materials and perform work shown and described below in the greater detail specifications Entitled "Work Scope", as it pertains to work to be performed on property at: **Vitamin Shoppe, 123 N. Weber Rd, Bolingbrook Illinois.**

WORK SCOPE:

Tile Install - 2,220 sq ft

VCT Install - 57 sq ft

Walk Off Matt Install - 57 Ln Ft

Vinyl Base Install - 342 ln ft

Transition Install - 16 ln ft

Total Labor Cost - \$10,195.00

Material Total Cost - \$ 9,980.57

Total Project Cost - \$20,175.57

EXTRAS PREP TIME

As we have yet to inspect flooring an accurate assessment of prep work will take place upon site inspection. Any areas requiring Ardex patching will be billed at a cost of \$25 per 10# bag with labor rates of \$40 per hour.

Floor surfaces are expected to be reasonably level without major cracking of concrete. In the event Subcontractor discovers any sections that require leveling, Subcontractor will discuss with contractor and submit any change orders before completion of work. Leveling pricing is \$90 per bag including materials and labor.

Walls are to be level and plum to within 1/4' in 8'. Walls framed outside of these guidelines must be addressed before commencement of wall tile installation.

Contractor will also provide all necessary power, running water, dumpster for disposal and maintain a minimum building temperature of 55 degrees Fahrenheit.

GENERAL PROVISIONS

1. All work shall be completed in a workman-like manner.
2. The Subcontractor warrants workmanship to the property owner and General contractor for a period of (1) year beginning of the date of substantial completion and will remedy defects on notice from property owner and General contractor.
3. The Subcontractor shall furnish the owner and General contractor appropriate releases or waiver of lien for all work performed or Materials provided if needed.
4. The Subcontractor, at his discretion can hire Subcontractors to perform part or all of this Agreement and shall furnish the owner and General contractor with appropriate waivers.
5. The Subcontractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work.
6. In the event the owner and General contractor fail's to pay any periodic or installment payment due hereunder, Subcontractor may Cease work without breach of contract, shall file mechanic's lien against property to protect all unpaid monies including legal costs, attorney's fees and late charges.
7. Subcontractor shall not be liable for any delays due to circumstances beyond its control, included strikes, weather related problems or general unavailability of materials.
8. Permits are not included and are an option of owner and General contractor. If owner and General contractor wants Subcontractor to apply for permits that are required there will be an additional fee for this service along with cost for the permits that are required for starting contracted work. Any village fines that may be incurred for the contacted work will not be the responsibilities of Subcontractor.
9. This contract is valid for 90 days beginning with date on first page.

By executing this Agreement, the owner agrees to all terms and conditions.

Please read before signing.

Signed and accepted this _____ day of _____, 2015

Signature: FJ Development Corp.

Signature: Jade Development Inc.