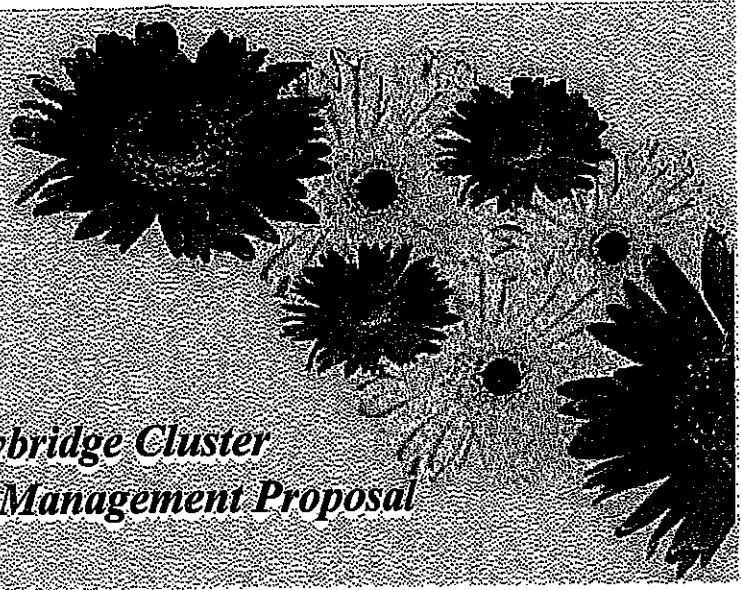


Diane
552-
Billin

2010 Land Contract
Newbridge

Newbridge Cluster
C/O Millenium Management
P.O. Box 1757
Ashburn VA 20148



*Newbridge Cluster
Landscape Management Proposal*

Dear Cindy Soltace

Please see below special comments for contract

Trash/Waste Service (Item C4)

As we discussed on the grounds contract, we would like to include the optional Trash/Waste Service and the Spring-Clean Up service. Since we live in a wooded community we would like to ensure that the pick-up of storm and wind debris is included in the contract through the standard mowing service and the Waste service. We understand that medium size branches (less than 6 feet in size) will be pick-up as part of the mowing service and that major storm or wind debris along with tiny branches will be included in the contract and picked up as part of the Waste service. We have one common trashcan located in the playground that we would like emptied as well.

Spring Clean-Up (item C2)

We would like the Spring-Clean to take place in March unless otherwise and the removal of leaves, branches, debris and trash from the common areas, and parking lot.

Flowers By Entrance Sign (Item G)

We would like the flowers to be placed at the front entrance in front of the Newbridge sign. There may not be a need for 100 flowers at that location. We will work with the BR manager assigned to Newbridge to determine where any extra flowers should be placed.

Sincerely,

Eric Storck, President
3150 Spring St
Fairfax Va 22031
Fax-273-8720

Newbridge Cluster

Description	Location	Qty.	Price
A. General Grounds Maintenance			
1. Mowing/Trimming	Common Area	23	\$5,469.00
2. Edging Walks	Common Area	12	\$400.00
3. Bed Maintenance	Common Area	23	\$400.00
4. Tree Pruning	Common Area	1	\$225.00
5. Shrub Trimming	Common Area	3	\$810.00
6. Perennial/bulb Maintenance		4	See Optional
Total Grounds:			\$7,304.00
B. Mulching			
1. Mulching	Common Area	1	\$2,900.00
2. Edging Beds	Common Area	1	\$750.00
3. Fall Mulching	Common Area	1	See Optional
4. Tot Lot Chipping	Common Area	1	See Optional
Total Mulching:			\$3,650.00
C. Leaf Removal and Cleanup			
1. Leaf Removal	Common Area	23	\$1,400.00
2. Spring Cleanup-See cover letter	Common Area	1	\$850.00
3. Parking Lot Cleanup	Common Area	1	See Optional
4. Trash/Waste Service-See cover letter	Common Area	23	\$225.00
5. Perimeter Control	Common Area	1	See Optional
6. Curb Gutter clean-up	Common Area	8	See Optional
Total Leaf Removal:			\$2,475.00
D. Turf Care Program			
1. Pre-emergence Crab Grass Control	Common Area	2	\$200.00
2. Broadleaf Weed Control	Common Area	3	\$400.00
3. Fertilization	Common Area	3	\$400.00
4. Organic Fertilizer	Common Area	2	See Optional
5. Herbicide/Pesticide sign posting	Common Area	5	See Optional
Total Turf Care:			\$1,000.00
E. Tree and Shrub Program			
1. Dormant Oil/pest inspections	Common Area	5	\$225.00
2. Shrub Fertilization	Common Area	1	\$65.00
3. Tree Fertilization	Common Area	1	See Optional
Total Tree and Shrub:			\$290.00
F. Turf Enhancement Program			
1. Aeration	Common Area	2	\$300.00
2. Seeding	Common Area	1	\$300.00
3. Liming	Common Area	1	See Optional
Total Turf Enhancement:			\$600.00
G. Annual Display: See cover letter	# flowers each	100	2 \$650.00
H. Watering			15 \$325.00
I. Irrigation Systems Management			4 None
<i>Services subject to general conditions attached</i>			TOTAL CONTRACT \$16,294.00
2010 Contract price	is 14,200	paid in 10 Installments	Of 1,420.00 from Feb to Dec
2011 Contract price	is 16,294	paid in 12 Installments	Of 1,357.83 from Jan to Dec
2012 Contract price	is 16,294	paid in 12 Installments	Of 1,357.83 from Jan to Dec

OPTIONAL SERVICES

Newbridge Cluster

On top of services requested in your bid proposal, BladeRunners recommends these additional, optional services for your consideration to enhance the long-term management of your grounds. Complete descriptions of the proposed services are available for your review in the Specifications Section. Please signify your approval by placing your initials next to the services desired for your property.

	SERVICE	QTY	PRICE	APPROVAL
A-1	Mowing		In Contract	N/A
A-2	Edging Walks	12	In Contract	N/A
A-3	Bed Maintenance	23	In Contract	N/A
A-4	Tree Pruning	1	In Contract	N/A
A-5	Shrub Trimming	3	In Contract	N/A
A-6	Perennial/Bulb Maintenance	4	\$350.00	X
B-1	Mulching	1	In Contract	N/A
B-2	Bed/Tree Redefinition	1	In Contract	N/A
B-3	Fall Mulching	1	\$1,500.00	X
B-4	Tot Lot Chipping	1	\$1,075.00	X
C-1	Leaf Removal	2	In Contract	N/A
C-2	Spring Cleanup	1	In Contract	N/A
C-3	Parking Lot Cleanup	1	\$425.00	X
C-4	Winter Trash	23	In Contract	N/A
C-5	Perimeter Control	1	\$1,650.00	X
C-6	Curb Gutter Clean-up	8	\$1,150.00	X
D-1	Pre-emergence	2	In Contract	N/A
D-2	Broadleaf Weed Control	3	In Contract	N/A
D-3	Fertilization	3	In Contract	N/A
D-4	Organic Fertilizer	2	\$300.00	X
D-5	Herbicide/Pesticide Sign Posting	5	\$250.00	X
E-1	Pest Applications	5	In Contract	N/A
E-2	Shrub Fertilization	1	In Contract	N/A
E-3	Tree Fertilization	1	\$285.00	X
F-1	Aeration	2	In Contract	N/A
F-2	Seeding	1	In Contract	N/A
F-3	Liming	1	\$275.00	X
G-1	Annual Display	2	In Contract	N/A
H	Watering	15	In Contract	N/A
I	Irrigation Systems Management	4	None	N/A

Services subject to general conditions attached



BLADE RUNNERS GENERAL CONDITIONS

- 1. **SUPPLIES MATERIALS AND EQUIPMENT:** Blade Runners, Inc. shall furnish all supplies, materials, equipment and labor necessary to the complete performance of this contract and attachments hereto, all incorporated herein.
- 2. **CHARGES:** Customer shall pay Blade Runners the charges reflected on the attachments, as invoiced
- 3. **SERVICE CHARGES:** A service charge of two (2%) percent per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of 24%. Should Blade Runners initiate legal action or retain counsel necessitated by Customer's non-payment of invoices, or any other disputes arising out of this contract, Customer shall reimburse Blade Runners' reasonable and customary legal fees upon demand.

DAMAGES:

- Subject to compliance by Customer with the notice provisions detailed below, Blade Runners will assume responsibility for damages to physical property caused by its gross negligence or intentional misconduct. The preceding notwithstanding, Blade Runners is not responsible for minor damage which may result from performing this type of service.
- Blade Runners is not responsible for damage to Customer's premises (such as speed bumps, turf areas, parking stays) when providing services under its snow removal service.
- Within 24 hours of discovery of any damage or injury, Customer shall notify Blade Runners by phone and in writing of the nature of the damage, when and how discovered, and the basis upon which it is making a claim against Blade Runners. Blade Runners will not be responsible for such damage unless provided with sufficient information and opportunity to view damage and provided with the necessary information within a reasonable period of time to determine how and when damage occurred and provide Blade Runners' representative an opportunity to make an independent evaluation. The preceding notwithstanding, Blade Runners shall not be liable for any damage for which it does not receive written notice within thirty days of the occurrence.
- Any chemicals or materials used and approved by Customer are at Customer's sole risk and expense.
- Blade Runners will not be held responsible for the removal, or failure to remove, of ice and any injuries to persons or property resulting from falls, accidents, etc. (inability of ingress or egress).
- Customer shall indemnify and hold harmless Blade Runners and its principals, agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from falls, accidents, etc. caused in whole or in part consistent this section.

4. **BLADE RUNNERS** shall be available for periodic inspections of the site at reasonable request of the Customer, at no cost to the customer.

5. THE CUSTOMER agrees:

- If this contract is signed by Customer's management company, the management company and the individual signing this contract represent that it is duly authorized to sign the contract on behalf of the Customer. The preceding notwithstanding, unless the contract is signed by Customer, both the Customer and the management company (and signor) shall be deemed the "Customer" under this contract and they shall be jointly and severally liable for all obligations to be performed by Customer under this contract.
- Customer will designate one (1) grounds contact individual to Blade Runners. This person is the only one able to direct changes and makes requests in the performance of this contract.
- This contract shall not be interpreted against either party, regardless of who drafted the contract.

6. **BLADE RUNNERS** shall have a competent, foreman in charge of the working crew at all times. This foreman will have a special uniform so he can be easily identified by the grounds contact.

7. **INDEMNITY AND INSURANCE:** Blade Runners shall secure, pay the premiums for, and keep in force until the expiration of this contract, adequate insurance as described below.

- A. Appropriate bodily injury insurance with limits of not less than 500,000. For each occurrence and a 1,000,000 aggregate.
- B. Workman's compensation insurance as required by local and/or state jurisdiction.
- C. Property damage liability insurance with a limit of not less than 1,000,000 for each accident or person aggregate.
- D. Automobile bodily injury insurance with limits not less than 500,000 for each person or accident.

9. TERMINATION RIGHTS:

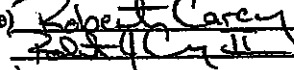
- A. Blade Runners reserves the right to cease the performance of services (i) with thirty (30) days prior written notice, if Customer becomes more than thirty (30) days past due on payment for services rendered, or in the case of unreasonable adverse economic occurrence such as, but not limited to, failure to obtain labor due to immigration action or inability to obtain labor thru the H2B visa program.
- B. Customer shall give Blade Runners thirty (30) days written notice with opportunity to cure in the event that it believes that Blade Runners is not in compliance with the terms of this contract (defined as a failure to provide quality performance of the contract) and, if Blade Runners has not cured such breach, then Customer shall have the right to cancel service. The preceding notwithstanding, Customer may cancel service for any reason with thirty days (30) written notice provided that Provided that such notice is accompanied with payment in full through date of cancellation plus liquidated damages equal to 10% of the then monetary value of the remaining services in the contract, this to include subsequent years in the instance of a multi year agreement.

10. **FINAL TERMS:** This agreement shall constitute the entire agreement between the contracting parties, and no variance or modification thereof shall be valid and enforceable except by supplemental agreement in writing, executed and approved in the same manner as this agreement. As Offered By: **BLADE RUNNERS INC.**

By: 
Name/Title: Eric G. Storck, President-Blade Runners Inc

Date: #####

Customer approval

As accepted by:(print name) Robert Carey
(Signature) 
(title/company) _____

Date: 10/29/09

