

Mac-Gray Laundry Apartment and Condo Lease Packet

Lease Packet Contents

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Recommended for under 12
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LAUNDRY ROOM LEASE AGREEMENT

LESSEE: Mac-Gray Services, Inc.
Address: 404 Wyman Street
Waltham, MA 02451

LESSOR: Park Fairfax Condo
Address: 3360 Gunston Rd
Alexandria, VA 22302-2133

Execution Date:

In consideration of the mutual covenants, duties and obligations set forth herein, Lessor and Lessee hereby agree as follows:

1. Lessor warrants and represents that Lessor is the owner, or authorized agent of the owner, of a certain property named Park Fairfax Condo located at 3360 Gunston Rd Alexandria, VA 22302-2133 containing 1,678 apartment or condominium units (the "Premises"). Lessor does hereby lease to the Lessee, and Lessee does hereby accept, exclusive possession of that part of the Premises, as set forth in the attached **Schedule A** (the "Leased Premises"). Lessee shall install, operate and maintain on the Leased Premises the following pay-per-use laundry equipment (the "Equipment"):

<u>Quantity</u>	<u>Make</u>	<u>Model</u>	<u>Description</u>
100	Speed Queen	SDGT09	Single Gas Dryer
100	Speed Queen	SFNNCRSP111TW01	Quantum Front Load Washer
2	Speed Queen	Certified	Multi-Load Washers
2	Speed Queen	Certified	Multi-Load Dryers

Lessor warrants and represents that all units are plumbed with their own washer or dryer connections. During the Term as defined herein, Lessee shall also have the exclusive right to lease any additional laundry space which Lessor designates within the Premises including, without limitation, any expansion of the Leased Premises, upon the same terms and conditions as set forth in this Lease.

2. The term of this Lease (the "Original Term") shall be for a period of Ten (10) years beginning 11-5-13 or the date of installation of the Equipment, whichever is later (the "Commencement Date"). Lessor and Lessee agree the original term shall be automatically extended for successive one-year terms (each an "Extended Term"), upon the same terms and conditions as herein contained unless Lessor or Lessee provides prior to the end of the Term, written notice by certified mail, return receipt requested, of its election not to extend the lease. The Original Term and the Extended Term collectively are referred to as the "Term".

3. Lessee agrees to pay Lessor as rent (the "Rent") from the income of the Equipment, Monthly in arrears, an amount equal to: 57% of revenue, paid Monthly, less cost of smart cards, credit/debit card fees, refunds, expenses attributable to vandalism on the Equipment, voice and data charges, all applicable fees and/or taxes, including, but not limited to, sales, use, excise, personal property or real estate taxes payable by Lessee in connection with the use and possession of the Leased Premises and the operation of the Equipment. Lessor agrees that Lessee shall have the right to determine the amount of Equipment to be installed and the price of each machine cycle.

4. Lessor hereby warrants and represents that the signatories to this Lease have full power and authority to enter into this Lease. Lessor and its representatives or agents further warrant and represent that there is no other lease, license, or other instrument granting to another person the same or similar right in and to the Leased Premises or the Premises.

5. Lessee shall insure against liability for bodily injury or property damage caused by Lessee up to an amount of not less than \$10 million. Lessee shall name Lessor as an additional insured under such policy for injuries or damages due to Lessee's negligence occurring in the Leased Premises and shall furnish a certificate of insurance evidencing such coverage upon request by Lessor.

6. This Lease shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto, including, but not limited to, a successor as a result of the sale or conversion of the Premises to any other owner or form of ownership including condominiums. Lessor also covenants that in the event the Premises is sold or transferred it shall be a condition of any such sale or transfer that the prospective purchaser or transferee take an express assignment of the Lease at the time of transfer of deed and be bound by all of its terms and conditions. Failure of the Lessor to secure said assignment shall, at Lessee's option, constitute a breach of the Lease and shall not serve to relieve Lessor or the purchaser or transferee of any of the obligations under the Lease which shall continue for the remainder of the Term

7. Lessor agrees to execute an acknowledged and/or notarized Lease or form of notice of the Lease, as requested by Lessee.

Such lease or notice of lease shall be executed in recordable form by Lessor and Lessee. Lessee may record same at the appropriate registry. Lessor further agrees that Lessee may post notice labels on its machines in the laundry room(s).

8. This Lease shall be construed according to the laws of the state in which the Premises are located. If any provision of this Agreement shall, for any reason, be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision.

9. Lessor and Lessee agree that any court of record in the county in which the Premises are located or corresponding United States District Court shall have jurisdiction with respect to any proceedings arising under this Agreement.

10. Any terms and conditions set forth in any duly signed addendum or schedule are expressly incorporated by reference. Lessor represents that it understands and agrees to the terms and conditions of this Lease.

GENERAL TERMS AND CONDITIONS OF LEASE

- A. Subject to reasonable security measures, Lessee and residents of the Premises shall have access to the Leased Premises at all times.
- B. Title to the Equipment shall remain with Lessee at all times. Lessor shall not move or remove, disconnect, or tamper with the Equipment for any reason whatsoever unless expressly authorized by Lessee.
- C. Lessor is responsible for the following related to the Leased Premises:
 - a. Cleaning the Leased Premises and maintain same in good condition and repair;
 - b. Providing electricity, plumbing, water, gas, sewage disposal, drainage, and all other utilities required for the proper and safe use of the Equipment as well as cleaning and maintaining the dryer vent system that is external to the laundry room.
 - c. If required to operate the Equipment, providing internet access including installation and operating costs associated with the internet connection as well as 110v power outlet.
 - d. Ensuring that the Premises comply with all state, county or municipal building and safety codes including fire safety codes.
- D. Lessee is responsible for the following services to the Lessor and related Equipment and Leased Premises:
 - a. Providing password protected on-line access to Lessor's account information which includes gross revenue collection history by collection date, rent payment history by payment date, service history of Equipment by service date and key information about the Laundry Lease Agreement. In addition, providing Lessor a Web-based system for requesting a service call directly to Lessee's designated service technician and also providing Lessor with the option to receive an e-mail notification immediately after the service has been completed. Lessor may terminate the Agreement if these services are not provided within 30 days after the Commencement Date.
 - b. Cleaning and maintaining, on an as-needed basis, flexible and rigid venting from the back of the dryers to the interior wall and ceiling surfaces.
 - c. Servicing the Equipment on a regular basis and maintaining same in good operating condition.
 - d. Upon receipt of notification of Equipment needing service Lessee will dispatch a technician within 48 hours (excluding holidays and weekends).
 - e. At the sole discretion of Lessee, Lessee may choose to replace any piece of Equipment with one of like model and quality.
- E. ~~If, at any time during the Term, Lessor grants permission to individual units to install laundry equipment, or provides laundry hookups for the installation of laundry equipment, Lessee shall be entitled to (1) reduce the Rent by a proportionate amount and receive a pro-rata refund (directly related to the percentage of units affected) for all initial expenses (including prepaid rent and renovation allowances) incurred by Lessee in excess of the capital cost of the Equipment; or (2) at the sole option of Lessee, terminate this Lease and recover damages for material breach of the Lease. Lessor shall provide Lessee, when requested, with true and accurate information regarding the number of in-unit hook-ups of laundry equipment.~~
 - a. Lessor has the right to close up to ten (10) laundry rooms during the term of the Laundry Lease Agreement without penalty.
- F. If, in the sole discretion of the Lessee, service to the Equipment becomes excessive as a result of Lessor's or any user's misuse of the Equipment, unwarranted requests for service, interruption in the supply of any utilities, or vandalism to the Equipment or the Leased Premises, Lessee may terminate this Lease and remove all of the Equipment and all obligations of Lessee under this Agreement shall cease.

G. In the event of a material breach of the Lease by the Lessor, Lessee shall be entitled to declare the Lease terminated and shall be entitled to recover damages, including but not limited to incidental and consequential damages the Lessee may be entitled to recover. Failure to exercise this provision shall not constitute a waiver of Lessee's causes of action under this Lease or otherwise. The prevailing party shall be entitled to recover all costs and reasonable attorney's fees incurred to enforce the Lease.

H. Either party may terminate this Agreement if: a) The other party commits any material breach of this Agreement which is not capable of being remedied; or b) The other party commits a breach of this Agreement which is capable of being remedied and fails to remedy the breach within 30 days after receipt of written notice of the default or within such longer period as may be specified in the notice of default.

In the event this Lease is terminated, Lessee shall have the right to remove all of the Equipment and leasehold improvements which may have been installed, furnished or supplied by the Lessee, provided that such leasehold improvements are capable of being removed without damage to the Leased Premises. Lessee shall be entitled to a pro rata refund for any costs incurred by Lessee for immovable leasehold improvements and fixtures. The pro rata refund shall be determined by dividing the total cost of the leasehold improvement by the number of months of the Original Term of the Lease, then multiplying the resulting amount by the number of months remaining on the Original Term. Immovable leasehold improvements shall include, but not be limited to, improvements to the venting system, improvements to the ceiling, floors and/or walls of the Leased Premises, painting improvements, and/or any electrical, plumbing, or other utility improvements.

I. Any notices concerning the Lease shall be sent by certified mail, return receipt requested, or via recognized overnight mail service, to the address shown on the first page of this Lease, or such other addresses as specified by the parties in writing. Notice shall be effective upon receipt.

J. Lessor warrants that Lessee shall be granted peaceable and quiet enjoyment of the Leased Premises free from any eviction or interference by Lessor, provided Lessee pays the Rent and otherwise performs its obligations.

K. Lessor is responsible for security, including maintenance and repair of all doors, gates, hinges, frames, and door strikes. Lessor is responsible for any claims of personal injury or property damage arising from lack of appropriate security.

L. Lessor and Lessee expressly agree this Lease contains the entire agreement between the Lessor and Lessee and supersedes all prior or contemporaneous oral or written agreements, and may not be modified, except as provided for herein, unless said modification is contained in a writing signed by the Lessor and Lessee.

AUTHORIZED SIGNATURES

Executed as a sealed instrument as of the date first appearing above.

LESSEE: Mac-Gray Services, Inc. (Corporate Office Approval)

By: _____
Authorized Agent Date

Submitted to Corporate Office for Approval

By: Paul Bauer 11-5-2013
Sales Representative Date

LESSOR: Park Fairfax Condo

By: Barbara M. Turpin President
Authorized Agent

Date: 11-5-2013

Witness: Ann Johnson

Witness: Janet Clark


Schedule A

1. Leased Premises Description

Location Name		Room Name	Address	
Bldg. #	Address	Equipment	Inventory	Initial Vend
107	3128 WELLINGTON RD. - 36	SPEED QUEEN GAS DRYER	2	\$1.50
107	3128 WELLINGTON RD. - 36	Speed Queen Quantum Washer	2	\$1.50
110	3211 MARTHA CUSTIS DR. - 38	SPEED QUEEN GAS DRYER	2	\$1.50
110	3211 MARTHA CUSTIS DR. - 38	Speed Queen Quantum Washer	2	\$1.50
113	3100 WELLINGTON RD. - 37	SPEED QUEEN GAS DRYER	2	\$1.50
113	3100 WELLINGTON RD. - 37	Speed Queen Quantum Washer	2	\$1.50
113	3100 WELLINGTON RD. - 37	Speed Queen Multi-Load Gas Dryer	1	\$2.50
113	3100 WELLINGTON RD. - 37	Speed Queen Multi-Load Washer	1	\$2.50
203	1935 QUAKER LA. - 44	SPEED QUEEN GAS DRYER	2	\$1.50
203	1935 QUAKER LA. - 44	Speed Queen Quantum Washer	2	\$1.50
208	3116 MARTHA CUSTIS DR. - 39	SPEED QUEEN GAS DRYER	2	\$1.50
208	3116 MARTHA CUSTIS DR. - 39	Speed Queen Quantum Washer	2	\$1.50
215	3342 MARTHA CUSTIS DR. - 43	SPEED QUEEN GAS DRYER	2	\$1.50
215	3342 MARTHA CUSTIS DR. - 43	Speed Queen Quantum Washer	2	\$1.50
216	3110 RAVENSWORTH PL. - 40	SPEED QUEEN GAS DRYER	2	\$1.50
216	3110 RAVENSWORTH PL. - 40	Speed Queen Quantum Washer	2	\$1.50
223	3286 MARTHA CUSTIS DR. - 42	SPEED QUEEN GAS DRYER	2	\$1.50
223	3286 MARTHA CUSTIS DR. - 42	Speed Queen Quantum Washer	2	\$1.50
224	3136 MARTHA CUSTIS DR. - 41	SPEED QUEEN GAS DRYER	2	\$1.50
224	3136 MARTHA CUSTIS DR. - 41	Speed Queen Quantum Washer	2	\$1.50
303	3588 MARTHA CUSTIS DR. - 12	SPEED QUEEN GAS DRYER	2	\$1.50
303	3588 MARTHA CUSTIS DR. - 12	Speed Queen Quantum Washer	2	\$1.50
307	3556 MARTHA CUSTIS DR. - 13	SPEED QUEEN GAS DRYER	2	\$1.50
307	3556 MARTHA CUSTIS DR. - 13	Speed Queen Quantum Washer	2	\$1.50
308	3434 MARTHA CUSTIS DR. - 16	SPEED QUEEN GAS DRYER	2	\$1.50
308	3434 MARTHA CUSTIS DR. - 16	Speed Queen Quantum Washer	2	\$1.50
313	3520 MARTHA CUSTIS DR. - 14	SPEED QUEEN GAS DRYER	2	\$1.50
313	3520 MARTHA CUSTIS DR. - 14	Speed Queen Quantum Washer	2	\$1.50
314	3460 MARTHA CUSTIS DR. - 15	SPEED QUEEN GAS DRYER	2	\$1.50
314	3460 MARTHA CUSTIS DR. - 15	Speed Queen Quantum Washer	2	\$1.50
405	1459 MARTHA CUSTIS DR. - 11	SPEED QUEEN GAS DRYER	2	\$1.50
405	1459 MARTHA CUSTIS DR. - 11	Speed Queen Quantum Washer	2	\$1.50
506	3701 HOLMES LA. - 3	SPEED QUEEN GAS DRYER	2	\$1.50
506	3701 HOLMES LA. - 3	Speed Queen Quantum Washer	2	\$1.50

511	3738 HOLMES LA. - 2	SPEED QUEEN GAS DRYER	2	\$1.50
511	3738 HOLMES LA. - 2	Speed Queen Quantum Washer	2	\$1.50
518	3628 VALLEY DR. - 4	SPEED QUEEN GAS DRYER	2	\$1.50
518	3628 VALLEY DR. - 4	Speed Queen Quantum Washer	2	\$1.50
523	1316 MARTHA CUSTIS DR. - 10	SPEED QUEEN GAS DRYER	2	\$1.50
523	1316 MARTHA CUSTIS DR. - 10	Speed Queen Quantum Washer	2	\$1.50
523	1316 MARTHA CUSTIS DR. - 10	Speed Queen Multi-Load Gas Dryer	1	\$2.50
523	1316 MARTHA CUSTIS DR. - 10	Speed Queen Multi-Load Washer	1	\$2.50
534	3627 GREENWAY PL. - 6	SPEED QUEEN GAS DRYER	2	\$1.50
534	3627 GREENWAY PL. - 6	Speed Queen Quantum Washer	2	\$1.50
535	3739 LYONS LA. - 9	SPEED QUEEN GAS DRYER	2	\$1.50
535	3739 LYONS LA. - 9	Speed Queen Quantum Washer	2	\$1.50
542	3711 GUNSTON RD. - 7	SPEED QUEEN GAS DRYER	2	\$1.50
542	3711 GUNSTON RD. - 7	Speed Queen Quantum Washer	2	\$1.50
605	1100 VALLEY DR. - 1	SPEED QUEEN GAS DRYER	2	\$1.50
605	1100 VALLEY DR. - 1	Speed Queen Quantum Washer	2	\$1.50
707	3501 VALLEY DR. - 35	SPEED QUEEN GAS DRYER	2	\$1.50
707	3501 VALLEY DR. - 35	Speed Queen Quantum Washer	2	\$1.50
708	3237 VALLEY DR. - 34	SPEED QUEEN GAS DRYER	2	\$1.50
708	3237 VALLEY DR. - 34	Speed Queen Quantum Washer	2	\$1.50
713	3546 GUNSTON RD. - 30	SPEED QUEEN GAS DRYER	2	\$1.50
713	3546 GUNSTON RD. - 30	Speed Queen Quantum Washer	2	\$1.50
716	3200 GUNSTON RD. - 33	SPEED QUEEN GAS DRYER	2	\$1.50
716	3200 GUNSTON RD. - 33	Speed Queen Quantum Washer	2	\$1.50
722	3246 GUNSTON RD. - 32	SPEED QUEEN GAS DRYER	2	\$1.50
722	3246 GUNSTON RD. - 32	Speed Queen Quantum Washer	2	\$1.50
725	3556 GUNSTON RD. - 31	SPEED QUEEN GAS DRYER	2	\$1.50
725	3556 GUNSTON RD. - 31	Speed Queen Quantum Washer	2	\$1.50
803	3323 CORYELL LA. - 47	SPEED QUEEN GAS DRYER	2	\$1.50
803	3323 CORYELL LA. - 47	Speed Queen Quantum Washer	2	\$1.50
809	1632 PRESTON RD. - 46	SPEED QUEEN GAS DRYER	2	\$1.50
809	1632 PRESTON RD. - 46	Speed Queen Quantum Washer	2	\$1.50
810	3322 VALLEY DR. - 48	SPEED QUEEN GAS DRYER	2	\$1.50
810	3322 VALLEY DR. - 48	Speed Queen Quantum Washer	2	\$1.50
817	1720 PRESTON RD. - 45	SPEED QUEEN GAS DRYER	2	\$1.50
817	1720 PRESTON RD. - 45	Speed Queen Quantum Washer	2	\$1.50
828	3121 MARTHA CUSTIS DR. - 50	SPEED QUEEN GAS DRYER	2	\$1.50
828	3121 MARTHA CUSTIS DR. - 50	Speed Queen Quantum Washer	2	\$1.50
829	3323 MARTHA CUSTIS DR. - 53	SPEED QUEEN GAS DRYER	2	\$1.50
829	3323 MARTHA CUSTIS DR. - 53	Speed Queen Quantum Washer	2	\$1.50
842	3216 RAVENSWORTH PL. - 51	SPEED QUEEN GAS DRYER	2	\$1.50
842	3216 RAVENSWORTH PL. - 51	Speed Queen Quantum Washer	2	\$1.50
843	1618 RIPON PL. - 52	SPEED QUEEN GAS DRYER	2	\$1.50

843	1618 RIPON PL. - 52	Speed Queen Quantum Washer	2	\$1.50
904	3758 GUNSTON RD. - 23	SPEED QUEEN GAS DRYER	2	\$1.50
904	3758 GUNSTON RD. - 23	Speed Queen Quantum Washer	2	\$1.50
911	3543 MARTHA CUSTIS DR. - 22	SPEED QUEEN GAS DRYER	2	\$1.50
911	3543 MARTHA CUSTIS DR. - 22	Speed Queen Quantum Washer	2	\$1.50
917	1644 FITZGERALD LA. - 24	SPEED QUEEN GAS DRYER	2	\$1.50
917	1644 FITZGERALD LA. - 24	Speed Queen Quantum Washer	2	\$1.50
920	3718 GUNSTON RD. - 25	SPEED QUEEN GAS DRYER	2	\$1.50
920	3718 GUNSTON RD. - 25	Speed Queen Quantum Washer	2	\$1.50
928	3612 GUNSTON RD. - 26	SPEED QUEEN GAS DRYER	2	\$1.50
928	3612 GUNSTON RD. - 26	Speed Queen Quantum Washer	2	\$1.50
936	3524 VALLEY DR. - 27	SPEED QUEEN GAS DRYER	2	\$1.50
936	3524 VALLEY DR. - 27	Speed Queen Quantum Washer	2	\$1.50
937	1609 MOUNT EAGLE PL. - 21	SPEED QUEEN GAS DRYER	2	\$1.50
937	1609 MOUNT EAGLE PL. - 21	Speed Queen Quantum Washer	2	\$1.50
941	1573 MOUNT EAGLE PL. - 20	SPEED QUEEN GAS DRYER	2	\$1.50
941	1573 MOUNT EAGLE PL. - 20	Speed Queen Quantum Washer	2	\$1.50
944	1623 PRESTON RD. - 28	SPEED QUEEN GAS DRYER	2	\$1.50
944	1623 PRESTON RD. - 28	Speed Queen Quantum Washer	2	\$1.50
951	1519 MOUNT EAGLE PL. - 19	SPEED QUEEN GAS DRYER	2	\$1.50
951	1519 MOUNT EAGLE PL. - 19	Speed Queen Quantum Washer	2	\$1.50
964	1765 PRESTON RD. - 29	SPEED QUEEN GAS DRYER	2	\$1.50
964	1765 PRESTON RD. - 29	Speed Queen Quantum Washer	2	\$1.50
965	1572 MOUNT EAGLE PL. - 18	SPEED QUEEN GAS DRYER	2	\$1.50
965	1572 MOUNT EAGLE PL. - 18	Speed Queen Quantum Washer	2	\$1.50
972	1636 MOUNT EAGLE PL. - 17	SPEED QUEEN GAS DRYER	2	\$1.50
972	1636 MOUNT EAGLE PL. - 17	Speed Queen Quantum Washer	2	\$1.50


11-5-2013
 LESSEE (Sales Representative) Date


11-5-2013
 LESSOR Date

PRO-RATA ADDENDUM

This Addendum ("Addendum") is attached to and made part of the Lease Agreement by and between Park Fairfax Condo ("Lessor") and Mac-Gray Services, Inc. ("Lessee") dated _____ for the property located at:

3360 Gunston Rd

Alexandria, VA 22302-2133 ("Lease Agreement"). Lessee shall make a one-time payment to Lessor as a renovation allowance in the amount of \$40,000.00 ("Allowance") within 30 days of installation completion. In the event that the Lease Agreement is terminated by Lessor prior to the expiration of its term, such termination shall be deemed a breach of the Lease Agreement entitling Lessee to all remedies available under the Lease Agreement. In addition, Lessor warrants that the unearned pro rata share of the Allowance will be refunded to Lessee within ten (10) days following termination of the Lease Agreement. The term of this Addendum is 120 months. The monthly value of this Addendum is \$333.33 for pro rata determination.

Lessee and Lessor shall comply with all other terms and conditions of the Lease Agreement which are to remain in full force and effect, and not be modified, altered, or amended in any manner by this Addendum except as expressly set forth herein.

In the event of any conflict between the provisions of the Lease Agreement and the provisions of this Addendum, this Addendum shall govern in all respects.

LESSOR: Park Fairfax Condo

LESSEE: Mac-Gray Services, Inc

BY: Barbara M. Turpin
SIGNATURE, AUTHORIZED AGENT

NAME: [Signature]
SIGNATURE, SALES REP.

DATE: 11-5-2013

DATE: 11-5-2013

NAME: Barbara M. Turpin, President
PRINT NAME, AUTHORIZED AGENT

NAME: Bill Brown
PRINT NAME, SALES REP

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name Parkfairfax Condominium	Business name, if different from above
Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Other Condominium <input type="checkbox"/> Exempt from backup withholding	
Address (number, street, and apt. or suite no.) 3300 Gunston Road	
City, state, and ZIP code Alexandria, VA 22302	
List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 2.

Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number
or
Employer identification number
541101671034

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here	Signature of U.S. person Amrah Clea	Date 11/5/13
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Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments after December 31, 2001 (29% after December 31, 2003). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part II instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or
- The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions on page 2 and the separate instructions for the Requester of Form W-9.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

CLIENT REGISTRATION

Direct Deposit Registration

Direct deposit speeds your payment to your bank account, reducing paper, processing time, lost/missing checks.

- *An exact copy of the check stub detail is available online*
- *You receive email notices when payments are processed*
- *Remittance information can be downloaded to your accounting software.*

Direct Deposit setup ☐ Yes ☐ No

Direct Deposit Contact Name: _____

Contact Phone: _____

Contact Email: _____

(email address required so we can send you registration code and a link to the registration web site)

LaundryLinx Registration

LaundryLinx allows you and/or your customers to place service requests via the web.

Please provide contact information for your property for service related issues.

LaundryLinx Service setup? ☒ Yes ☐ No

☐ Contact Info same as above OR:

Property's Service Contact: _____

Service Contact Phone: _____

Service Contact Email: _____

Do you want this contact to receive email copies of all service requests for your property?

☐ Yes ☐ No

Client Resource Center (CRC) Registration

The Client Resource Center allows you to view and download information related to your account, such as collection detail, payment history, and more.

CRC setup? ☒ Yes ☐ No

☒ Contact Info same as above OR:

Property's CRC Contact: _____

CRC Contact Phone: _____

CRC Contact Email: _____

(email address required so we can send you a username, password and a link to the CRC.)

NOTE: ALL SERVICES WILL BEGIN AFTER FINAL INSTALLATION OF EQUIPMENT. CLIENT RESOURCE CENTER SERVICES WILL BEGIN AFTER FIRST PAYMENT.