

MASTER SERVICE AGREEMENT

This Master Service Agreement (this "Agreement") is entered into on September 21, 2016 (the "Effective Date") by and between Fort Bend County Toll Road Authority, a local government corporation (the "Authority"), and Yellowstone Landscape, Inc. (the "Contractor").

RECITALS

WHEREAS, the Authority has determined it is in the Authority's best interest to engage a service provider for the services described herein; and

WHEREAS, Authority and Contractor (collectively, the "Parties") have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel;

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Authority and Contractor agree as follows:

I. SERVICES

Section 1.01. Services. Contractor shall perform mowing services (the "Services") for the Authority from time to time as provided by this Agreement and Contractor shall be compensated for Services duly approved in the manner set forth herein. Approval of Services shall be evidenced by a separate written proposal or service order ("Job Order"), counter signed by the Authority or its designee, which shall describe the service to be performed, duration of performance, the location, and the fees. All fees described in the Job Order shall include charges for labor, materials, insurance, equipment and any other items required to perform the work in the Services. Contractor may not deviate from approved Services without the prior written consent of the Board of Directors (the "Board") or its designee.

Section 1.02. Approval of Certain Job Orders. Notwithstanding the foregoing section, the Board delegates authority to approve a Job Order to the Authority's manager to the extent the work or services contemplated under the Job Order does not exceed the amount of the Job Order. Any Job Orders approved by the Authority's manager shall be submitted to the Authority for review.

II. COMPENSATION

Section 2.01. Payment for Services. Contractor shall submit a detailed monthly invoice (together with any back-up documentation requested) for work performed pursuant to any Job Order to the entity approving the Job Order. Invoices shall be sent to the Authority's bookkeeper for payment and to the Authority's manager:

Authority's Bookkeeper
Ms. Pamela Logsdon
AVANTA Services
5635 NW Central Drive, Suite 104E

Authority's Manager
Mr. Michael Stone
Mike Stone & Associates
P. O. Box 546

Houston, Texas 77092
Phone 713-934-9107
pmlogsdon@avantaserv.com

Richmond, Texas 77406
Phone 713-568-7252
mikestone@mikestoneassociates.com

Payment shall be made within forty-five (45) days of the approval of Contractor's invoice by the Authority. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Authority, with proof, satisfactory to the Authority, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Authority waives such proof. Upon furnishing such proof, or waiver thereof, the amount billed by Contractor will be reviewed by the Authority for approval and all undisputed amounts shall be paid to Contractor in accordance with this Section.

III. GENERAL CONDITIONS

Section 3.01. Contractor's Duties. Contractor covenants with the Authority to furnish its best skill and judgment in performing the Services for the Authority. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use.

Section 3.02. Relationship of Authority and Contractor. Contractor has been retained by the Authority for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work so done by Contractor shall meet with Authority approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the Authority during the term of this Agreement is that of an independent contractor. The relationship between the Authority and Contractor is not exclusive.

Section 3.03. Insurance and Indemnification. Before commencing any work hereunder, Contractor shall furnish certificates of its insurance and copies of any required endorsements to the Authority evidencing the following insurance coverage, which coverage shall be maintained throughout the term of this Agreement. Certified copies of each policy shall be furnished to the Authority upon the Authority's request. Contractor shall not violate or knowingly permit to be violated any condition of the insurance policies required by this Agreement. Nothing contained in this Section shall limit or waive Contractor's legal or contractual responsibilities to the Authority or others. Cancellation or expiration of any of said insurance policies shall not preclude the Authority from recovery thereunder for any liability arising under this Agreement.

Contractor shall obtain the following insurance from companies having a Best's rating of B+/VII or better and licensed to transact business in the State of Texas:

- A. Workers' Compensation Insurance covering liability arising out of Contractor's employment of workers and anyone for whom the employer may be liable for workers'

compensation claims at limits as imposed by statute. Workers' compensation insurance is required, and no alternative forms of insurance shall be permitted.

- B. Employer's Liability Insurance Limitations with limits of not less than \$500,000.
- C. Commercial General Liability Insurance with limits not less than:
 - a. Each occurrence – \$1,000,000
 - b. General aggregate - \$2,000,000
 - c. Products-Completed Operations Aggregate - \$2,000,000
 - d. Personal & Advertising Injury -\$1,000,000
- D. Comprehensive Automobile Liability Insurance with limits not less than \$1,000,000 (combined)
- E. Excess Liability: \$2,000,000/\$2,000,000.

Contractor's insurance shall include the following endorsements:

- A. The Authority and the Authority's agents and employees shall be added as additional insureds to all coverage required under this Agreement for all liability arising out of Contractor's work under this Agreement, except for workers' compensation insurance, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).
- B. All required insurance shall be endorsed to provide that coverages afforded under the policy will not be canceled or modified without at least seven days prior written notice to the Authority. Renewal certificates shall be provided at least 30 days prior to the termination date of the current certificates of insurance during the term of this Agreement.
- C. Inasmuch as Authority and Contractor intend that all of Contractor's insured loss and liabilities fall upon Contractor's insurers, without recourse against Authority, Contractor agrees to cause all of its policies of insurance maintained in force or procured by Contractor to provide, if necessary by endorsement, that each such insurer fully waives subrogation against the Authority and its agents and employees.
- D. All of the aforesaid policies shall be endorsed to provide that the coverage provided to the Authority as an additional insured will be on a primary basis, and not in excess of other insurance coverage available to the Authority, and that neither Contractor nor its insurer will seek contribution or recovery from the Authority or such other insurance available to the Authority.
- E. Contractor shall cause its subcontractors, including all persons hired by Contractor who are not Contractor's employees, who perform any part of the work hereunder, to be added as additional insureds to all coverage required under this Agreement, as to the full limits of liability provided by each insurance policy (including limits greater than the minimum limits required herein).

TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE AUTHORITY AND ITS OFFICERS, DIRECTORS, REPRESENTATIVES, AND AGENTS, FROM EVERY LOSS, DAMAGE, INJURY, COST, EXPENSE, CLAIM, JUDGMENT, OR LIABILITY OF EVERY KIND OR CHARACTER (INCLUDING SPECIFICALLY ATTORNEYS' FEES, COURT COSTS AND OTHER EXPENSES INCURRED IN ENFORCING THIS INDEMNITY PROVISION), WHETHER IN CONTRACT, TORT, OR OTHERWISE, WHICH ARISES DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S WILLFUL,

INTENTIONAL, RECKLESS OR NEGLIGENT (WHETHER ACTIVE, PASSIVE, OR GROSS) ACTS OR OMISSIONS RELATED TO OR ARISING FROM THIS AGREEMENT. THIS INDEMNITY AND HOLD HARMLESS PROVISION WILL APPLY WHETHER SUCH ACTS OR OMISSIONS ARE CONDUCTED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR AGENT OF THE CONTRACTOR.

THIS INDEMNITY AGREEMENT IS INTENDED TO MEET THE TEXAS "EXPRESS NEGLIGENCE RULE" BECAUSE CONTRACTOR AGREES THAT IT APPLIES AND IS ENFORCEABLE EVEN AS TO LOSSES, DAMAGES, INJURIES, EXPENSES, CLAIMS, CAUSES OF ACTION, JUDGMENTS OR LIABILITIES JOINTLY OR CONCURRENTLY CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF THE AUTHORITY. THE TERM "FAULT" IN THE PREVIOUS SENTENCE INCLUDES THE VIOLATION OR BREACH BY THE AUTHORITY OF ANY COMMON LAW DUTY, ANY TERM OF THIS CONTRACT, OR ANY STATUTE OR REGULATION.

THIS INDEMNIFICATION OBLIGATION IS IN ADDITION TO ALL OTHER LEGAL, EQUITABLE, OR INDEMNIFICATION REMEDIES AVAILABLE TO THE AUTHORITY. THIS INDEMNIFICATION OBLIGATION SURVIVES THE TERMINATION OR EXPIRATION OF THIS CONTRACT.

CONTRACTOR DOES HEREBY WAIVE, RELEASE AND FOREVER RELINQUISH AND DISCHARGE THE AUTHORITY FROM ALL OF CONTRACTOR'S CAUSES OF ACTION ARISING FROM BODILY INJURY OR DEATH OR DAMAGE TO ANY PROPERTY ARISING OUT OF THE WORK, REGARDLESS OF WHETHER THE INJURY OR DAMAGE IS CAUSED IN FULL OR IN PART BY THE NEGLIGENCE OR OTHER FAULT OF THE AUTHORITY.

Section 3.04. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Authority does not waive any other remedy allowed under Texas law.

Section 3.05. Agreement Controls. To the extent that there is any inconsistency between the provisions of this Agreement and any attachments or exhibits hereto, the terms of this Agreement shall control. Any terms and conditions described in any attachments, exhibits, on Job Orders that are unrelated to the description of the Services to be performed, duration of performance, the location, and the fees shall have no effect and shall not be considered part of this Agreement.

Section 3.06. Regulatory Requirements. All work will be done in strict compliance with all applicable city, county, state and federal rules, regulations and laws and any codes which may apply to the Services being provided. Contractor will obtain all permits and licenses required to perform the Services and will be responsible for securing inspections and approvals of its work from any Authority having jurisdiction over Contractor's Services.

Section 3.07. Safety and Health Standards. Contractor shall observe and comply with all applicable federal, state and local health and safety laws and regulations.

Section 3.08. Inspection. The Authority and its duly authorized representatives shall have the right to inspect all Services being performed hereunder at any time. Contractor agrees to maintain adequate records and documentation satisfactory to the Authority to support the changes and expenses related to all Services performed hereunder and to maintain such records and documentation for at least four years. The Contractor will provide such back-up documentation to the Authority upon request.

Section 3.09. Warranty. In addition to other common law and statutory warranties, whether implied or express, Contractor's warranty applies to materials, parts, labor and workmanship for one year from the date of completion of the Project. Contractor shall transfer all manufacturers' warranties to the Authority.

Section 3.10. Assignability. Contractor shall not assign its rights or obligations or any sum that may accrue to it hereunder without the written consent of the Authority, which shall be granted or denied in the Authority's sole discretion.

Section 3.11. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual written consent of the Authority and Contractor.

Section 3.12. Force Majeure. In the event either party to this Agreement is rendered unable, wholly or in part, by force majeure including an act of God; strikes; lockouts, or other industrial disturbances; acts of the public enemy; orders of any kind of government of the United States or the State of Texas or any civil or military Authority (other than a party to this Agreement); insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; droughts; arrests; civil disturbances; explosions; or other inability similar to those enumerated; to carry out its obligations under this Agreement, it is agreed that party shall give written notice of such act to the other party as soon as possible after the occurrence of the cause relied on and shall, thereafter, be relieved of its obligations, so far as they are affected by such act, during the continuance of any inability so caused, but for no longer.

Section 3.13. Agreement Subject to Applicable Law. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 3.14. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforceable in the county in which the Authority is located.

Prior to execution of this Agreement by the Authority, the Contractor will be required to submit a Texas Ethics Commission Form 1295. Please see the below website for details related to this disclosure:

<https://www.ethics.state.tx.us/whatsnew/elfinfoform1295.htm>

Section 3.15. Waiver. No waiver or waivers of any breach or default by a party hereto of any term, covenant or condition or liability hereunder of performance by the other party of any duty or obligation hereunder will be deemed a waiver thereof in the future, nor will any such waiver or waivers be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, character or description, under any circumstances.

Section 3.16. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Authority and Contractor and will not be construed to confer any benefit upon any other party.

Section 3.17. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

Section 3.18. Notice. Any notice, demand, request, or other instrument authorized or required to be given under this Agreement shall be deemed to have been given only upon receipt. Any required notices may be given by first class mail, postage prepaid, or by overnight delivery service to the address set forth below:

Fort Bend County Toll Road Authority
c/o The Muller Law Group, PLLC
16555 Southwest Freeway, Suite 200
Sugar Land, Texas 77479
Attn: Richard L. Muller, Jr.

Yellowstone Landscape, Inc.
9570 S. Sam Houston Parkway West
Houston, Texas 77271
Attn: Bryan Hose

Section 3.19. List of Local Government Officers. In accordance with Section 176.0065, Texas Local Government Code, a list of local government officers of the Authority may be obtained by contacting the Authority's records administrator at (281) 500-6050.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date set forth on the first page hereof.

[EXECUTION PAGE FOLLOWS]

FORT BEND COUNTY TOLL ROAD
AUTHORITY



Chairman, Board of Directors

ATTEST:




Secretary, Board of Directors

Asst.



YELLOWSTONE LANDSCAPE, INC.

By: 
Print Name: Bryan Hove
Title: Director of Maint. Ops

EFFECTIVE DATE

THIS AGREEMENT IS EFFECTIVE ON THE DATE IT IS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT, AND IF NOT SO APPROVED SHALL BE NULL AND VOID.

DATE OF COMMISSIONERS COURT APPROVAL: _____

AGENDA ITEM NO.: _____

JOB ORDER/WORK AUTHORIZATION

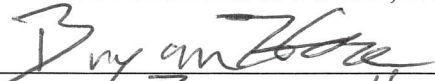
DATE: September 21, 2016
OWNER: Fort Bend County Toll Road Authority (the "Authority")
CONTRACTOR: Yellowstone Landscape, Inc.
PROJECT: Mowing and Maintenance
JOB AMOUNT: Per unit amount as described in **Exhibit A**
MASTER SERVICE AGREEMENT DATE: September 21, 2016 (the "Master Service Agreement")

The Contractor agrees to perform the services described on **Exhibit A** attached to this Job Order. The Authority agrees to pay the Contractor the amount (or in accordance with the fee schedule) shown on the attached **Exhibit A**. All services and payments shall be in accordance with the terms of the Master Service Agreement.

FORT BEND COUNTY TOLL ROAD
AUTHORITY

By: 
Chairman, Board of Directors

YELLOWSTONE LANDSCAPE, INC.

By: 
Printed Name: Bryan Hose
Title: Director of Maint. ops.

EFFECTIVE DATE

THIS AGREEMENT IS EFFECTIVE ON THE DATE IT IS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT, AND IF NOT SO APPROVED SHALL BE NULL AND VOID.

DATE OF COMMISSIONERS COURT APPROVAL: _____

AGENDA ITEM NO.: _____

EXHIBIT A

SCOPE OF SERVICE:

To provide right-of-way mowing, string trimming, and herbicide application services for the Fort Bend County Toll Road Authority (FBCTRA) on the Westpark Tollway between Gaston Road and the Fort Bend County line and the Fort Bend Parkway between Sienna Parkway and Beltway 8. FBCTRA estimates that approximately 266 acres of right-of-way on the Westpark Tollway (90) and Fort Bend Parkway (176) will require right-of-way mowing, string trimming, and herbicide application services during the period of the contract.

YELLOWSTONE LANDSCAPE RESPONSIBILITIES:

The period of mowing, string trimming, and herbicide application services will begin on or about October 1, 2016 and will continue through September 30, 2017.

The Contractor will furnish the necessary labor, equipment, fuel, supplies and supervision to mow or shred turf and plant growth, string trim, and apply herbicide in the right-of-ways. Right-of-way is defined as right-of-way line to right-of way line.

The Contractor will be allowed to perform mowing, string trimming, and herbicide application services between the hours of 7:00 am - 6:00 pm daily unless otherwise approved.

MOWING OF TOLL ROAD RIGHT-OF-WAYS:

The unit of measure for mowing shall be on a per acres basis, at a current cost of \$18.81 / acre. The GPTRA estimates that approximately 180 acres of right-of-way on the Grand Parkway 99 will require right-of-way mowing services during the period of the contract. Contractor will be compensated for actual acres mowed or one complete cycle of total acres mowed contingent upon the directive from the GPTRA. The cost per acre includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the mowing.

The Contractor will be notified five (5) days in advance of the requested mowing cycle. The GPTRA will direct the mowing locations, time frame for mowing and acres to be mowed. A mowing cycle must be completed within five (5) days of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

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Any GPTRA assets identified as damaged or destroyed as a consequence of Contractor mowing shall be replaced by the GPTRA at the expense of the Contractor.

The Contractor shall use the following minimal equipment in the provision of right-of-way mowing services:

- Tractors with slope mowers for use in mowing ditches and back slopes
- 15' mowers to be used in wide areas and on slight slopes
- 5' or 6' mowers to be used in narrow areas or areas with established turf

FINSISH CUT MOWING OF TOLL ROAD RIGHT-OF-WAYS:

The unit of measure for mowing and other finish cut services shall be on a per acres basis, at a current cost of \$44.13 / acre. The GPTRA estimates that approximately (55) acres of Toll Road right-of-way will require mowing and other finish cut services during the period of the contract. Contractor will be compensated for actual acres mowed or one complete cycle of total acres mowed contingent upon the directive from the GPTRA. The cost per acre includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the mowing.

The Contractor will be notified five (5) days in advance of the requested mowing cycle. The GPTRA will direct the mowing locations, time frame for mowing and acres to be mowed. A mowing cycle must be completed within one (1) day of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

Any GPTRA assets identified as damaged or destroyed as a consequence of Contractor mowing shall be replaced by the GPTRA at the expense of the Contractor.

The Contractor shall use the following minimal equipment in the provision of right-of-way finish cut mowing and other finish cut services:

- Rotary mowers with adjustable cutting heights (maximum of 4" and minimum of 2 1/2").
- All mowers shall be equipped with safety chains of sufficient length and spacing around the mower to prevent damage to property and persons by debris expelled from under the mower.
- All mowers shall be kept in good operating condition and shall be maintained at all times to provide clean, sharp cuts of turf and vegetation.

Edging:

All sidewalks, curb lines, medians, and other surfaces in the Grand Parkway right-of-way, which turf grass, or weeds can grow will be edged with an edger on the same day of mowing.

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Line Trimming:

All railing, posts, fence lines, retaining walls, structures and other protruding obstacles around which turf grass, and any other vegetation can grow must be cleared with a line trimmer on the same day of mowing.

Litter and Debris on the Right-of-Way:

The contractor, prior to mowing, shall immediately remove and properly dispose of any debris, litter, garbage, and any other types of materials that keep the area from being mowed in accordance with specifications or distracts from the appearance of the right-of-way if mowed over.

OTHER SERVICES:

String Trimming:

The unit of measure for string trimming on non-finish cut mowing area shall be on a per acres basis, at a current cost of \$13.60 / acre. The GPTRA estimates that approximately 180 acres of right-of-way on the Grand Parkway 99 will require right-of-way string trimming services during the period of the contract. The Contractor will be compensated for actual acres that have been trimmed or one complete cycle of total acres trimmed contingent upon the directive from the GPTRA. The cost per acre includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the string trimming.

The Contractor will be notified five (5) days in advance of the requested string trimming cycle. The GPTRA will direct the string trimming locations, time frame for string trimming and acres to be string trimmed. A string trimming cycle must be completed within five (5) days of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

The Contractor shall use the following minimal equipment in the provision of right-of-way string trimming services:

- Gas string trimmers, edgers

Herbicide Application:

The unit of measure for applying herbicide shall be on a linear foot basis, at a current cost of \$0.29/linear foot with a 5,500 linear foot minimum. The Contractor will be compensated for actual linear feet of herbicide applied or one complete cycle of total linear feet of applied herbicide contingent upon the directive from the GPTRA. The cost

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per linear foot includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the herbicide application. The Contractor will need to furnish the GPTRA proof of State or Federal certifications or licenses to apply herbicide chemicals on GPTRA roadways.

The Contractor will be notified five (5) days in advance of the requested herbicide application cycle. The GPTRA will direct the locations for herbicide application, time frame for herbicide application and linear feet of herbicide to be applied. An herbicide application cycle must be completed within five (5) days of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

The Contractor shall use the following minimal equipment in the provision of right-of-way herbicide application services:

- Herbicide chemical solution
- Herbicide applicator

Tree Pruning:

The unit of measure for tree pruning will be on a daily rate basis of \$1,101.60 a day for a 3 man crew. The Contractor will be compensated for the amount of actual days to complete tree pruning contingent upon the directive from the GPTRA. The daily rate includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the tree pruning cycle.

The Contractor will be notified five (5) days in advance of the requested tree pruning cycle and will direct the locations and time frame of areas to be pruned. A tree pruning cycle must be completed within five (5) days of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

Mulching:

The unit of measure for applying mulch will be on a flat rate basis of \$1,989.00 a cycle. The Contractor will be compensated for the completion of applying mulch for one cycle contingent upon the directive from the GPTRA. The flat rate includes total compensation for the Contractor providing the labor, equipment, fuel, supplies and supervision to complete the mulching cycle.

The Contractor will be notified five (5) days in advance of the requested mulching cycle and will direct the locations and time frame of areas to be mulched. A mulching cycle must be completed within five (5) days of receiving the directive unless weather, act of God, or notification by the GPTRA has prevented the work from being accomplished. The Contractor shall notify the GPTRA upon completion of a cycle.

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VENDOR ACKNOWLEDGEMENT:

YELLOWSTONE LANDSCAPE

By: Bryan Hose

Name: Bryan Hose

Title: Director of Maint. Ops.

Date: 9/19/16