



Norris Inc
 2257 West Broadway
 South Portland, ME 04106
 1-800-370-3473

** QUOTATION **

5/27/2008

Project Number: 6362IV

For :
 BAY VIEW APARTMENTS
 BAYVIEW APARTMENTS
 Customer P.O.: A

** QUOTATION ** to:
 LATHROP PROPERTY MANAGEMENT
 LINNETTE PRIDE
 10 MOULTON STREET, 4TH FLOOR
 PORTLAND, ME 04101
 Tel: 207-~~772-8660~~ ⁷⁷²⁻¹¹³¹ Fax: ~~772-8660~~ ⁷⁷²⁻⁸⁶⁶²

Project Site:
 BAY VIEW APARTMENTS
 DEAN GOODALE
 335 FOREST AVE
 PORTLAND, ME 04101

Mfr-Part No.	Qty	Description	Unit Price	Extended
	1	THIS IS A SERVICE CONTRACT:TERMS AND CONDTIONS ATTACHED		
	1	ONE 100% ANNUAL SYSTEM TEST AND INSPECTION		
	1	CONTRACT DATES 6/1/08--5/31/09		
	1	INSPECTION CONTROL PANEL: NOTIFIER BE 500		
	4	INSPECTION BATTERIES		
	24	INSPECTION ION/PHOTO SMOKE DETECTOR		
	1	INSPECTION ELEVATOR RECALL		
	21	INSPECTION HORN/CHIME/BELL/VISUAL		
	16	INSPECTION MANUAL STATION		
	1	INSPECTION SUPERVISORY SWITCH		
	1	INSPECTION FIELD POWER SUPPLY/FCPS		
	12	INSPECTION SMOKE DETECTOR CLEANING/ SENSITIVITY		
	0.05	INSPECTION TRAVEL ONE 100% ANNUAL SYSTEM TEST AND INSPECTION		
	1	PREFERRED CUSTOMER DISCOUNT		
TOTAL COST FOR ONE 100% ANNUAL SYSTEM TEST AND INSPECTION				561.00

Thank you for your order.

Signature: Linnette Pride Date: 5/27/08
 Customer Signature

Signature: _____ Date: _____

Melissa Veilleux, Service Sales Representative

5/27/2008

Norris Inc Project: 6362IV

Project Total: \$561.00

NORRIS INC

SERVICE AGREEMENT TERMS AND CONDITIONS

The terms and conditions on this form and attached signed proposal showing Norris, Inc. Project # _____ constitute the entire agreement between parties. All sales of Norris Inc. (Seller) are expressly conditioned under the terms and conditions set forth below (the Terms), which are the only Terms of this sale and supersede all prior negotiations, correspondence and statements. These Terms may in some instances conflict with those affixed to Buyer's purchase order or other agreement. If so, such terms not in conformance with these Terms are rejected and Seller's terms shall govern. Acceptance of Buyer's order is expressly conditioned upon Buyer's acceptance of or assent to Seller's Terms which shall be established by a written acknowledgement, by implication, or by acceptance of payment for products or services ordered hereunder. Seller's failure to object to provisions contained in any communication from Buyer shall not be deemed a waiver of these terms. Any changes of these Terms must specifically be agreed to in writing and signed by a Norris, Inc. officer before becoming binding. Retention by Buyer of any service or products sold hereunder shall be conclusively deemed acceptance of these Terms.

This agreement is predicated on the belief that the listed system(s) are presently in working order. If repairs are necessary upon initial inspection, charges will apply. This agreement shall automatically renew itself from year to year. Norris Inc shall have the right to increase the annual service charge provided herein at any time after one year of the effective date. The customer may cancel the then unexpired term of this agreement by notifying Norris Inc in writing within thirty (30) days prior to the otherwise effective date.

All contracts will be invoiced at the time of the initial signing and at renewal time, unless other arrangements are shown on the proposal. Payments are net thirty days upon receipt of invoice. In the event that the system or any equipment or component thereof is modified, altered, moved or changed, this Contract may be immediately terminated at Norris Inc.'s option.

Norris Inc.'s responsibility for damage or injury to people or property either directly or indirectly is limited to losses specifically caused by Norris Inc.'s negligence. Norris Inc. is not responsible for damages, losses, or service failures resulting from circumstances beyond its control such as strikes, riots, fires, Acts of God or any other catastrophic occurrences and will not supply service while interruption of service due to any such cause continues.

IT IS UNDERSTOOD THAT NORRIS INC. IS NOT AN INSURER OF THE CUSTOMER OR CUSTOMER'S PROPERTY AND THAT INSURANCE SHALL BE OBTAINED BY THE CUSTOMER, IF ANY IS DESIRED, AND THAT THE PAYMENTS MADE HEREUNDER TO NORRIS INC. ARE BASED SOLELY ON THE VALUE OF THE SERVICES RENDERED AND THAT THE SCOPE OF THE LIABILITY UNDERTAKEN AND SUCH PAYMENTS MADE ARE NOT RELATED TO THE VALUE OF THE ALARM SYSTEM, THE BUILDING WHEREIN THE SYSTEM IS LOCATED, OR THE PERSONAL PROPERTY LOCATED HEREIN.

Since it is impractical and extremely difficult to fix actual damages which may arise due to the failure of services provided, if, not withstanding the above provisions, there should arise any liability on the part of Norris Inc. such liability shall be limited to an amount equal to one-half the annual service charge provided in this agreement or \$250, whichever is greater. This sum shall be complete and exclusive and shall be paid and receive in liquidated damages and not as a penalty.

WARRANTEE: NORRIS INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, THAT THE SERVICE FURNISHED WILL AVERT OR PREVENT DAMAGING OCCURRENCES, OR THE CONSEQUENCES THERE FROM. ACCORDINGLY CUSTOMER AGREES THAT NORRIS INC. SHALL NOT BE LIABLE IN ANY MANNER WHATSOEVER FOR AND LOSS OR DAMAGE, IRRESPECTIVE OF ORIGIN, TO ANY OBLIGATIONS BY NORRIS INC., ITS PRINCIPLES OR HEIRS, ITS AGENTS, SERVANTS OR EMPLOYEES. THE WITHIN AGREEMENT SHALL BE CONSTRUED AS A TOTAL WAIVER BY THE CUSTOMER, OF ANY RIGHT OR RIGHTS THE CUSTOMER MAY HAVE AGAINST NORRIS INC. RELATIVE TO ANY AND ALL WORK OR SERVICE COMPLETED OR NOT PERFORMED BY NORRIS INC. ITS AGENTS, SERVANTS OR EMPLOYEES.

CUSTOMER RESPONSIBILITY: Customer agrees to provide access to the equipment, to provide the necessary equipment to reach inaccessible equipment and peripheral devices, to supply suitable electrical service and in the event of an emergency or system failure, reasonable safety precautions will be taken to protect life and property during the period of time from when Norris Inc. is initially contacted regarding the emergency or failure and until such time as Norris Inc. notified the customer that the system is operational or the emergency is over.

PAYMENT: Payment terms are net thirty days upon receipt of invoice. All payments for ongoing service will be made in advance of the period during which service is performed. Customer agrees to pay all taxes including state or local sales or excise taxes however designated, levied or based on the service charges pursuant to this agreement. If invoices remain unpaid after thirty days, then no service or inspections will be performed until compensation for services rendered has been satisfactorily completed. In the event we elect to extend credit and establish an open account, you assent to our standard terms and conditions of sale, regardless of any attempts by you to limit us to your terms and conditions, our terms apply. We reserve the right to cancel, revoke, alter or amend your open account privilege at any time for any reason. In the event of default you agree to pay any and all cost of collection, including attorney's fees whether or not a suit is filed.

TEST AND INSPECTION SERVICES: See attached signed proposal for equipment to be tested. Under this agreement qualified technicians will perform a 100% annual inspection of all known devices of the life safety system for functional operation and diagnostic testing of panel functions, auxiliary/monitoring functions, and all accessible peripheral devices listed on the attached proposal using methods that are in accordance with known local, state, and federal requirements to certify the operation of the existing system. Tests will be scheduled in advance during regular business hours unless specifically stated otherwise on the attached proposal at testing frequencies contracted herein as determined by the customer, which may or may not be the frequency required by applicable codes. Norris Inc. will provide a report of testing results with recommendations for repairs or replacements. Our technicians will need the assistance from customer's staff for access to all areas of the facility in order to locate devices and ensure efficient transition between areas. If equipment or devices are out of reasonable reach, customer will need to provide safe access (satisfying OSHA standards). If requested in advance, Norris Inc. can provide this equipment for an additional cost.

NORRIS INC

TESTING SPECIFICATIONS:

FUNCTIONAL TESTING: In accordance with NFPA 72, all accessible peripheral devices will be functionally tested. Smoke detectors will be functionally tested using a smoke generator, punk stick, canned testing smoke or other method acceptable to the manufacturer.

DOCUMENTATION: All accessible components and devices will be logged for: (1) Location of devices (2) Test results, (3) Any discrepancies noted, recommendations for correction, and any corrections made on site. Documentation will be provided to the customer.

COMPLIANCE: Certain services may be required by the respective Authorities Having Jurisdiction (ref. NFPA 72) which may or may not be included in this contract. It is recommended that the customer review applicable codes and references to ensure compliance.

OPTIONAL SERVICES ACCEPTED OR NOT ACCEPTED: The following will be covered by this agreement **ONLY** if specifically listed on our aforementioned proposal and initialed by both parties to the left of "ACCEPTED" on each option shown below. This agreement covers only the existing system and any additional labor needed for changes or additions to the existing system will be invoiced separately at prevailing service rates and equipment costs. If **NOT ACCEPTED** then the customer agrees to pay for all parts charges and labor rates in effect at the time service was provided:

 / ACCEPTED / NOT ACCEPTED: **UL CERTIFICATION:** For an additional \$80.00/year and if accepted, Norris Inc. can provide Underwriters Laboratories certification of this testing and the reports will be filed with Underwriters Laboratories.

 / ACCEPTED / NOT ACCEPTED: **SENSITIVITY TESTING:** Only if accepted sensitivity testing will be performed on smoke detectors per NFPA standards using UL listed sensitivity testing equipment. Devices performing outside the listed sensitivity range will be re-cleaned and re-tested, and if necessary, noted and recommended for replacement. Devices will be tested at a rate of: 50% Per Year (satisfies bi-annual requirement). Certain types of advanced technology smoke sensors automatically satisfy this requirement. The customer acknowledges that they have been made aware that smoke detector sensitivity testing is a requirement of the National Fire Alarm Code, NFPA 72

 / ACCEPTED / NOT ACCEPTED: **DETECTOR CLEANING:** Only if accepted, accessible smoke detection devices will be cleaned on an as needed basis using visible inspection to determine need unless it is a system capable of providing sensitivity levels or the sensitivity testing contract option is purchased by the customer. Cleaning will be performed using manufacturer's recommended procedures. Certain types of advanced technology smoke sensors will be cleaned as directed by control panel readings.

 / ACCEPTED / NOT ACCEPTED: **REPLACEMENT PARTS (ONLY):** Only if accepted, this agreement will include the costs for replacing currently manufactured equipment or if not currently manufactured, substitute equipment of equal or near equal functionality (may be new of "B" stock) for the direct replacement of defective parts or devices. If not accepted then the customer agrees to pay for parts at Norris, Inc. list prices less a 20% discount when customer has satisfied all terms and conditions of this agreement. Furthermore, the customer agrees to pay all labor costs to replace the parts at Norris Inc's currently published labor rates.

 / ACCEPTED / NOT ACCEPTED: **STANDARD MAINTENANCE AGREEMENT (PARTS & LABOR):** Only if accepted, this agreement will include work performed during regular business hours (Monday through Friday 8:00AM-5:00PM, excluding holidays) for the cost of replacing parts as listed above under "Parts (Only)" coverage. Should non-business hours service be required, the customer agrees to pay the difference between the special non-business hour labor rate and the standard business hours rate.

 / ACCEPTED / NOT ACCEPTED: **EXTENDED MAINTENANCE AGREEMENT (PARTS, LABOR & EMERGENCY SERVICE):** Only if accepted, this agreement will include the same parts and services listed under "Standard Maintenance Agreement" however, there will be no additional charge for emergency services performed during non-business hours.

SERVICES NOT COVERED:

CODE COMPLIANCE REVIEW: The system to be serviced may or may not currently be in compliance with all applicable codes and may or may not have been when it was installed. Norris Inc. will only test the system for functionality. Code compliance would be determined following a complete review and approval by the authorities having jurisdiction which can be performed at additional costs. If Norris Inc. employees make any recommendations with regard to observations about the system, it does not imply or indicate in any way that there may not be further deficiencies or that any part of the system is in compliance with applicable codes.

HVAC SYSTEM: Unless specifically noted otherwise, this agreement does not provide for air flow testing of your duct smoke detectors or confirmation of automatic HVAC unit shutdown.

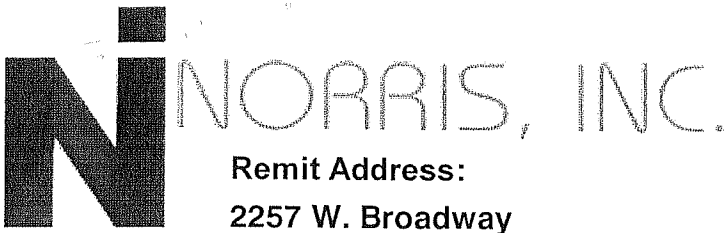
ELEVATORS: Unless specifically noted otherwise, this agreement does not include confirmation of elevator recall or automatic power disconnect to the elevator's power source. If elevator testing is included with this agreement it will be done at the time of the annual inspection and is the responsibility of the customer to coordinate the services. If a return trip is required, it will be invoiced separately at prevailing rates.

SPRINKLER SYSTEM: Unless specifically noted otherwise, this agreement only covers the testing of the system's ability to initiate an alarm of an activated sprinkler device, not the physical activation of the sprinkler device.

DECIBEL, INTELLIGIBILITY OR LIGHT INTENSITY TEST: We will provide confirmation that alarm signals are operating but unless specifically noted otherwise we will not perform a decibel test of the sound levels or intelligibility of voice alarms or light intensity of flashing (strobe) lights produced throughout the building by the signaling devices.

TIMING THE RECEIPT OF REMOTE ALARM SIGNALS: Unless specifically noted otherwise we will not test or document for the time it takes to receive and/or respond to an alarm signals at a remote location.

BUYER SIGN Linnette Pride DATE 5/27/08
 PRINT NAME Linnette Pride TITLE _____
 COMPANY NAME Lathrop Prop. Mgmt. / Bayview Court
 SELLER, NORRIS, INC. SIGN _____ DATE _____
 PRINT NAME _____ TITLE _____



Remit Address:
2257 W. Broadway
South Portland, Maine 04106

800-370-3473

INVOICE: 312961SP

Invoice Date:
 06/01/2008

For :
Client #:LATHRO Project Number: 6362IV BAYVIEW APARTMENTS Customer P.O.: A

Bill to:
LATHROP PROPERTY MANAGEMENT LINNETTE PRIDE 10 MOULTON STREET, 4TH FLOOR PORTLAND, ME 04101 USA
Tel: 207-772-1131 Fax: 772-8662

Ship To or Project Site Address:
BAY VIEW APARTMENTS DEAN GOODALE 335 FOREST AVE PORTLAND ME 04101

Terms: 1.5% 10 Net 30
Sales Rep ID MSV

Qty	Mfr-Part No.	Description	Unit Price	Extended
1	NOR-I/S1	THIS IS A SERVICE CONTRACT:TERMS AND CONDITIONS ATTACHED		
		Billing Period From Jun/01/2008 to May/31/2009		
1	I/S2	ONE 100% ANNUAL SYSTEM TEST AND INSPECTION		
1	NOR-I/S13	CONTRACT DATES 6/1/08--5/31/09		
1	I/SCP	INSPECTION CONTROL PANEL: NOTIFIER BE 500		
4	I/SBAT	INSPECTION BATTERIES		
24	NOR-I/SSD	INSPECTION ION/PHOTO SMOKE DETECTOR		
1	NOR-I/SELRECALL	INSPECTION ELEVATOR RECALL		
21	NOR-I/SHRN	INSPECTION HORN/CHIME/BELL/VISUAL		
16	NOR-I/SPS	INSPECTION MANUAL STATION		
1	NOR-I/STAMPER	INSPECTION SUPERVISORY SWITCH		
1	I/SFPS	INSPECTION FIELD POWER SUPPLY/FCPS		
12	NOR-I/SSDSEN	INSPECTION SMOKE DETECTOR CLEANING/ SENSITIVITY		
0.05	NOR-I/STRAVEL	INSPECTION TRAVEL ONE 100% ANNUAL SYSTEM TEST AND INSPECTION		
1	PREFERRED CUSTOMER DISCOUNT			
TOTAL COST FOR ONE 100% ANNUAL SYSTEM TEST AND INSPECTION				===== 561.00

1.5% discount allowed for payments postmarked within 10 days of INVOICE date;
 no discounts allowed on freight or tax

Balance Due: \$	561.00
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