

# Contract/Agreement for Janitorial Services to:

Joe's Club  
4676 N. Wickham Rd.  
Melbourne, FL 32935

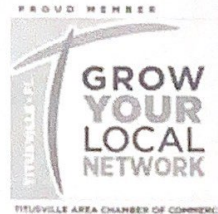


8/25/2021

By:  
Sconyers and Company LLC.  
C/O Sconyers Family Janitorial  
2618 Merry Lane, Titusville, FL 32796  
Office: (321) 558-6688

James Sconiers, Owner  
sconiersandco@gmail.com  
www.sconyersfj.com

Version 1.0 8/25/2021  
This Contract is valid for 6months.



## “Cleaning Designed, Spotless in mind”

Since 2003, Sconyers Family Janitorial Services, Inc. was established in the service industry within the Brevard County, Florida and some surrounding areas. We started with one client and grew our business on this principle: do the job right the first time. Our goal is to build relationships with our clients, one at a time.

Sconyers FJ expanded its business to include not only commercial janitorial services, but residential and income property as well. Services include floor maintenance, Initial deep cleans and more. We service condominiums, retail/convenience stores, apartment buildings, office buildings, banks, medical offices, places of worship, schools, and more. Whatever your need is, we can clean it.

Sconyers FJ, through its devoted staff, are able to provide outstanding service and commitment to your location.

You want a company who will respond quickly, provide a great service, have a dedicated staff, and will do the job right. Sconyers Family Janitorial Services will fill those shoes and more. Give us a call today. Our number is (321) 558-6688.

## PICTURE THIS

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It's Monday morning. You're expecting an important meeting inside your office, when what do you see? Trash! Your cleaning company forgot to take out the trash. There are stacks of recycling that never went out from last week. You see that piece of litter that has been there from days before and what do they dust with? It's dirty in here. You figured that leaving a fourth complaint about the same thing is useless at this point and you play janitor for a few minutes before your meeting. You mark in your to-do list: Get someone new to clean!

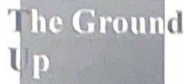
- Sconyers Family Janitorial Services, Inc. has over 30 years combined management experience in the cleaning industry.
- SconyersFJ will fit the service according to what you need or request.
- SconyersFJ will conduct frequent visits with you, if you would like, to see if we can improve. We will also visit our cleaning staff on location to offer support.
- SconyersFJ includes extras, where others may charge extra. We have no hidden costs or surcharges. Furthermore, there's no fine print.
- We want your business. If a competitor is including something we haven't, let us know and we'll work to beat it. Whatever your budget is, we'll make it fit.

## How can Sconyers FJ help?

Sconyers Family Janitorial Services, will customize any service to fit your needs. We competitively price any service on a daily, weekly, monthly or annual basis.

Some of our services include:

- Janitorial services
- Hard floor care and refinishing
- Carpet care and cleaning
- Disinfecting Services



Sconyers Family Janitorial Services doesn't believe in any high-pressured tactics. Our philosophy is to keep it simple. We recognize that the best form of advertising is not some promotional gimmick, but rather word-of-mouth advertising. It's our goal that through a mutual business relationship, you would be proud to refer our services to others. In fact, over 90% of our business has come through referral of others. Long-term relationships, not short-term, benefit us all.

## Corporate Information

Sconyers and Company LLC  
Dbasconyers Family Janitorial Services  
2618 Merry Lane  
Titusville, FL 32796

www.sconyersfj.com  
Phone: (321) 558-6688

Official Contact: Ebony McHugh, COO  
(321) 558-6688 Office  
sconyersandco@gmail.com

Alt. Contact: James Sconyers, Owner  
(321) 558-6688 office  
www.sconyersfj.com

## FYI...

Fed. Tax ID                    86-3429930  
Better Business Bureau    A+ rating

## INSURANCE

Already on file with your agency.

## SUPPLIES

Joe's Club will supply SconyersFJ with all cleaning supplies effective the start of this contract. These include general cleaners like neutral cleaners, glass cleaners, cleaning disinfectants as needed, degreasers, bleach, and other cleansers. It also includes any wet mops, dust mops, vacuums, microfiber cloths, sponges, dust cloths, gloves, or anything used in the cleaning process.

## Sconyers Family Janitorial Services

### JANITORIAL SPECIFICATIONS

Note: At the request of Joe's Club Melbourne, Sconyers family Janitorial to the building, a left side and a right side. The left side will be cleaned only once per week. The right side three times per week. Any mention of "Daily" refers to each scheduled visit.

#### **Main Entrance, Lobbies and Corridors:**

Sweep and/or vacuum full floor area. Spot clean floors and carpet. Walk off mats are to be vacuumed.

Vacuum any entryway floor mats. Daily

Clean doorknobs, push bars, kick plates, railings, seats and other surfaces. Daily

Dust mop all hard and resilient floors. Daily

Report items in need of repair, e.g., inoperative lights, broken windows and doors, leaking sinks, urinals, commodes, broken fixtures, etc.

Empty, clean and disinfect all receptacles used for the collection of solid waste. Replace liners as necessary.

Sweep and wet mop or scrub floor with a neutral pH cleaner. Daily

Clean, sanitize and polish all surfaces of fixtures, including toilets, urinals, wash basins, commodes, etc. Daily

Spot clean doors/entry ways, to remove dirt, dust and stains. Daily

Vacuum offices that have left the doors open. Daily

Empty trash cans and replace liners. Daily

#### **Offices and conference rooms:**

Empty waste baskets and remove trash to designated disposal area. Replace plastic liners as necessary. Daily

Dust all horizontal surfaces to remove dust. Computers, printers, monitors, and working papers shall not be moved or disturbed. As needed

#### **Kitchenette/Break Rooms:**

Wipe down counter tops, exterior of appliances, vending machines, tabletops, etc. and remove trash and replace any liners. Vacuum the floor and mop. Daily

Report fires, hazardous conditions, and items in need of repair, e.g., inoperative lights, broken windows and doors, torn carpets, leaking sinks, urinals, commodes, etc., to the property manager. As Needed

*Sconyersfj will not enter rooms or areas not designated by Owner.*

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## JANITORIAL SERVICES AGREEMENT

This **JANITORIAL SERVICES AGREEMENT** is made and entered into this 25th day of August, 2021, by and between Joe's Club and SCONYERS FAMILY JANITORIAL SERVICES.

WITNESSETH:

WHEREAS Joe's Club is the owner or tenant of the commercial office building situated at 4676 N. Wickham Rd. Melbourne, FL 32935.

WHEREAS Joe's Club desires to enter into this Agreement for the purposes of hiring and retaining Sconyers Family Janitorial Service to provide cleaning and janitorial services and Sconyers Family Janitorial Service accept such employment in accordance with the terms and provisions contained herein.

NOW, THEREFORE, in consideration of the premises and the mutual promises of the parties herein contained, Joe's Club and Sconyers Family Janitorial Service hereby covenant and agree as follows:

1.- **CONTRACT WITH Sconyers Family Janitorial** Joe's Club hereby contracts Sconyers Family Janitorial, and Sconyers Family Janitorial hereby accepts such contract, to provide and furnish within the common areas of the building (hallways, lobby, restrooms, offices, etc.) those cleaning and janitorial services more specifically described in the preceding janitorial specifications. Such cleaning and janitorial services shall be provided and furnished after normal business hours, five times per week. During the term of this Agreement, except on holidays (Memorial Day, Thanksgiving Day, Independence Day, Labor Day, Christmas Eve, Christmas Day, and New Year's Eve and New Year's Day.) All such services shall be performed in a good and workmanlike manner.

2.- **TERM** Except as otherwise provided herein, this Agreement shall remain in effect for a period of six months commencing on September 1, 2021 and expiring on March 1, 2022.

3.- **COMPENSATION** As full compensation for Sconyers Family Janitorial's performance of the services to be furnished under this Agreement, Joe's Club shall pay Sconyers Family Janitorial the monthly rate of \$2,000.00

If Joe's Club wishes to retain Sconyers Family Janitorial for any special events or activities beyond the scheduled weekly visit (e.g., post-party cleanup, requested weekend work, working on a holiday listed above, etc.), or cleaning on a holiday listed in Section 1, then Joe's Club shall pay \$30.00/hour per person with a minimum commitment of two hours to assist in any potential extra pay.

Payments are due five days after Joe's Club's receipt of invoice. Sconyers Family Janitorial shall invoice on the first of the month for the services provided in the current month. Sconyers Family Janitorial accepts checks, Cash, and Cash app.

4.- **CONTRACT STATUS** Sconyers Family Janitorial's status under this Agreement shall be that of an independent contractor, and not that of an agent of Owner. Sconyers Family Janitorial has no authority to enter into any contracts or agreements on behalf of Owner. Sconyers Family Janitorial

warrants the compliance with all federal, state and local laws regarding employment, business permits and licenses that may be required for it to perform the services set forth in this Agreement.

5.- **INSURANCE** At all times, during the term of this Agreement, Sconyers Family Janitorial shall purchase from and maintain in a company or companies reasonably acceptable to Joe's Club. Feel free to request a certificate of insurance at any time.

6.- **TERMINATION** If Sconyers Family Janitorial shall default in the performance of its obligations hereunder, Joe's Club may send a written notice to Sconyers Family Janitorial describing reasonably the default. If Sconyers Family Janitorial within a reasonable period (not to exceed five (5) days) does not commence reasonable steps to cure the default, or if having timely commenced, fails to carry the same to reasonable and timely completion, Joe's Club may forthwith terminate this Agreement. Furthermore, this Agreement may be terminated at any time if the building is sold by Joe's Club. *This Agreement may also terminate, at any time or any reason, with a thirty (30) day advance written notice indicating such intent by Sconyers Family Janitorial.*

7.- **NOTICE** Any written notice pursuant to the terms hereof shall be provided to:

Sconyers Family Janitorial Services  
2618 Merry Lane  
Titusville, FL 32796

and Joe's Club:

Joe's Club  
4676 N. Wickham Rd.  
Melbourne, FL 32935

8.- **SUPPLIES** All supplies provided by Joe's Club stored at this location and equipment used to complete this assignment are property of Joe's Club and may not be taken, removed, borrowed, altered or otherwise disposed of by Sconyers Family Janitorial. Upon termination of this contract or non-renewal, then all equipment and supplies provided by Joe's Club shall remain on the premises. Unless a written agreement is made beforehand, Sconyers Family Janitorial does not provide dispensers (for soap, paper, etc), air fresheners, floor mats, drinking water supplies, toilet paper dispensers, trash cans, sanitary dispensers, walk-off mats, recycling bins, hand sanitizers and refills, ash trays, or other items not ordinary in the cleaning process.

9.- **MORALITY AND ETHICS** Joe's Club or representative of owner may never engage in any illegal, immoral, or unethical activity that entraps, uses, or solicits Sconyers Family Janitorial or representative of Sconyers Family Janitorial. Activities include bribes, asking Sconyers Family Janitorial to lie on their behalf, falsifying records, or any other activity that is illegal or any activity Sconyers Family Janitorial deems as immoral or unethical. Sconyers Family Janitorial reserves the right to report this wrongdoing to any representative of Joe's Club or any authority.

10.- **COVID-19 (CORONAVIRUS) OR OTHER OUTBREAKS** Sconyers Family Janitorial goal is to protect our clients, their employees, and guests. We cannot guarantee that your location will be disease-free. While our cleaning process could include antivirals and disinfectants, not every product we use is an antiviral or disinfectant due to the nature of the item being cleaned. Moreover, viral transmissions like COVID-19 include airborne. There is no cleaning that can stop cough or sneeze

droplets from transmitting person to person. It's also impossible or unreasonable to disinfect every surface after one single person touches it.

11.- **STAFFING** Sconyers Family Janitorial understands the need for security. Sconyers Family Janitorial shall not bring any person on the premises of the Building without Joe's Club approval first.

12.- **COMPLETE AGREEMENT** This Agreement, together with the preceding building janitorial specifications and insurance certificates, forms the complete Agreement between Sconyers Family Janitorial and Joe's Club for all cleaning and janitorial services to be furnished within the building, and may not be modified except by an instrument in writing signed by both Joe's Club and Sconyers Family Janitorial.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

Joe's Club

Sconyers and Company LLC  
Dba Sconyers Family Janitorial

X

X

Joe's Club Representative  
Director

Sconyers Family Janitorial  
Owner

Date:8/25/2021