



AllRise Elevator Company
11999 Borman Drive
St. Louis, MO 63146

May 13, 2025

**COMPLETE ELEVATOR SERVICE AND MAINTENANCE AGREEMENT EXTENTION
(Six (6) Month Extension)**

ALLRISE ELEVATOR COMPANY ("AllRise") offers to provide elevator/escalator repairs and/or services in accordance with this Summary Page and the General Terms and Conditions and any riders attached hereto.

CUSTOMER:

City of St. Louis
133 S 11th Street, Suite 520
St. Louis, MO 63102

BUILDING LOCATION:

see attached

COVERED ELEVATOR (S) AND/OR ESCALATOR (S):

STATE ID	MAKE	TYPE	OPERATION	STOPS	CAPACITY	Building
See attached						

This service shall commence on the 6th day of, May 2025, and shall continue for a period of six (6) months. Upon the termination of this Agreement, all obligations of the parties hereunder shall terminate, except for rights to payments, causes of action resulting from any default occurring prior to such termination, and the provisions of this Agreement applicable after such termination, which shall survive without limitation.

The Summary Page, together with the Elevator Service Agreement and any riders attached hereto, constitute the entire agreement and understanding between the parties and no prior agreements or representations, whether written or verbal, shall be of any force or effect unless specifically set forth herein. No amendment hereto shall be effective unless in writing and signed by the party to be charged therewith.

ACCEPTED:

CUSTOMER:

*City of St. Louis
Parking Division*

By:

[Signature]

Signature of Authorized Official

Title:

Parking Administrator

Date:

5/14/25

ALLRISE ELEVATOR COMPANY

By:

[Signature]

Signature of Officer
President

Title:

Date:

5/14/25



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Terms and Conditions

1. AllRise will periodically inspect, examine and service the covered elevators and/or escalator(s) described on the Summary Page to which this Agreement is attached (hereinafter the "Elevators"). Services will include periodic examinations, adjustments and lubrication as deemed appropriate by AllRise. If necessary, as determined by AllRise in its sole yet reasonable discretion, AllRise will also repair or replace the following described elevator equipment pursuant to the terms and conditions hereof, except as otherwise specifically excluded herein:
 - a.) Traveling conductor cable.
 - b.) Governor including bearings, contacts, jaws, and governor cable.
 - c.) Pumps, pump motors, operating valves, valve motors, motor windings, leveling valves, plunger packing, exposed piping, hydraulic fluid tanks.
 - d.) Controller, leveling devices and cams, all relays, magnet frames, solid state components, resistors, condensers, transformers, contacts, leads, timing devices, resistance for operating and motor circuits, operating circuit rectifiers.
 - e.) Selectors and related selector mechanical and electrical components.
 - f.) Car and hall button stations, hall and car position indicators and signal fixtures including contacts, buttons, indicator bulbs and sockets.
 - g.) Hoistway door interlocks, hoistway door hangers, bottom door guides, auxiliary door closing devices and hoistway switches.
 - h.) Automatic power operated door operator, car door hanger, car door contact, door protective device, car guide rails, car guide shoes, gibs or rollers, and car ventilation fans.
 - i.) AllRise will also perform an annual no-load safety test and a five-year full load safety test on traction elevators and/or in the case of hydraulic elevators an annual safety test as required by the city or state governing authorities. The services to be provided by AllRise as provided in this Section 1 (but limited as otherwise provided herein) will be referred to as the "Designated Services". Monthly fire service testing and documentation, if applicable, is not included, in this agreement. QEI (3rd party inspection company) fees and State fees are not included. Since testing puts the equipment under strain beyond normal operation, AllRise will not be responsible to any equipment or property arising from such testing.
2. AllRise shall not be responsible or obligated to provide any service or materials except as specifically set forth herein. Without limiting the generality of the foregoing, AllRise shall not install new attachments on the elevator whether or not recommended or directed by insurance companies or by governmental authorities, nor to make any replacements with parts of a different design. AllRise shall not be required to make renewals or repairs necessitated by reason of obsolete equipment, negligence or misuse of the equipment, manufacturing or design defects in workmanship or materials, or by reason of any other cause beyond our control except ordinary wear and tear. Without limiting the generality of the foregoing, the following items of the elevator equipment are specifically excluded from this agreement and AllRise shall have no responsibility or obligation with respect thereto:



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Any obsolete equipment, car enclosure (including removable panels, door panels, car gates, plenum chambers, hung ceilings, light diffuses, light tubes and bulbs, handrails, mirrors, and flooring materials); hoistway enclosure; hoistway gates, doors, frames, and sills; cylinders, plungers, buried piping, and hydraulic fluid lost due to underground leaking; drive boards; telephones; all batteries and battery lowering devices (including but not limited to battery replacement).

3. Generally, AllRise will provide all Designated Services to be performed hereunder during AllRise's regular working hours and at no additional charge. When notified by Customer of interruptions or malfunctions of the elevator(s) between AllRise's periodic examinations, AllRise will dispatch a service person to investigate the problem and to repair, adjust, lubricate, and replace equipment as deemed necessary and appropriate to restore service. AllRise will be available for emergency service 24 hours a day, seven (7) days a week. Any Designated Services to be performed hereunder outside of AllRise's regular working hours will be at an additional charge.

4. Customer shall be solely responsible for supervising the use of the elevators. Customer shall provide whatever attendant personnel, warning signs, and other controls and cautions that may be required or desirable for safe operation of the elevators. Although AllRise may do so, AllRise shall have no duty to warn Customer or those likely to use the elevators of any potentially unsafe conditions existing with the elevators or to perform safety examinations with respect to the elevators, except for those safety examinations specifically provided for in this agreement. Except to the extent expressly provided in this agreement or included within the scope of the services to be provided by AllRise hereunder, it is not the responsibility of AllRise to make certain that the elevators are in a safe condition for operation or in compliance with applicable laws, statutes, building codes and regulations. Owner to provide one set of "as wired" wiring diagrams for the equipment covered in this agreement.

Customer agrees to immediately discontinue operation of the elevators upon discovery of any malfunction, interruption and/or irregularity in operations or appearance of the elevators and to notify AllRise immediately. Operation of the elevators shall not resume until necessary adjustment, lubrication, repairs, renewal and/or replacement has been completed by AllRise. Customer agrees to monitor the elevators through competent personnel to detect any such malfunctions, interruptions and/or irregularities between periods of AllRise's periodic examinations. Customer agrees to give AllRise written notice within 24 hours after the occurrence of any accident in or about the elevators.

Customer agrees to keep the elevator pit(s) and elevator motor room(s) clear and free from water and rubbish, and further, agrees to refrain from using the elevator machine room(s) for storage. Customer agrees to maintain the elevators at temperatures which are within the range recommended by the manufacturer.

Customer agrees to notify AllRise immediately if the building is or becomes environmentally unsafe or if any other type of safety hazard develops.

Customer acknowledges the need for uniform maintenance and repair of the elevators and, accordingly, covenants that during the term of this agreement and any renewals thereof, Customer will not contract with anyone else for any maintenance or repair of the elevators outside the scope of this agreement without offering AllRise the opportunity to perform such services at the lowest quoted price.

5. In addition to the monthly service fee and any other charges pursuant hereto, Customer agrees to pay any sales, use or similar taxes imposed on or with respect to the services and/or materials to be provided hereunder. Customer also agrees to pay for any services or materials requested by Customer which are not Designated Services at AllRise's regular rates from time to time.

6. All payments due from the Customer hereunder shall become delinquent thirty (30) days following the due date thereof. All delinquent amounts shall accrue interest from the original due date thereof until paid at the rate of 1 1/2% per month. In the event Customer fails to make any payment required of Customer hereunder, including interest charges, within sixty (60) days from the due date thereof, or if Customer fails to cure a default of any other provision of this agreement within thirty (30) days following written notice thereof, Customer shall be deemed to be in material breach of this agreement and AllRise shall be immediately and automatically relieved of any further obligation hereunder. Customer shall remain liable for all amounts, including accrued and accruing interest, due hereunder and for damages suffered by AllRise as a result of such breach, including lost profits, foreseeable consequential damages, court costs and attorney fees.



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7. Customer agrees to pay a monthly service fee in the amount of Four Thousand Five Hundred Ninety-One Dollars and Fifty-Two cents (\$4,591.52) payable monthly in advance , subject to adjustment annually as herein after provided. Effective each January, the monthly service fee shall be adjusted for the ensuing 12 months to reflect changes in AllRise's cost of labor and materials. Ten percent (10%) of the monthly service fee shall be increased by the percentage change in the Producer's Price Index for metals, (the "Index") from the beginning Index for the month ending immediately prior to the anniversary date. Ninety percent (90%) of the monthly service fee shall be increased by the percentage change in AllRise's "Hourly Labor Cost", as hereinafter defined, from the beginning Hourly Labor Cost, to the Hourly Labor Cost for the month ending immediately prior to the anniversary date. For the purpose of this agreement, AllRise's "Hourly Labor Cost" means the straight time hourly rate plus fringe benefits paid to union elevator examiners in the area where the elevators are located. AllRise will promptly advise Customer of the amount of annual adjustments when the necessary information to compute the adjustments becomes available.

8. Special Conditions:

- Equipment callbacks, during normal business hours are included. (Monday-Friday,7:00am-3:30pm.)
- After hours, weekends and holidays are invoiced accordingly.