

MASTER SERVICES AGREEMENT

This Agreement is made on November 04, 2024

between

ServiceTech Solutions ("Client")

2500 Innovation Drive
Suite 400
San Jose, CA 95134

CitySpace Commercial Properties ("Vendor")

100 Real Estate Plaza
Metro City
ST 10001

SCOPE OF SERVICES

This Agreement, between the undersigned, herein referred to as the "Client", and CitySpace Commercial Properties LLC, herein referred to as the "Provider", will encompass the following services. The Provider's primary service will be Commercial Property Leasing. Additional services will include Property Management, Facility Maintenance, and Security Services for all of the Client's office locations.

1.1 Property Management: The Provider will be responsible for managing all aspects of the leased commercial properties. This includes tenant relations, rent collection, handling of any legal issues, and property inspections.

1.2 Facility Maintenance: The Provider will be responsible for ensuring that all facilities are maintained to a high standard, including routine maintenance, repair, and replacement of equipment, as necessary.

1.3 Security Services: The Provider will be responsible for implementing and managing security measures to protect the properties, including, but not limited to, access control systems, CCTV systems, and security personnel.

1.4 Operating Hours: The Provider will ensure that facilities are open and operational during standard business hours, as agreed upon by both parties.

1.5 Emergency Response: The Provider will have a detailed emergency response plan in place to respond to incidents at the properties.

PAYMENT TERMS

The Client will pay the Provider a monthly fee of \$28,000 for services rendered. This will be an annual total of \$336,000. The specific breakdown of the cost is based on a rate of \$22 per square foot annually for a total of 15,000 square feet of office space.

SERVICE LEVEL AGREEMENT

The Provider agrees to maintain a high standard of service, including timely response to maintenance requests and security incidents. Specific benchmarks and key performance indicators will be mutually agreed upon and reviewed on a regular basis.

TERM AND TERMINATION

This Agreement will commence on the date of execution and continue for a period of one year, unless terminated earlier as provided herein. Either party may terminate this Agreement upon providing thirty (30) days written notice to the other party.

COMPLIANCE AND STANDARDS

The Provider will comply with all applicable laws and regulations in the performance of its services. This includes, but is not limited to, adherence to health and safety regulations, environmental laws, and employment laws.

SPECIAL PROVISIONS

This Agreement represents the entire understanding between the Client and the Provider. Any changes to this Agreement must be made in writing and signed by both parties.

ServiceTech Solutions

CitySpace Commercial Properties

Authorized Signature

Authorized Signature

Date: _____

Date: _____