

**BCR
ELEVATORS**

THE PREVENTATIVE
MAINTENANCE COMPANY

PO Box 1000
Carthage, TX 75633
903-690-1133
Michael.bcrelevators@gmail.com

CONTRACT OF AGREEMENT

To: PANOLA COUNTY COURTHOUSE
110 SOUTH SYCAMORE STREET
CARTHAGE, TX 75633

DATE: 11-21-2025

ATTN: TOMMY EARL
903-692-2844

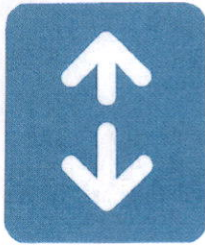
BCR
~~AMERICAN ELEVATOR TECHNOLOGIES~~ HEREBY PROPOSES A PREVENTATIVE MAINTENANCE AND TROUBLE CALL CONTRACT REGARDING THE ELEVATOR EQUIPMENT FOR THE ABOVE BUSINESS ENTITY. ALL SERVICES ARE SUBJECT TO A.E.T.'S TERMS AND CONDITIONS. THIS CONTRACT BINDING THESE TWO ENTITIES WILL TAKE EFFECT JANUARY 1, 2026 AND EXPIRE DECEMBER 31, 2026. THIS CONTRACT MAY BE WITHDRAWN AFTER 30 DAYS IF ABOVE ENTITY HAS NOT SIGNED. THE CONTRACT IS STILL BINDING FOR THE REMAINDER OF THE DURATION IN THE EVENT OF A COMPANY BUY OUT. THIS CONTRACT WILL AUTOMATICALLY RENEW IF NOT NOTIFIED BY EITHER ENTITY BY THE ENDING DATE.

PRICE: ELEVATOR #1 PER YEAR: \$1,800.00
ELEVATOR #2 PER YEAR: \$1,800.00
STATE INSPECTOR FEES: \$ 400.00
TOTAL: \$4,000.00 PER YEAR PAID AT \$333.33 PER MONTH.

EQUIPMENT DESCRIPTION: ONE DOVER DMC THREE STOP HYDRAULIC ELEVATOR, ONE SCHINDLER 300A THREE STOP HYDRAULIC ELEVATOR.

PAYMENT: PAYABLE IN FULL WITHIN 30 DAYS OF INVOICE. LATE OR NON-PAYMENT WILL RESULT IN ASSESSMENT OF INTEREST CHARGED OF A MONTHLY INTEREST RATE, AND ANY COLLECTION COST INCLUDING ATTORNEYS' FEES. BREACH OF CONTRACT OR EARLY OUT WILL RESULT IN PAYMENT IN FULL OR REMAINDER OF CONTRACT COST.

COVERAGE: BCR ELEVATORS IS COVERED WITH A COMPREHENSIVE LIABILITY UP TO FIVE MILLION DOLLARS SINGLE LIMIT PER OCCURRENCE.



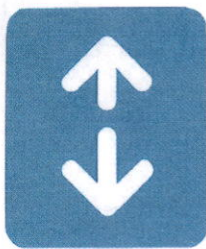
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TERMS AND CONDITIONS COVERED UNDER CONTRACT

1. MONTHLY PREVENTIVE MAINTENANCE EXAM ON ELEVATORS.
2. ALL TROUBLE CALLS DUE TO MECHANICAL FAILURE OR REGULAR WEAR AND TEAR BETWEEN THE HOURS OF 8:00 A.M. AND 4:30 P.M. MONDAY THRU FRIDAY.
3. BCR IS A PROUD MEMBER OF THE INTERNATIONAL UNION OF ELEVATOR CONSTRUCTORS WHICH GUARANTEES THAT WE WILL PROVIDE UNION TRAINED AND QUALIFIED ELEVATOR TECHNICIANS TO KEEP YOUR EQUIPMENT IN TOP NOTCH OPERATING CONDITION.
4. A MAXIMUM OF TWO HOUR RESPONSE TIME ON ALL CALL OUTS.
5. ANNUAL PRESSURE/SAFETY TEST ON ELEVATORS INCLUDING INSPECTOR FEES.
6. ALL PARTS THAT MAY BE REPLACED DUE TO NORMAL WEAR AND TEAR AND COST \$500.00 OR LESS. THE FIRST \$500.00 WILL BE CREDITED TO THE INVOICE.
7. SCHEDULING THE ANNUAL PRESSURE/SAFETY TEST ALONG WITH THE STATE ELEVATOR INSPECTOR. BCR WILL ALSO PROVIDE YOU WITH THE INSPECTOR'S REPORT AND HELP YOU AS NEEDED TO GET THE REPORT TO THE TDLR SO YOU WILL STAY IN COMPLIANCE.
8. BCR WILL PROVIDE 24-HOUR EMERGENCY PHONE MONITORING.
9. BCR WILL PROVIDE CONSULTATION/ASSISTANCE TO YOUR OTHER VENDORS AS NEEDED THAT PERFORM WORK THAT IS RELATED TO THE ELEVATOR SYSTEM, SUCH AS FIRE ALARM COMPANIES, PHONE COMPANIES, ELECTRICIANS, ETC...
10. WE WILL INCLUDE AND KEEP CURRENT A FIRE SERVICE LOG, OIL USAGE LOG, MAINTENANCE LOG, AND A MAINTENANCE MANAGEMENT PROGRAM IN THE MACHINE ROOM.



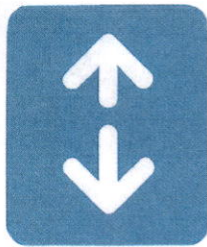
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TERMS AND CONDITIONS NOT COVERED UNDER CONTRACT

1. ANY TROUBLE CALLS OR DAMAGE DUE TO FIRE, THEFT, LIGHTNING, WATER DAMAGE, MALICIOUS MISCHIEF, OR ANY ACTS OF GOD.
2. ANY OVERTIME CALL OUTS OR OVERTIME REPAIRS.
3. ANY PART THAT HAS BECOME OBSOLETE, NO LONGER AVAILABLE FOR PURCHASE OR REPAIR, OR EXCEEDS \$500.00 IN COST.
4. ANY COSMETICS INCLUDING, CAB WALLS, FLOOR COVERING, CEILING FRAME/PANELS, LIGHTING FIXTURES, BATTERIES FOR EMERGENCY LIGHTING, CEILING LIGHT BULBS/TUBES, DOORS, SILLS, AND VENTILATION FANS.
5. FIVE YEAR FULL LOAD TEST OR ANY TEST THAT INCLUDES TEST WEIGHTS, NOT TO EXCEED \$4,500.00.
6. ANY PART THAT MAY FAIL OR BRAKE DURING A PRESSURE OR SAFETY TEST.
7. ANY UNDERGROUND OR UNEXPOSED PARTS INCLUDING, HYDRAULIC JACK CYLINDERS, PACKINGS, PISTONS, VICTAULIC FITTINGS, PVC, HYDRAULIC OIL AND ADDITIVES.
8. THE ELEVATOR PHONE/PHONE LINE, HEAT/SMOKE SENSORS, AIR CONDITIONERS/HEATERS, AND MAIN LINE POWER SWITCH GEAR/BREAKERS.
9. ANY PART, PROGRAM, OR INFORMATION THAT IS PROPRIETARY NEEDED TO FIX/REPAIR THE ELEVATOR.
10. ANY REQUIRED UPGRADES BY STATE OR LOCAL JURISDICTION WHICH INCLUDES FIRE ALARM SYSTEM CONNECTED TO ELEVATOR SYSTEM.



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LABOR COST RATE

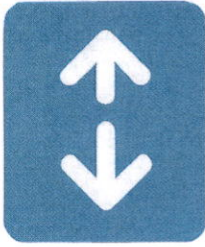
HOURLY STRAIGHT TIME ELEVATOR MECHANIC RATE: \$350.00 PER HOUR
HOURLY STRAIGHT TIME ELEVATOR HELPER RATE: \$245.00 PER HOUR

HOURLY OVERTIME ELEVATOR MECHANIC RATE: \$595.00 PER HOUR
HOURLY OVERTIME ELEVATOR HELPER RATE: \$416.50 PER HOUR

STRAIGHT TIME HOURS ARE AS FOLLOWS: MONDAY—FRIDAY BETWEEN
THE HOURS OF 8:00 A.M. AND 4:30 P.M. ANY ADDITIONAL HOURS
WORKED WILL BE BILLED AS OVERTIME.

NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY,
VETERANS' DAY, THANKSGIVING DAY, THE FRIDAY AFTER
THANKSGIVING DAY, AND CHRISTMAS DAY WILL ALL BE BILLED AS
OVERTIME.

MILEAGE RATE WILL BE CHARGED AT \$1.00 PER MILE. MILEAGE
FLUCTUATES WITH THE PRICE OF FUEL. WE ONLY CHARGE MILEAGE ON
BILLABLES.



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ACCEPTANCE BY YOU AS BUILDING OWNER OR REPRESENTATIVE OF PROPERTIES,
AND APPROVAL BY BCR ELEVATORS REPRESENTATIVE WILL BE REQUIRED TO
VALIDATE THIS CONTRACT. UPON SIGNING, YOU ARE AGREEING TO THE TERMS
AND CONDITIONS OF THIS SERVICE CONTRACT.

ACCEPTED:

SIGN: Rodger G. McLane

PRINT: Rodger G. McLane

FOR: Panola County

TITLE: County Judge

DATE: December 2, 2025

APPROVED:

SIGN: Michael Williford

PRINT: Michael Williford

TITLE: Owner

DATE: 11/21/2025