

Air Conditioning Maintenance Agreement

Affordable AC Installation Services

Agreement for 12 months with 2 maintenance per system. (Spring and fall)

AGREEMENT INCLUDES FREE SERVICE CALLS.

(Does not include parts or labor of repairs made nor new equipment)

Indoor unit maintenance:

- lightly brush and spray coil cleaner on indoor unit coils if reasonably accessible.
- check capacitor
- clear drain
- inspect for air leaks, water leaks, and freon leaks.
- check blower motor amps
- check heat strips working properly

Outdoor unit maintenance:

- hose off/acid wash condenser coils as needed
- check capacitor
- check compressor amps
- check fan motor amps
- check freon

Number of systems per building:

EOC/Nutrition Center- 9 systems
Commissioners Building- 10 systems
Annex- 3 systems
County Clerk Office- 5 systems
Total- 27 systems

Total Agreement Price: \$3,240

*Maintenance is a great way to extend the life of equipment as well as decreasing the number of breakdowns and expenditures these incur. Maintenance does not prevent all breakdowns of equipment nor does agreement cover the costs of repairs or replacements.

(936-222-1895)

JUDGE *James V. Mancetta* DATE 2/14/19

AAIS *Nick Matuk* DATE 2/16/19

DOLLAR GENERAL

Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072

February 07, 2019

Tyler County
c/o Jacques L. Blanchette
100 W. Bluff Room 102
Woodville, TX 75979

Re: **DOLLAR GENERAL #00509 - WOODVILLE, TX**

Dear Landlord,

This letter is to advise you of the following maintenance issue(s) that have arisen at the above-referenced location.

HVAC unit(s) not working properly.

Per the terms of our Lease Agreement, the issue(s) stated above have been determined to be the Landlord's responsibility to repair. Please make the necessary repairs as quickly as possible and notify us so we can ensure our records are updated accordingly: email rdailey@dollargeneral.com or visit us online at www.dollargeneral.com/LC and complete the Issue Form. **ALL TECHS MUST CHECK IN WITH STORE EMPLOYEES TO LET THEM KNOW THEY ARE ONSITE PERFORMING WORK.**

Please be aware that if the issue(s) stated above are not corrected within **thirty (30) days** from the date of this letter, such non-compliance shall constitute a default per the terms of our Lease Agreement. Due to HVAC capacity and the required heating/cooling needs for a store, when unit(s) are down, repairs to other units arise quickly resulting in more costly repairs and the possibility of no HVAC for the store. Should we not hear from you with your plan of action within 7 days we will invoke our right to proceed with emergency repairs. Therefore, should the issue(s) stated above not be remedied in the manner and timeframes set forth in the Lease, Dollar General will exercise any and all rights available to it under the Lease, including any self-help remedies set forth therein, including the right to perform the necessary repairs on your behalf and deduct the cost of same from any future amounts of rent due.

If you have any questions or wish to discuss, please contact me via email or phone (615-855-5399).

Sincerely,
DOLGENCORP OF TEXAS, INC.

Rachael Dailey
Lease Compliance Coordinator

VIA CERTIFIED MAIL #7018 1830 0000 5695 8537

CC Email: judge@co.tyler.tx.us/ssaunders.cotreas@co.tyler.tx (Sent: 02/07/2019 15:56:08 CST)

Report issues that are resolved online at www.dollargeneral.com/LC.

Save time. Save money. Every day!



Affordable Air Conditioning Installation Services

LIC # TACLB00084791E

Phone #: 936-222-1895

OWNER: Nick Matuk

P.O. Box 742 Woodville, TX 75979

Email: nickaais@yahoo.com

Invoice #: 1028

Location # 00509

Homeowner or Business Tyler County Courthouse (Dollar General)

Address 201 N Charlton st, Woodville, Tx Phone 615-855-5399

Parts	Price	Description of Work	Price
		Diagnosis Service Call	50 00
		2/15/19 Arrived at Dollar General but could not turn on ACs to begin diagnosis. Need corporate contact phone number but employees could not provide one. Left without repair being made.	
Technician <u>Nick</u>		2/16/19 Returned and employees provided a non working corporate number. Told to wait until monday to ask store manager.	
Notes <u>Need corporate to turn on ACs. No way of manually doing so.</u>		2/18/19 Returned. Store manager tried and could NOT provide a corporate contact number. After 45 min of wait i left.	
		2/19/19 called dollar general to see if they had attained number. They had not.	
Model#		Total Labor / Diagnostic	
OD Serial#		Total Parts	
Model#		TAX	
ID Serial#		Total Price	50 00

Customer Signature Jessica Harp

Date 2-15-19

Air Conditioning Maintenance Agreement Affordable AC Installation Services

Agreement for 12 months with 2 maintenance per system. (Spring and Fall)
Agreement includes 10% off all repairs made.
Agreement includes 10% off all new equipment installed.

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(936-222-1895)

Judge  **Date** 2/22/18

AAIS  Nick Matuk **Date** 2-21-18

Affordable Air Conditioning Installation Services

LIC # TACLB00084791E

Phone #: 936-222-1895

OWNER: Nick Matuk

P.O. Box 742 Woodville, TX 75979

Email: nickaais@yahoo.com

Invoice #: 1035

Homeowner or Business Tyler County Courthouse
 Address 104 W Bluff St Woodville Phone _____

Parts	Price	Description of Work	Price
		Diagnosis Service Call	
		<i>1st payment on maintenance agreement for the 2019 year.</i>	
Technician <u>Nick</u>		AMOUNT <u>1620.00</u>	
Notes _____		CODE NO. <u>DID 44242412</u>	
_____		VENDOR NO. <u>015254</u>	
_____		APPROVED _____	
_____		<u>1035</u>	
_____		<i>County Judge</i>	
_____		<i>env.# 1035/CAWD</i>	

Model#		Total Labor / Diagnostic	
OD Serial#		Total Parts	
Model#		TAX	
ID Serial#		Total Price	<u>1620.00</u>

Customer Signature _____ Date _____



Affordable Air Conditioning Installation Services

LIC # TACLB00084791E
 OWNER: Nick Matuk
 Email: nickaais@yahoo.com

Phone #: 936-222-1895
 P.O. Box 742 Woodville, TX 75979
 Invoice #: 1038

11/14/18

Homeowner or Business Tyler County Courthouse 11-14-18
 Address 100 West Bluff Woodville, Tx Phone _____

Parts	Price	Description of Work	Price
		Diagnosis Service Call	
		Payment for Fall Maintenance.	
		Completed	
Technician <u>Nick</u>			
Notes _____			

Model#		Total Labor / Diagnostic	
OD Serial#		Total Parts	
Model#		TAX	
ID Serial#		Total Price	<u>\$1620.00</u>

Customer Signature Jessica Hays

Date 11-14-18