

**TRANE®**

Proposal

(Valid for 30 days from Proposal date)

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Beeville ISD

Proposal ID: 169290**Buy Board Proposal # : 02-169290****Trane Vendor Number : 113086****Buy Board Contract – 631-20****Date:** January 13, 2022 REVISED**Job Name:**

Beeville ISD HVAC Units only

Delivery Terms:

Freight Allowed and Prepaid - F.O.B. Factory

Payment Terms:

Net 30 Days

Trane U.S. Inc. dba Trane is pleased to provide the following proposal for your review and approval.

Tag Data - Odyssey Split System Indoor Unit (Qty: 5)

Tag(s)	Qty	Description	Model Number
OLD GYM	1	20 Ton Split Systems Indoor	TWE24044BAA--AC
PRINC. OFFICE	1	10 Ton Split Systems Indoor	TWE12044BAA--AC
NEW FIELD HOU	2	15 Ton Split Systems Indoor	TWE18044BAA--AC
OLD GYM	1	20 Ton Split Systems Indoor	TWE18044BAA--A-

All Units

Air Handler R-410A 460/60/3
Dual Circuit

Qty: 1 Tag(s): OLD GYM

20 Tons
2 Stage Airflow – Symbio cond only
29.92kW (460/60/3) (Fld)

Qty: 1 Tag(s): PRINC. OFFICE

10 Tons
2 Stage Airflow – Symbio cond only
14.96kW (460/60/3) (Fld)

Qty: 2 Tag(s): NEW FIELD HOU

15 Tons
2 Stage Airflow – Symbio cond only
29.92kW (460/60/3) (Fld)

Qty: 1 Tag(s): OLD GYM

15 Tons
29.92kW (460/60/3) (Fld)

Tag Data - Odyssey Split System Outdoor Unit (Qty: 4)

Tag(s)	Qty	Description	Model Number
NEW GYM	1	20 Ton Split Systems Outdoor	TTA24044DAA--AS010
PRINC. OFFICE	1	10 Ton Split Systems Outdoor	TTA12044DAA--AS010
NEW FIELD HOU	2	15 Ton Split Systems Outdoor	TTA18044DAA--AS010

Product Data - Odyssey Split System Outdoor Unit**All Units**

Cooling (TTA) R-410A Refrigerant 460/60/3
 Dual Compressors / Dual Circuit
 STD Coil w/ Guards
 1 Year Parts and Labor Warranty
 5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Qty: 1 Tag(s): NEW GYM

20 Tons

Qty: 1 Tag(s): PRINC. OFFICE

10 Tons

Qty: 2 Tag(s): NEW FIELD HOU

15 Tons

Tag Data - Split System Air Conditioning Units (Small) (Qty: 27)

Tag(s)	Qty	Description	Model Number
ROOM 306	1	3.5 Ton Unitary Split Systems	4TTA4042A3-----0-TEM4A0C42S41S
NEW GYM TRAIN	1	5 Ton Unitary Split Systems	4TTA4060A4-----0-TEM4A0C60S51S
CAREER TECH	1	2 Ton Unitary Split Systems	4TTR4024L1-----0-TEM4A0B24S21S
ROOM 504B	1	5 Ton Unitary Split Systems	4TTA4060A4-----0-TEM4A0C60S51S
PRINT SHOP	1	3 Ton Unitary Split Systems	4TTA4036A3-----0-TEM4A0B36S31S
BARNHART	1	3 Ton Unitary Split Systems	4TTA4036A3-----0-TEM4A0B36S31S
ROOM 408	1	5 Ton Unitary Split Systems	4TTA4060A4-----0-TEM4A0C60S51S
ROOM 401/402	1	5 Ton Unitary Split Systems	4TTA4060A4-----0-TEM4A0C60S51S
200 WING NE S, 201 WING NE S, 400 WING NORT, 200 WING SW S, 201 WING NW S, 400 WING SW S	9	5 Ton Unitary Split Systems	4TTA4060A4-----0-TEM4A0C60S51S
400 WING NORT, 201 WING SW S, 200 WING NW S, 300 WING NW S, OFFICE AREA	7	3 Ton Unitary Split Systems	4TTA4036A3-----0-TEM4A0B36S31S
203 WING SW S, 202 WING SW S	2	4 Ton Unitary Split Systems	4TTA4048A3-----0-TEM4A0C48S41S
MORENO NURSE	1	3.5 Ton Unitary Split Systems	4TTA4042A3-----0-TEM4A0C42S41S

All units are provided with :

Hail Guards
 1 Year Parts and Labor Warranty
 5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Qty: 2 Tag(s): ROOM 306, MORENO NURSE

Split System Cooling Outdoor Unit

3.5 Ton Nominal Cooling Capacity

200 - 230 Volt 3 Phase 60 Hertz

3.5 Ton air handler

208-230/1/60

15 kW Electric Heater for 208/240V 3 Phase 60 Hertz (Fld)

Qty: 13 Tag(s): NEW GYM TRAIN, ROOM 504B, ROOM 408, ROOM 401/402, 200 WING NE S, 201 WING NE S, 400 WING NORT, 200 WING SW S, 201 WING NW S, 400 WING SW S

Split System Cooling Outdoor Unit

5 Ton Nominal Cooling Capacity

460 Volt 3 Phase 60 Hertz

5 Ton air handler

15 kW Electric Heater for 208/240V 3 Phase 60 Hertz (Fld)

Qty: 1 Tag(s): CAREER TECH

Split System Cooling Outdoor Unit

2 Ton Nominal Cooling Capacity

200 - 230 Volt 1 Phase 60 Hertz

2 Ton air handler

10 kW Electric Heater for 208/240V 3 Phase 60 Hertz (Fld)

Qty: 9 Tag(s): PRINT SHOP, BARNHART, 400 WING NORT, 201 WING SW S, 200 WING NW S, 300 WING NW S, OFFICE AREA

Split System Cooling Outdoor Unit

3 Ton Nominal Cooling Capacity

200 - 230 Volt 3 Phase 60 Hertz

3 Ton air handler

15 kW Electric Heater for 208/240V 3 Phase 60 Hertz (Fld)

Qty: 2 Tag(s): 203 WING SW S, 202 WING SW S

Split System Cooling Outdoor Unit

4 Ton Nominal Cooling Capacity

200 - 230 Volt 3 Phase 60 Hertz

4 Ton air handler

15 kW Electric Heater for 208/240V 3 Phase 60 Hertz (Fld)

Tag Data - 1.5-5 ton Pkgd. Gas/Elec. Rooftop Convert. R-410A (Qty: 1)

Item	Tag(s)	Qty	Description	Model Number
D1	KITCHEN	1	5 ton Pkgd. Gas/Elec. Rooftop Conver	4YCZ6060-4120

R-410A pkg gas/elec 16 SEER

5 Tons 14/16 SEER

460/3

120,000 Btuh

1-2" Filter frame (Fld)

Hinged Filter Access Door (Fld)

0-100% Mod. economizer w/bar. relief (Fld)

Hail Guards

1 Year Parts and Labor Warranty

5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Tag Data - Packaged Cooling Rooftop Units (Qty: 2)

Tag(s)	Qty	Description	Model Number
OLD DINING AR, NEW GYM	2	25 Ton Packaged Cooling RTU	THH300G4R0D--07A1000000BA

Qty: 2 Tag(s): OLD DINING AR, NEW GYM

DX cooling High efficiency Horizontal

25 Ton

460/60/3

Two speed fan standard motor

Hinged panels/Standard Filters

Standard condenser coil with hail guard

Supply air smoke detector

Condensate overflow switch

0-100% Economizer, dry bulb control (Fld)

1 Year Parts and Labor Warranty

5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Tag Data - 3-10 Ton R-410A PKGD Unitary Cooling Rooftop (Qty: 12)

Tag(s)	Qty	Description	Model Number
SNACK BAR	1	3 Ton R-410A PKGD Cooling Rooftop	THC037E4R0A--D0A1000600BA
C AND B #2	2	5 Ton R-410A PKGD Cooling Rooftop	THC067E4R0A--D0A1000600BA
C AND B #1, C AND B #4	2	4 Ton R-410A PKGD Cooling Rooftop	THC047E4R0A--D0A1000600BA
SERVING LINE	1	5 Ton R-410A PKGD Cooling Rooftop	THC067E4R0A--D0A1000600BA
SERVING LINE	1	7.5 Ton R-410A PKGD Cooling Rooftop	THC092F4R0A--D7A1000600BA
DINING ROOM	1	5 Ton R-410A PKGD Cooling Rooftop	THC067E4R0A--D0A1000600BA
FMC DINING RM	2	6 Ton R-410A PKGD Cooling Rooftop	THC074F4R0A--D7A1000600BA
RA CAFE EAST, RA CAFE WEST	2	6 Ton R-410A PKGD Cooling Rooftop	THC074F4R0A--D7A1000600BA

All Units

DX cooling High efficiency Convertible configuration

460/60/3

Microprocessor controls

Economizer Dry Bulb 0-100% with barometric relief

Hinged panels

Standard condenser coil with hail guard

BACnet communications interface

Supply air smoke detector

Condensate Drain Pan Overflow Switch

1 Year Parts and Labor Warranty

5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Qty: 1 Tag(s): SNACK BAR

3 Ton 17 SEER

Qty: 4 Tag(s): C AND B #2, SERVING LINE, DINING ROOM

5 Ton 17 SEER

Qty: 2 Tag(s): C AND B #1, C AND B #4

4 Ton 17 SEER

Qty: 1 Tag(s): SERVING LINE

7.5 Ton Dual compressor with Multi speed fan

Qty: 4 Tag(s): FMC DINING RM, RA CAFE EAST, RA CAFE WEST

6 Ton Dual compressor with Multi speed fan

Tag Data - 3-10 Ton R-410A PKGD Unitary Gas/Electric Rooftop (Qty: 1)

Tag(s)	Qty	Description	Model Number
NEW ROOMS 301	1	7.5 Ton R-410A PKGD Gas/Electric RTU	YHC092F4RLA--D7A1000600BA0

DX cooling, gas heat High efficiency Convertible configuration

7.5 Ton Dual compressor

460/60/3

Microprocessor controls

Low gas heat

Economizer Dry Bulb 0-100% with Barometric Relief

Multi speed fan

Hinged panels

Standard condenser coil w/hail guard

BACnet Communications Interface

Supply air smoke detector

Condensate Drain Pan Overflow Switch

1 Year Parts and Labor Warranty

5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Tag Data - Trane - Mitsubishi Ductless Split (M Series) (Qty: 4)

Item	Tag(s)	Qty	Description
H1	COMPUTER LAB	2	2.0 Ton Heat Pump High Wall M-Series
H2	COMPUTER LAB	1	1.0 Ton Heat Pump High Wall M-Series
H3	400 WING COUN	1	1.5 Ton Heat Pump High Wall M-Series

All Units

1X87-721 Cond 208/230V w/reservoir sensor

1MAC-334IF-E M-NET & Control Interface

1 Year Parts and Labor Warranty

5 Year Compressor Parts Warranty – Excludes Labor and Refrigerant

Item: H1 Qty: 2 Tag(s): COMPUTER LAB

NTXSST24A112AA

NTXWST24A112AA

Item: H2 Qty: 1 Tag(s): COMPUTER LAB

NTXSST12A112AB

NTXWST12A112AA

Item: H3 Qty: 1 Tag(s): 400 WING COUN

NTXSST18A112AA

NTXWST18A112AA

NOT INCLUDED:

- Controls / wiring / installation / rigging / communication interface card
- Vibration isolation / roof curb insulation
- Disconnects / circuit breakers / convenience outlets
- Attic stock / additional filters / belts / sheaves
- Smoke detectors
- Coil coatings
- Double wall construction
- Stainless steel drain pan and / or heat exchanger
- Thermostats / humidity / temperature / CO2 sensors
- Airflow monitoring stations / hood extensions
- Startup / commissioning (available as an add upon request)
- Owner training / maintenance (available as an add upon request)
- Any other item not listed in unit detail

Total Net Price (Excluding Sales Tax)\$ 404,631.00

Notes and Clarifications:

The existing equipment spreadsheet given to Trane does not list heater kW sizes and additional accessory information that will need to be field confirmed by the installing mechanical contractor prior to order release.

Adapter curbs where required are not included; to be provided by installing mechanical contractor.

The above pricing is valid through 1/14/2022. If Trane has a Letter of Intent for this proposal by Jan 14 by 4pm, Trane will hold the price for 10 days, at which time a PO or signed proposal will need to be provided.

Note: Existing Aeon split systems and package units are not included in the above pricing; Trane is happy to work with the district's engineer of choice to properly specify and select a replacement to these units.

COVID-19 NATIONAL EMERGENCY CLAUSE

The parties agree that they are entering into this Agreement while the nation is in the midst of a national emergency due to the Covid-19 pandemic ("Covid-19 Pandemic"). With the continued existence of Covid-19 Pandemic and the evolving

guidelines and executive orders, it is difficult to determine the impact of the Covid-19 Pandemic on Trane's performance under this Agreement. Consequently, the parties agree as follows:

1. Each party shall use commercially reasonable efforts to perform its obligations under the Agreement and to meet the schedule and completion dates, subject to provisions below;
2. Each party will abide by any federal, state (US), provincial (Canada) or local orders, directives, or advisories regarding the Covid-19 Pandemic with respect to its performance of its obligations under this Agreement and each shall have the sole discretion in determining the appropriate and responsible actions such party shall undertake to so abide or to safeguard its employees, subcontractors, agents and suppliers;
3. Each party shall use commercially reasonable efforts to keep the other party informed of pertinent updates or developments regarding its obligations as the Covid-19 Pandemic situation evolves; and
4. If Trane's performance is delayed or suspended as a result of the Covid-19 Pandemic, Trane shall be entitled to an equitable adjustment to the project schedule and/or the contract price.

This proposal is subject to your acceptance of the attached Trane terms and conditions (Equipment).

TERMS AND CONDITIONS - COMMERCIAL EQUIPMENT

"Company" shall mean Trane U.S. Inc. dba Trane.

1. Acceptance. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the sale of the described commercial equipment and any ancillary services (the "Equipment"). **COMPANY'S TERMS AND CONDITIONS AND EQUIPMENT PRICES ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.** The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. Prices in the Proposal are subject to change at any time upon notice to Customer. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Equipment in accordance with the Proposal and the Company's terms and conditions. If Customer does not reject or object in writing to Company within 10 days, Company's counteroffer will be deemed accepted. Notwithstanding anything to the contrary herein, Customer's acceptance of the Equipment will in any event constitute an acceptance by Customer of Company's terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability.

2. Connected Services. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms.

3. Title and Risk of Loss. All Equipment sales with destinations to Canada or the U.S. shall be made as follows: FOB Company's U.S. manufacturing facility or warehouse (full freight allowed). Title and risk of loss or damage to Equipment will pass to Customer upon tender of delivery of such to carrier at Company's U.S. manufacturing facility or warehouse.

4. Pricing and Taxes. Within thirty (30) days following Customer acceptance of the Proposal without addition of any other terms and conditions of sale or any modification, Customer shall provide notification of release for immediate production at Company's factory. Prices for Equipment are subject to change at any time prior to shipment to reflect any cost increases related to the manufacture, supply, and shipping of Equipment. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control. If shipment is delayed due to Customer's actions, Company may also charge Customer with storage fees. If a release is not received within 6 months following order acceptance, Company reserves the right to cancel any order. Company shall be entitled to equitable adjustments in the contract price to reflect any cost increases as set forth above and will provide notice to Customer prior to the date for which the increased price is to be in effect for the applicable customer contract. In no event will prices be decreased. The price of Equipment does not include any present or future foreign, federal, state, or local property, license, privilege, sales, use, excise, value added, gross receipts or other like taxes or assessments. Such amounts will be itemized separately to Customer, who will make prompt payment to Company. Company will accept valid exemption documentation for such taxes and assessments from Customer, if applicable. All prices include packaging in accordance with Company's standard procedures. Charges for special packaging, crating or packing are the responsibility of Customer.

5. Delivery and Delays. Delivery dates are approximate and not guaranteed. Company will use commercially reasonable efforts to deliver the Equipment on or before the estimated delivery date, will notify Customer if the estimated delivery dates cannot be honored, and will deliver the Equipment and services as soon as practicable thereafter. In no event will Company be liable for any damages or expenses caused by delays in delivery.

6. Performance. Company shall be obligated to furnish only the Equipment described in the Proposal and in submittal data (if such data is issued in connection with the order). Company may rely on the acceptance of the Proposal, and in submittal data as acceptance of the suitability of the Equipment for the particular project or location. Unless specifically stated in the Proposal, compliance with any local building codes or other laws or regulations relating to specifications or the location, use or operation of the Equipment is the sole responsibility of Customer. If Equipment is tendered that does not fully comply with the provisions of this Agreement, and Equipment is rejected by Customer, Company will have the right to cure within a reasonable time after notice thereof by substituting a conforming tender whether or not the time for performance has passed.

7. Force Majeure. Company's duty to perform under this Agreement and the Equipment prices are contingent upon the non-occurrence of an Event of Force Majeure. If the Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 days' notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid); and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

8. Limited Warranty. Company warrants the Equipment manufactured by Company for a period of the lesser of 12 months from initial start-up or 18 months from date of shipment, whichever is less, against failure due to defects in material and manufacture and that it has the capacities and ratings set forth in Company's catalogs and bulletins ("Warranty"). **Equipment manufactured by Company that includes required start-up and sold in**

North America will not be warranted by Company unless Company performs the Equipment startup. Exclusions from this Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; modifications made by others to the Equipment; repairs or alterations by a party other than Company that adversely affects the stability or reliability of the Equipment; vandalism; neglect; accident; adverse weather or environmental conditions; abuse or improper use; improper installation; commissioning by a party other than Company; unusual physical or electrical or mechanical stress; operation with any accessory, equipment or part not specifically approved by Company; refrigerant not supplied by Company; and/or lack of proper maintenance as recommended by Company. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Company's obligations and liabilities under this Warranty are limited to furnishing replacement equipment or parts, at its option, FCA (Incoterms 2000) factory or warehouse (f.o.b. factory or warehouse for US domestic purposes) at Company-designated shipping point, freight-allowed to Company's warranty agent's stock location, for all non-conforming Company-manufactured Equipment (which have been returned by Customer to Company). Returns must have prior written approval by Company and are subject to restocking charge where applicable. Equipment, material and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO.** No warranty liability whatsoever shall attach to Company until Customer's complete order has been paid for in full and Company's liability under this Warranty shall be limited to the purchase price of the Equipment shown to be defective. Additional warranty protection is available on an extra-cost basis and must be in writing and agreed to by an authorized signatory of the Company. **EXCEPT FOR COMPANY'S WARRANTY EXPRESSLY SET FORTH HEREIN, COMPANY DOES NOT MAKE, AND HEREBY EXPRESSLY DISCLAIMS, ANY WARRANTIES, EXPRESS OR IMPLIED CONCERNING ITS PRODUCTS, EQUIPMENT OR SERVICES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF DESIGN, MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE, OR OTHERS THAT ARE ALLEGED TO ARISE FROM COURSE OF DEALING OR TRADE.**

9. Indemnity. To the fullest extent permitted by law, Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination.

10. Insurance. Upon request, Company will furnish evidence of its standard insurance coverage. If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company waive any rights of subrogation.

11. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement, require payment prior to shipping, or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Equipment furnished and all damages sustained by Company (including lost profit and overhead).

12. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, IN NO EVENT SHALL COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, INDIRECT CONSEQUENTIAL, PUNITIVE, EXEMPLARY DAMAGES (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, BUSINESS INTERRUPTION, LOST DATA, LOST REVENUE, LOST PROFITS), OR CONTAMINANTS LIABILITIES, EVEN IF A PARTY HAS BEEN ADVISED OF SUCH POSSIBLE DAMAGES OR IF SAME WERE REASONABLY FORESEEABLE AND REGARDLESS OF WHETHER THE CAUSE OF ACTION IS FRAMED IN CONTRACT, NEGLIGENCE, ANY OTHER TORT, WARRANTY, STRICT LIABILITY, OR PRODUCT LIABILITY. In no event will Company's liability in connection with the provision of products or services or otherwise under this Agreement exceed the entire amount paid to Company by Customer under this Agreement.

13. CONTAMINANTS LIABILITY

The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION, OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION, MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANTS LIABILITIES.**

14. Nuclear Liability. In the event that the Equipment sold hereunder is to be used in a nuclear facility, Customer will, prior to such use, arrange for insurance or governmental indemnity protecting Company against all liability and hereby releases and agrees to indemnify Company and its suppliers for any nuclear damage, including loss of use, in any manner arising out of a nuclear incident, whether alleged to be due, in whole or in part to the negligence or otherwise of Company or its suppliers.

15. Intellectual Property; Patent Indemnity. Company retains all ownership, license and other rights to all patents, trademarks, copyrights, trade secrets and other intellectual property rights related to the Equipment, and, except for the right to use the Equipment sold, Customer obtains no rights to use any such intellectual property. Company agrees to defend any suit or proceeding brought against Customer so far as such suit or proceeding is solely based upon a claim that the use of the Equipment provided by Company constitutes infringement of any patent of the United States of America, provided Company is promptly notified in writing and given authority, information and assistance for defense of same. Company will, at its option, procure for Customer the right to continue to use said Equipment, or modify it so that it becomes non-infringing, or replace same with non-infringing Equipment, or to remove said Equipment and to refund the purchase price. The foregoing will not be construed to include any Agreement by Company to accept any liability whatsoever in respect to patents for inventions including more than the Equipment furnished hereunder, or in respect of patents for methods and processes to be carried out with the aid of said Equipment. The provision of Equipment by Company does not convey any license, by implication, estoppel, or otherwise, under patent claims covering combinations of said Equipment with other devices or elements. The

foregoing states the entire liability of Company with regard to patent infringement. Notwithstanding the provisions of this paragraph, Customer will hold Company harmless against any expense or loss resulting from infringement of patents or trademarks arising from compliance with Customer's designs or specifications or instructions.

16. Cancellation. Equipment is specially manufactured in response to orders. An order placed with and accepted by Company cannot be delayed, canceled, suspended, or extended except with Company's written consent and upon written terms accepted by Company that will reimburse Company for and indemnify Company against loss and provide Company with a reasonable profit for its materials, time, labor, services, use of facilities and otherwise. Customer will be obligated to accept any Equipment shipped, tendered for delivery or delivered by Company pursuant to the order prior to any agreed delay, cancellation, suspension or extension of the order. Any attempt by Customer to unilaterally revoke, delay or suspend acceptance for any reason whatever after it has agreed to delivery of or accepted any shipment shall constitute a breach of this Agreement. For purposes of this paragraph, acceptance occurs by any waiver of inspection, use or possession of Equipment, payment of the invoice, or any indication of exclusive control exercised by Customer.

17. Invoicing and Payment. Unless otherwise agreed to in writing by Company, equipment shall be invoiced to Customer upon tender of delivery thereof to the carrier. Customer shall pay Company's invoices within net 30 days of shipment date. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Company may at any time decline to ship, make delivery or perform work except upon receipt of cash payment, letter of credit, or security, or upon other terms and conditions satisfactory to Company. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all Equipment to secure payment in full of all amounts due Company and its order for the Equipment, together with these terms and conditions, form a security agreement (as defined by the UCC in the United States and as defined in the Personal Property Security Act in Canada). Customer shall keep the Equipment free of all taxes and encumbrances, shall not remove the Equipment from its original installation point and shall not assign or transfer any interest in the Equipment until all payments due Company have been made. The purchase money security interest granted herein attaches upon Company's acceptance of Customer's order and on receipt of the Equipment described in the accepted Proposal but prior to its installation. The parties have no agreement to postpone the time for attachment unless specifically noted in writing on the accepted order. Customer will have no rights of set off against any amounts, which become payable to Company under this Agreement or otherwise.

18. Claims. Company will consider claims for concealed shortages in shipments or rejections due to failure to conform to an order only if such claims or rejections are made in writing within 15 days of delivery and are accompanied by the packing list and, if applicable, the reasons in detail why the Equipment does not conform to Customer's order. Upon receiving authorization and shipping instructions from authorized personnel of Company, Customer may return rejected Equipment, transportation charges prepaid, for replacement. Company may charge Customer any costs resulting from the testing, handling, and disposition of any Equipment returned by Customer which are not found by Company to be nonconforming. All Equipment damaged during shipment and all claims relating thereto must be made with the freight carrier in accordance with such carrier's policies and procedures. Claims for Equipment damaged during shipment are not covered under the warranty provision stated herein.

19. Export Laws. The obligation of Company to supply Equipment under this Agreement is subject to the ability of Company to supply such items consistent with applicable laws and regulations of the United States and other governments. Company reserves the right to refuse to enter into or perform any order, and to cancel any order, under this Agreement if Company in its sole discretion determines that performance of the transaction to which such order relates would violate any such applicable law or regulation. Customer will pay all handling and other similar costs from Company's factories including the costs of freight, insurance, export clearances, import duties and taxes. Customer will be "exporter of record" with respect to any export from the United States of America and will perform all compliance and logistics functions in connection therewith and will also comply with all applicable laws, rules and regulations. Customer understands that Company and/or the Equipment are subject to laws and regulations of the United States of America which may require licensing or authorization for and/or prohibit export, re-export or diversion of Company's Equipment to certain countries, and agrees it will not knowingly assist or participate in any such diversion or other violation of applicable United States of America laws and regulations. Customer agrees to hold harmless and indemnify Company for any damages resulting to Customer or Company from a breach of this paragraph by Customer.

20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state of New York for Equipment shipped to a U.S. location and the laws of the province to which Equipment is shipped within Canada, without regard to its conflict of law principles that might otherwise call for the application of a different state's or province's law, and not including the United Nations Convention on Contracts for the International Sale of Goods. Any action or suit arising out of or related to this Agreement must be commenced within one year after the cause of action has accrued. To the extent the Equipment is being used at a site owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original.

21. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 Executive Order 13496 and Section 29 CFR 471, appendix A to subpart A, regarding the notice of employee rights in the United States and with Canadian Charter of Rights and Freedoms Schedule B to the Canada Act 1982 (U.K.) 1982, c. 11 and applicable Provincial Human Rights Codes and employment law in Canada.

22. U.S. Government Work.

The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that Equipment ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1).

The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the sale of the Equipment is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and

approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

23. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-26.130-4 (1221b)

Supersedes 1-26.130-4 (1221)