



## **ASSIGNMENT, ASSUMPTION AND FIRST AMENDMENT TO AGREEMENT FOR CITYWIDE PRESSURE WASHING SERVICES**

THIS ASSIGNMENT, ASSUMPTION AND FIRST AMENDMENT TO AGREEMENT FOR CITYWIDE PRESSURE WASHING SERVICES ("First Amendment") is entered into by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **LICENSE TO WASH, LLC**, a limited liability company duly organized and authorized to do business in the state of Florida (EIN: 82-1816293) ("Assignor") and **PAUL'S PRESSURE WASHING, LLC D/B/A LICENSE TO WASH, LLC**, a limited liability company duly organized and authorized to do business in the state of Florida (EIN: 33-1855366) ("Assignee")

**WHEREAS**, on September 21, 2023, City and License to Wash, LLC entered into an Agreement for Citywide Pressure Washing Services (the "Original Agreement"), City of Ocala Contract No. COO/230389, a copy of which is attached hereto as **Exhibit 1**, for a term of two (2) years from August 7, 2023, through August 6, 2025 ; and

**WHEREAS**, Assignor desires to assign to Assignee all of Assignor's rights, interest, and obligations under the Original Agreement; and

**WHEREAS**, Assignee desires to accept the foregoing assignment, and to assume all of the rights, interest, and obligations of Assignor under the Original Agreement; and

**WHEREAS**, the City of Ocala consents to the assignment and assumption of rights and obligations under the Original Agreement; and

**WHEREAS**, City and Assignee now desire to renew the Original Agreement, as amended, for the first of two (2) optional one (1) year renewal periods available under the terms of the Original Agreement.

**NOW THEREFORE**, in consideration of the foregoing recitals, the following mutual covenants and conditions, and other good and valuable consideration, City and Assignee agree as follows:

1. **RECITALS.** City and Assignee hereby represent, warrant, and agree that the Recitals set forth above are true and correct and are incorporated herein by reference.
2. **INCORPORATION OF ORIGINAL AGREEMENT.** The Original Agreement between City and Assignee, as amended, is hereby incorporated by reference as if set forth herein in its entirety and remains in full force and effect, except for those terms and conditions expressly amended by this Assignment, Assumption and First Amendment.
3. **ASSIGNMENT AND ASSUMPTION OF OBLIGATIONS.** Assignor hereby assigns and transfers the Original Agreement to Assignee together with all rights, interest, and obligations arising under said Agreement and Assignee hereby assumes all rights, interest, and obligations arising under the Original Agreement. City hereby consents to the foregoing Assignment, Assumption and First Amendment.
4. **RENEWAL TERM.** The Original Agreement is hereby renewed for an additional one (1) year term commencing **AUGUST 7, 2025**, and terminating **AUGUST 6, 2026**. Thereafter, the parties acknowledge and agree that there remains the option for the Original Agreement to be renewed for up to **ONE (1)** additional **ONE (1) YEAR** period upon written agreement between the parties.
5. **COMPENSATION.** City shall pay Assignee an amount not to exceed **FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000)** over the one (1) year renewal term as full and complete



compensation for the timely and satisfactory performance of services in accordance with the Contract Documents.

6. **NOTICES.** All notices, certifications or communications required by this Assignment, Assumption and First Amendment shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested. Notices can be concurrently delivered by e-mail. All notices shall be addressed to the respective parties as follows:

If to Assignor:

License to Wash, LLC  
 Attention: Joshua Davis  
 5345 SE 22nd Place  
 Ocala, Florida 34480  
 Phone: 352-843-3354  
 E-mail: [jaykay055@gmail.com](mailto:jaykay055@gmail.com)

If to Assignee:

Paul's Pressure Washing, LLC  
 D/B/A License to Wash, LLC  
 Attention: Ryan Paul  
 16830 NW 175th Terrace  
 Alachua, Florida 32615  
 Phone: 352-843-3354  
 E-mail: [licensetowash@gmail.com](mailto:licensetowash@gmail.com)

If to City of Ocala:

Daphne M. Robinson, Esq., Contracting Officer  
 City of Ocala  
 110 SE Watula Avenue, 3rd Floor  
 Ocala, Florida 34471  
 Phone: 352-629-8343  
 E-mail: [notices@ocalafl.gov](mailto:notices@ocalafl.gov)

Copy to:

William E. Sexton, Esq., City Attorney  
 City of Ocala  
 110 SE Watula Avenue, 3rd Floor  
 Ocala, Florida 34471  
 Phone: 352-401-3972  
 E-mail: [cityattorney@ocalafl.gov](mailto:cityattorney@ocalafl.gov)

7. **COUNTERPARTS.** This Assignment, Assumption and First Amendment may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
8. **ELECTRONIC SIGNATURE(S).** Assignee, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Assignment, Assumption and First Amendment. Further, a duplicate or copy of the Assignment, Assumption and First Amendment that contains a duplicated or non-original



signature will be treated the same as an original, signed copy of this original Assignment, Assumption and First Amendment for all purposes.

9. **LEGAL AUTHORITY.** Each person signing this Assignment, Assumption and First Amendment on behalf of either party individually warrants that he or she has full legal power to execute this Assignment, Assumption and First Amendment on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Assignment, Assumption and First Amendment.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]**



**IN WITNESS WHEREOF**, the parties have executed this Assignment, Assumption and First Amendment on 10/15/2025.

**ATTEST:**

Signed by:  
Angel B. Jacobs  
80B3574C2BES44A...  
Angel B. Jacobs  
City Clerk

**CITY OF OCALA**

DocuSigned by:  
Peter Lee  
588C75E192D7E4C2...  
Peter Lee  
City Manager

**Approved as to form and legality:**

Signed by:  
William E. Sexton, Esq.  
4A55AB8ABED04F3...  
William E. Sexton, Esq.  
City Attorney

**PAUL'S PRESSURE WASHING, LLC  
D/B/A LICENSE TO WASH, LLC**

Signed by:  
Ryan Paul  
45B790293AB74D6...

By: Ryan Paul  
(Printed Name)

Title: Owner  
(Title of Authorized Signatory)

**LICENSE TO WASH, LLC**

DocuSigned by:  
Joshua Davis  
2BE73D927537488...

By: Joshua Davis  
(Printed Name)

Title: Former owner  
(Title of Authorized Signatory)

**AGREEMENT FOR CITYWIDE PRESSURE WASHING SERVICES**

THIS AGREEMENT FOR CITYWIDE PRESSURE WASHING SERVICES ("Agreement") is entered into by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **LICENSE TO WASH, LLC**, a limited liability company duly organized and authorized to do business in the state of Florida (EIN: 82-1816293) ("Contractor").

**WHEREAS**, on July 10, 2023, City issued an Invitation to Bid ("ITB") for the provision of as-needed citywide pressure washing services, ITB No.: COO/230389 (the "Solicitation"); and

**WHEREAS**, fourteen (14) firms responded to the Solicitation and, after consideration of price and other evaluation factors set forth in the Solicitation, the three lowest bidders were selected to provide as-needed citywide pressure washing services; and

**WHEREAS**, License to Wash, LLC was chosen as an intended awardee for the provision of providing as-needed pressure washing services to the City of Ocala ("the Services"); and

**WHEREAS**, Contractor certifies that Contractor is qualified and possesses the required licensure, skills, and experience to perform the work required for the Services.

**NOW THEREFORE**, in consideration of the foregoing recitals, the following mutual covenants and conditions, and other good and valuable consideration, City and Contractor agree as follows:

1. **RECITALS.** City and Contractor hereby represent, warrant, and agree that the Recitals set forth above are true and correct and are incorporated herein by reference.
2. **CONTRACT DOCUMENTS.** The Contract Documents which comprise the entire understanding between City and Contractor shall only include this Agreement and those documents listed in this section as Exhibits to this Agreement. Each of these documents are incorporated herein by reference for all purposes. If there is a conflict between the terms of this Agreement and the Contract Documents, then the terms of this Agreement shall control, amend, and supersede any conflicting terms contained in the remaining Contract Documents.

**Exhibits to Agreement:** The Exhibits to this Agreement are as follows:

Exhibit A: Scope of Work (A-1 through A-3)

Exhibit B: Price Proposal (B-1)

If there is a conflict between the individual Exhibits regarding the scope of work to be performed, then any identified inconsistency shall be resolved by giving precedence in the following order: (1) Exhibit A, then (2) Exhibit B.

3. **SCOPE OF SERVICES.** Contractor shall provide all materials, labor, supervision, tools, accessories, equipment, and permits necessary for Contractor to perform its obligations under this Agreement as set forth the attached **Exhibit A - Scope of Work** and the Contract Documents. The Scope of Work under this Agreement may only be adjusted by written amendment executed by both parties.
4. **COMPENSATION.** The highest total compensation payable to Contractor by City under this Agreement for the timely and satisfactory performance of services in compliance with the Contract Documents shall be **SIXTEEN THOUSAND, SIX HUNDRED SIXTY-SIX AND NO/100 DOLLARS (\$16,666)** (the "Contract Sum") as full and complete compensation for the timely and satisfactory performance of services to the City over the Term of the Agreement in accordance with the Contract Documents and unit pricing set forth below.

**Exhibit 1**

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- A. **Pricing.** Compensation shall be payable to Contractor based on the pricing set forth in **Exhibit B – Price Proposal** and may only be adjusted by written amendment executed by both parties.
- B. **Renewal Pricing Increases.** Pricing shall remain firm and fixed during the Initial Term of this Agreement. Any renewal price adjustment shall be subject to negotiation and must be approved by the City of Ocala. Vendor shall submit a written request for price adjustment identifying the reason for the price increase, and attach suitable documentation in support of same, no less than **NINETY (90) DAYS** prior to the expiration of the then-existing Contract Term. No retroactive price adjustments will be allowed. Pricing increases shall not exceed the lesser of: (i) the amount of the percentage increase reflected in the Consumer Price Index for all Urban Consumers (CPI-U), not seasonally adjusted, based upon the most recent **TWELVE (12) MONTH** period; or (ii) **THREE PERCENT (3%) ANNUALLY** unless there are mitigating market conditions.
- C. **Invoice Submission.** Contractor must invoice at least once a month. Contractor will be given a cover sheet provided by the City. The coversheet must be filled out correctly and submitted with each invoice. All invoices submitted by Contractor shall include the City Contract Number, an assigned Invoice Number, an Invoice Date and Location of Services. Contractor shall submit the original invoice through the responsible City Project Manager at: **City of Ocala Facilities Department**, 1805 NE 30<sup>th</sup> Ave., Ocala, Florida 34470 Attn: **Facilities**, E-Mail: [facilities@ocalafl.gov](mailto:facilities@ocalafl.gov); Telephone: (352) 351-6791.
- D. **Payment of Invoices by City.** The City Project Manager must review and approve all invoices prior to payment. City Project Manager's approval shall not be unreasonably withheld, conditioned, or delayed. Payments by City shall be made no later than the time periods established in section 218.735, Florida Statutes.
- E. **Withholding of Payment.** City reserves the right to withhold, in whole or in part, payment for any and all work that: (i) has not been completed by Contractor; (ii) is inadequate or defective and has not been remedied or resolved in a manner satisfactory to the City Project Manager; or (iii) which fails to comply with any term, condition, or other requirement under this Agreement. Any payment withheld shall be released and remitted to Contractor within **THIRTY (30)** calendar days of the Contractor's remedy or resolution of the inadequacy or defect.
- F. **Excess Funds.** If due to mistake or any other reason Contractor receives payment under this Agreement in excess of what is provided for by the Agreement, Contractor shall promptly notify City upon discovery of the receipt of the overpayment. Any overpayment shall be refunded to City within **THIRTY (30)** days of Contractor's receipt of the overpayment or must also include interest calculated from the date of the overpayment at the interest rate for judgments at the highest rate as allowed by law.
- G. **Amounts Due to the City.** Contractor must be current and remain current in all obligations due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due to the City or fees and/or charges owed to the City.
- H. **Tax Exemption.** City is exempt from all federal excise and state sales taxes (State of Florida Consumer's Certification of Exemption 85-8012621655C-9). The City's Employer Identification Number is 59-60000392. Contractor shall not be exempted from paying sales tax to its

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suppliers for materials to fulfill contractual obligations with the City, nor will Contractor be authorized to use City's Tax Exemption Number for securing materials listed herein.

5. **EFFECTIVE DATE AND TERM.** This Agreement shall become effective and commence on **AUGUST 7, 2023** and continue for a term of **TWO (2) YEARS**, through and including **AUGUST 6, 2025**. This Agreement may be renewed for **TWO (2)** additional **ONE-YEAR (1-Year)** periods by written consent between City and Contractor.
6. **FORCE MAJEURE.** Neither party shall be liable for delay, damage, or failure in the performance of any obligation under this Agreement if such delay, damage, or failure is due to causes beyond its reasonable control, including without limitation: fire, flood, strikes and labor disputes, acts of war, acts of nature, terrorism, civil unrest, pandemics, acts or delays in acting of the government of the United States or the several states, judicial orders, decrees or restrictions, or any other like reason which is beyond the control of the respective party ("Force Majeure"). The party affected by any event of force majeure shall use reasonable efforts to remedy, remove, or mitigate such event and the effects thereof with all reasonable dispatch.
  - A. The party affected by force majeure shall provide the other party with full particulars thereof including, but not limited to, the nature, details, and expected duration thereof as soon as it becomes aware.
  - B. When force majeure circumstances arise, the parties shall negotiate in good faith any modifications of the terms of this Agreement that may be necessary or appropriate in order to arrive at an equitable solution. Contractor performance shall be extended for a number of days equal to the duration of the force majeure.
  - C. Contractor shall be entitled to an extension of time only and, in no event, shall Contractor be entitled to any increased costs, additional compensation, or damages of any type resulting from such force majeure delays.
6. **INSPECTION AND ACCEPTANCE OF THE WORK.** All services, work, and materials provided by Contractor under this Agreement shall be provided under the direction and to the satisfaction and approval of the Project Manager.
  - A. The Project Manager shall decide all questions regarding the quality, acceptability, and/or fitness of materials, the rate of progress of the work, and the acceptable fulfillment of the Agreement, in his or her sole discretion, based upon both the requirements set forth by City and the information provided by Contractor in its Bid. The authority vested in the Project Manager pursuant to this paragraph shall be confined to the direction or specification of what is to be performed under this Agreement and shall not extend to the actual execution of the Services.
  - B. Neither the Project Manager's review of Contractor's work nor recommendations made by Project Manager pursuant to this Agreement will impose on Project Manager any responsibility to supervise, direct, or control Contractor's work in progress or for the means, methods, techniques, sequences, or safety precautions or programs incident to Contractor's provision of Services under this Agreement.
7. **TERMINATION AND DEFAULT.** Either party, upon determination that the other party has failed or refused to perform or is otherwise in breach of any obligation or provision under this Agreement or the Contract Documents, may give written notice of default to the defaulting party in the manner specified for the giving of notices herein. Termination of this Agreement by either



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party for any reason shall have no effect upon the rights or duties accruing to the parties prior to termination.

- A. **Termination by City for Cause.** City shall have the right to terminate this Agreement immediately, in whole or in part, upon the failure of Contractor to carry out any obligation, term, or condition of this Agreement. City's election to terminate the Agreement for default shall be communicated by providing Contractor written notice of termination in the manner specified for the giving of notices herein. Any notice of termination given to Contractor by City shall be effective immediately, unless otherwise provided therein, upon the occurrence of any one or more of the following events:
- (1) Contractor's performance or workmanship falls below acceptable City or trade standards;
  - (2) Contractor fails to timely and properly perform any of the services set forth in the specifications of the Agreement;
  - (3) Contractor provides material that does not meet the specifications of the Agreement;
  - (4) Contractor fails to complete the work required within the time stipulated in the Agreement; or
  - (5) Contractor fails to make progress in the performance of the Agreement and/or gives City reason to believe that Contractor cannot or will not perform to the requirements of the Agreement.
- B. **Contractor's Opportunity to Cure Default.** City may, in its sole discretion, provide Contractor with an opportunity to cure the violations set forth in City's notice of default to Contractor. Contractor shall commence to cure the violations immediately and shall diligently and continuously prosecute such cure to completion within a reasonable time as determined by City. If the violations are not corrected within the time determined to be reasonable by City or to the reasonable satisfaction of City, City may, without further notice, declare Contractor to be in breach of this Agreement and pursue all remedies available at law or equity, to include termination of this Agreement without further notice.
- C. **City's Remedies Upon Contractor Default.** In the event Contractor fails to cure any default under this Agreement within the time period specified in this section, City may pursue any remedies available at law or equity, including, without limitation, the following:
- (1) City shall be entitled to terminate this Agreement without further notice;
  - (2) City shall be entitled to hire another contractor to complete the required work in accordance with the needs of City;
  - (3) City shall be entitled to recover from Contractor all damages, costs, and attorney's fees arising from Contractor's default prior to termination; and
  - (4) City shall be entitled to recovery from Contractor any actual excess costs by: (i) deduction from any unpaid balances owed to Contractor; or (ii) any other remedy as provided by law.
- D. **Termination for Non-Funding.** In the event that budgeted funds to finance this Agreement are reduced, terminated, or otherwise become unavailable, City may terminate this Agreement upon written notice to Contractor without penalty or expense to City. City shall be the final authority as to the availability of budgeted funds.



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- E. **Termination for Convenience.** City reserves the right to terminate this Agreement in whole or in part at any time for the convenience of City without penalty or recourse. The Project Manager shall provide written notice of the termination. Upon receipt of the notice, Contractor shall immediately discontinue all work as directed in the notice, notify all subcontractors of the effective date of the termination, and minimize all further costs to City including, but not limited to, the placing of any and all orders for materials, facilities, or supplies, in connection with its performance under this Agreement. Contractor shall be entitled to receive compensation solely for: (1) the actual cost of the work completed in conformity with this Agreement; and/or (2) such other costs incurred by Contractor as permitted under this Agreement and approved by City.
8. **PERFORMANCE EVALUATION.** At the end of the contract, City may evaluate Contractor's performance. Any such evaluation will become public record.
9. **NOTICE REGARDING FAILURE TO FULFILL AGREEMENT.** Any Contractor who enters into an Agreement with the City of Ocala and fails to complete the contract term, for any reason, shall be subject to future bidding suspension for a period of ONE (1) year and bid debarment for a period of up to THREE (3) years for serious contract failures.
10. **CONTRACTOR REPRESENTATIONS.** Contractor expressly represents that:
- A. Contractor has read and is fully familiar with all of the terms and conditions of this Agreement, the Contract Documents, and other related data and acknowledges that they are sufficient in scope and detail to indicate and convey understanding of all terms and conditions of the work to be performed by Contractor under this Agreement.
  - B. Contractor has disclosed, in writing, all known conflicts, errors, inconsistencies, discrepancies, or omissions discovered by Contractor in the Contract Documents, and that the City's written resolution of same is acceptable to Contractor.
  - C. Contractor has had an opportunity to visit, has visited, and has had an opportunity to examine and ask questions regarding the sites upon which the work is to be performed and is satisfied with the site conditions that may affect cost, progress, and performance of the work, as observable or determinable by Contractor's own investigation.
  - D. Contractor is familiar with all local, state, and Federal laws, regulations, and ordinances which may affect cost, progress, or its performance under this Agreement whatsoever.
  - E. **Public Entity Crimes.** Neither Contractor, its parent corporations, subsidiaries, members, shareholders, partners, officers, directors or executives, nor any of its affiliates, contractors, suppliers, subcontractors, or consultants under this Agreement have been placed on the convicted vendor list following a conviction of a public entity crime. Contractor understands that a "public entity crime" as defined in section 287.133(1)(g), Florida Statutes, is "a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States..." Contractor further understands that any person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime: (1) may not submit a bid, proposal, or reply on a contract: (a) to provide any goods or services to a public entity; (b) for the construction or repair of a public building or public work; or (c) for leases of real property to a public entity; (2) may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and

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(3) may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

11. **CONTRACTOR RESPONSIBILITIES.** Except as otherwise specifically provided for in this Agreement, the following provisions are the responsibility of the Contractor:
  - A. Contractor shall competently and efficiently supervise, inspect, and direct all work to be performed under this Agreement, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents.
  - B. Contractor shall be solely responsible for the means, methods, techniques, sequences, or procedures, and safety precautions or programs incident thereto.
  - C. Contractor shall be responsible to see that the finished work complies accurately with the contract and the intent thereof.
  - D. Contractor shall comply with all local, state, and Federal laws, regulations, and ordinances which may affect cost, progress, or its performance under this Agreement, and be responsible for all costs associated with same.
  - E. Contractor shall continue its performance under this Agreement during the pendency of any dispute or disagreement arising out of or relating to this Agreement, except as Contractor and City may otherwise agree in writing.
12. **NO EXCLUSIVITY.** It is expressly understood and agreed by the parties that this is not an exclusive agreement. Nothing in this Agreement shall be construed as creating any exclusive arrangement with Contractor or as prohibit City from either acquiring similar, equal, or like goods and/or services or from executing additional contracts with other entities or sources.
13. **STORAGE OF MATERIALS/EQUIPMENT.** Contractor shall be fully responsible for receipt, inspection, acceptance, handling, and storage of equipment and materials (whether furnished by Contractor or City) to be utilized in the performance of or incorporated into the work.
14. **COMMERCIAL AUTO LIABILITY INSURANCE.** Contractor shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement a policy of commercial auto liability insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage arising out of Contractor's operations and covering all owned, hired, scheduled, and non-owned automobiles utilized in said operations. If Contractor does not own vehicles, Contractor shall maintain coverage for hired and non-owned automobile liability, which may be satisfied by way of endorsement to Contractor's Commercial General Liability policy or separate Commercial Automobile Liability policy.
15. **COMMERCIAL GENERAL LIABILITY INSURANCE.** Contractor shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement a policy of commercial general liability insurance with limits not less than:
  - A. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate (or project aggregate, if a construction project) for bodily injury, property damage, and personal and advertising injury; and

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- B. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate (or project aggregate, if a construction project) for products and completed operations.
  - C. Policy must include coverage for contractual liability and independent contractors.
  - D. The City, a Florida municipal corporation, and its officials, employees, and volunteers are to be covered as additional insureds with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liabilities arising out of activities performed by or on behalf of Contractor. This coverage shall contain no special limitation on the scope of protection to be afforded to the City, its officials, employees, and volunteers.
16. **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY.** Contractor shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement adequate workers' compensation and employer's liability insurance covering all of its employees in at least such amounts as required by Chapter 440, Florida Statutes, and all other state and federal workers' compensation laws, including the U.S. Longshore Harbor Workers' Act and the Jones Act, if applicable. Contractor shall similarly require any and all of its subcontractors to afford such coverage for all of its employees as required by applicable law. Contractor shall waive and shall ensure that Contractor's insurance carrier waives, all subrogation rights against the City of Ocala and its officers, employees, and volunteers for all losses or damages. Contractor's policy shall be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or its equivalent. **Exceptions and exemptions to this Section may be allowed at the discretion of the City's Risk Manager on a case-by-case basis in accordance with Florida Statutes and shall be evidenced by a separate waiver.**
17. **MISCELLANEOUS INSURANCE PROVISIONS.**
- A. Contractor's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by Contractor shall not be interpreted as limiting Contractor's liability or obligations under this Agreement. City does not in any way represent that these types or amounts of insurance are sufficient or adequate enough to protect Contractor's interests or liabilities or to protect Contractor from claims that may arise out of or result from the negligent acts, errors, or omissions of Contractor, any of its agents or subcontractors, or for anyone whose negligent act(s) Contractor may be liable.
  - B. No insurance shall be provided by the City for Contractor under this Agreement and Contractor shall be fully and solely responsible for any costs or expenses incurred as a result of a coverage deductible, co-insurance penalty, or self-insured retention to include any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation.
  - C. Certificates of Insurance. No work shall be commenced by Contractor under this Agreement until the required Certificate of Insurance and endorsements have been provided nor shall Contractor allow any subcontractor to commence work until all similarly required certificates and endorsements of the subcontractor have also been provided. Work shall not continue after expiration (or cancellation) of the Certificate of Insurance and work shall not resume until a new Certificate of Insurance has been provided. Contractor shall provide evidence of insurance in the form of a valid Certificate of Insurance (binders are unacceptable) prior to the start of work contemplated under this Agreement to: City of Ocala. Attention:

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Procurement & Contracting Department, Address: 110 SE Watula Avenue, Third Floor, Ocala Florida 34471, E-Mail: [vendors@ocalafl.org](mailto:vendors@ocalafl.org). Contractor's Certificate of Insurance and required endorsements shall be issued by an agency authorized to do business in the State of Florida with an A.M. Best Rating of A or better. The Certificate of Insurance shall indicate whether coverage is being provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.

- D. Failure to Maintain Coverage. In the event Contractor fails to disclose each applicable deductible/self-insured retention or obtain or maintain in full force and effect any insurance coverage required to be obtained by Contractor under this Agreement, Contractor shall be considered to be in default of this Agreement.
  - E. City as an Additional Insured. The City of Ocala shall be named as an Additional Insured and Certificate Holder on all liability policies identified in this Section with the exception of Workers' Compensation and Professional Liability policies.
  - F. Notice of Cancellation of Insurance. Contractor's Certificate of Insurance shall provide **THIRTY (30) DAY** notice of cancellation, **TEN (10) DAY** notice if cancellation is for non-payment of premium. In the event that Contractor's insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of Contractor to provide the proper notice. Such notification shall be in writing by registered mail, return receipt requested, and addressed to the certificate holder. Additional copies may be sent to the City of Ocala at [vendors@ocalafl.org](mailto:vendors@ocalafl.org).
  - G. Failure to Maintain Coverage. The insurance policies and coverages set forth above are required and providing proof of and maintaining insurance of the types and with such terms and limits set forth above is a material obligation of Contractor. Contractor's failure to obtain or maintain in full force and effect any insurance coverage required under this Agreement shall constitute material breach of this Agreement.
  - H. Severability of Interests. Contractor shall arrange for its liability insurance to include, or be endorsed to include a severability of interests/cross-liability provision so that the "City of Ocala" (where named as an additional insured) will be treated as if a separate policy were in existence, but without increasing the policy limits.
18. **SAFETY/ENVIRONMENTAL.** Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
- A. All employees on the work and other persons that may be affected thereby;
  - B. All work, materials, and equipment to be incorporated therein, whether in storage on or off the site; and
  - C. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities.

All, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, shall be remedied by Contractor. Contractor's duties and

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responsibilities for the safety and protection of the work shall continue until such time as the work is completed and accepted by City.

19. **TRAFFIC CONTROL AND BARRICADES.** Contractor shall mitigate impact on local traffic conditions to all extents possible. Contractor is responsible for establishing and maintaining appropriate traffic control and barricades. Contractor shall provide sufficient signing, flagging and barricading to ensure the safety of vehicular and pedestrian traffic at all locations where work is being done under this Agreement.
20. **NON-DISCRIMINATORY EMPLOYMENT PRACTICES.** During the performance of the contract, the Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, sexual orientation, gender identity, marital or domestic partner status, familial status, or veteran status and shall take affirmative action to ensure that an employee or applicant is afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not limited to: recruitment, employment, termination, rates of pay or other forms of compensation and selection for training or retraining, including apprenticeship and on-the-job training.
21. **SUBCONTRACTORS.** Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by City or its representatives to any subcontractor of Contractor or any other persons or organizations having a direct contract with Contractor, nor shall it create any obligation on the part of City or its representatives to pay or seek payment of any monies to any subcontractor of Contractor or any other persons or organizations having a direct contract with Contractor, except as may otherwise be required by law. City shall not be responsible for the acts or omissions of any Contractor, subcontractor, or of any of their agents or employees. nor shall it create any obligation on the part of City or its representatives to pay or to seek the payment of any monies to any subcontractor or other person or organization, except as may otherwise be required by law.
22. **INDEPENDENT CONTRACTOR STATUS.** Contractor acknowledges and agrees that under this Agreement, Contractor and any agent or employee of Contractor shall be deemed at all times to be an independent contractor and shall be wholly responsible for the manner in which it performs the services and work required under this Agreement. Neither Contractor nor its agents or employees shall represent or hold themselves out to be employees of City at any time. Neither Contractor nor its agents or employees shall have employee status with City. Nothing in this Agreement shall constitute or be construed to create any intent on the part of either party to create an agency relationship, partnership, employer-employee relationship, joint venture relationship, or any other relationship which would allow City to exercise control or discretion over the manner or methods employed by Contractor in its performance of its obligations under this Agreement.
23. **ACCESS TO FACILITIES.** City shall provide Contractor with access to all City facilities as is reasonably necessary for Contractor to perform its obligations under this Agreement.
24. **ASSIGNMENT.** Neither party may assign its rights or obligations under this Agreement to any third party without the prior express approval of the other party, which shall not be unreasonably withheld.
25. **RIGHT OF CITY TO TAKE OVER CONTRACT.** Should the work to be performed by Contractor under this Agreement be abandoned, or should Contractor become insolvent, or if Contractor shall assign or sublet the work to be performed hereunder without the written consent of City,



the City Project Manager shall have the power and right to hire and acquire additional men and equipment, supply additional material, and perform such work as deemed necessary for the completion of this Agreement. Under these circumstances, all expenses and costs actually incurred by City to accomplish such completion shall be credited to City along with amounts attributable to any other elements of damage and certified by the Project Manager. The City Project Manager's certification as to the amount of such liability shall be final and conclusive.

26. **PUBLIC RECORDS.** Contractor shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. Specifically, Contractor shall:
- A. Keep and maintain public records required by the public agency to perform the service.
  - B. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
  - C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Contractor does not transfer the records to the public agency.
  - D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of Contractor or keep and maintain public records required by the public agency to perform the service. If Contractor transfers all public records to the public agency upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY OF OCALA, OFFICE OF THE CITY CLERK; 352-629-8266; E-mail: [clerk@ocalafl.org](mailto:clerk@ocalafl.org); City Hall, 110 SE Watula Avenue, Ocala, FL 34471.**

27. **AUDIT.** Contractor shall comply and cooperate immediately with any inspections, reviews, investigations, or audits relating to this Agreement as deemed necessary by the Florida Office of the Inspector General, the City's Internal or External auditors or by any other Florida official with proper authority.
28. **PUBLICITY.** Contractor shall not use City's name, logo, seal or other likeness in any press release, marketing materials, or other public announcement without City's prior written approval.
29. **E-VERIFY.** Pursuant to section 448.095, Contractor shall register with and use the U.S. Department of Homeland Security's ("DHS") E-Verify System, accessible at [https://e-](https://e-verify.dhs.gov)



**Exhibit 1****CONTRACT# COO/230389**

[verify.uscis.gov/emp](https://verify.uscis.gov/emp), to verify the work authorization status of all newly hired employees. Contractor shall obtain affidavits from any and all subcontractors in accordance with paragraph 2(b) of section 448.095, Florida Statutes, and maintain copies of such affidavits for the duration of this Agreement. By entering into this Agreement, Contractor certifies and ensures that it utilizes and will continue to utilize the DHS E-Verify System for the duration of this Agreement and any subsequent renewals of same. Contractor understands that failure to comply with the requirements of this section shall result in the termination of this Agreement and Contractor may lose the ability to be awarded a public contract for a minimum of one (1) year after the date on which the Agreement was terminated. Contractor shall provide a copy of its DHS Memorandum of Understanding upon City's request. Please visit [www.e-verify.gov](https://www.e-verify.gov) for more information regarding the E-Verify System.

30. **CONFLICT OF INTEREST.** Contractor is required to have disclosed, with the submission of their bid, the name of any officer, director, or agent who may be employed by the City. Contractor shall further disclose the name of any City employee who owns, directly or indirectly, any interest in Contractor's business or any affiliated business entity. Any additional conflicts of interest that may occur during the contract term must be disclosed to the City of Ocala Procurement Department.
31. **WAIVER.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power or remedy hereunder. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.
32. **SEVERABILITY OF ILLEGAL PROVISIONS.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law. Should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions of this Agreement.
33. **INDEMNITY.** Contractor shall indemnify City and its elected officials, employees and volunteers against, and hold City and its elected officials, employees and volunteers harmless from, all damages, claims, losses, costs, and expenses, including reasonable attorneys' fees, which City or its elected officials, employees or volunteers may sustain, or which may be asserted against City or its elected officials, employees or volunteers, arising out of the activities contemplated by this Agreement including, without limitation, harm or personal injury to third persons during the term of this Agreement to the extent attributable to the actions of Contractor, its agents, and employees.
34. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing herein is intended to waive sovereign immunity by the City to which sovereign immunity may be applicable, or of any rights or limits of liability existing under Florida Statute § 768.28. This term shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until any proceeding brought under this Agreement is barred by any applicable statute of limitations.
35. **NOTICES.** All notices, certifications or communications required by this Agreement shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile



**Exhibit 1**

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**CONTRACT# COO/230389**

transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested. Notices can be concurrently delivered by e-mail. All notices shall be addressed to the respective parties as follows:

|                      |                                                                                                                                                                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| If to Contractor:    | License to Wash, LLC<br>Attention: Joshua Davis<br>5345 SE 22 <sup>nd</sup> Place<br>Ocala, Florida 34480<br>Phone: 352-843-3354<br>E-mail: <a href="mailto:licensetowash@gmail.com">licensetowash@gmail.com</a>            |
| If to City of Ocala: | Daphne M. Robinson, Esq., Contracting Officer<br>City of Ocala<br>110 SE Watula Avenue, 3rd Floor<br>Ocala, Florida 34471<br>Phone: 352-629-8343<br>E-mail: <a href="mailto:notices@ocalafl.org">notices@ocalafl.org</a>    |
| Copy to:             | William E. Sexton, Esq., City Attorney<br>City of Ocala<br>110 SE Watula Avenue, 3rd Floor<br>Ocala, Florida 34471<br>Phone: 352-401-3972<br>E-mail: <a href="mailto:cityattorney@ocalafl.org">cityattorney@ocalafl.org</a> |

36. **ATTORNEYS' FEES.** If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, sales and use taxes, court costs and all expenses reasonably incurred even if not taxable as court costs (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, bankruptcy and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, administrative costs, sales and use taxes and all other charges reasonably billed by the attorney to the prevailing party.
37. **JURY WAIVER.** IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE



ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

38. **GOVERNING LAW.** This Agreement is and shall be deemed to be a contract entered and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied and enforced in accordance with the laws of the State of Florida.
39. **JURISDICTION AND VENUE.** The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Marion County, Florida. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Marion County or the United States District Court, Middle District of Florida, Ocala Division. Each party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court and/or the right to bring an action or proceeding in any other court. Service of any court paper may be effected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.
40. **REFERENCE TO PARTIES.** Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all whom shall be bound by the provisions hereof.
41. **MUTUALITY OF NEGOTIATION.** Contractor and City acknowledge that this Agreement is a result of negotiations between Contractor and City, and the Agreement shall not be construed in favor of, or against, either party because of that party having been more involved in the drafting of the Agreement.
42. **SECTION HEADINGS.** The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.
43. **RIGHTS OF THIRD PARTIES.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or because of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.
44. **AMENDMENT.** No amendment to this Agreement shall be effective except those agreed to in writing and signed by both parties to this Agreement.
45. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
46. **ELECTRONIC SIGNATURE(S).** Contractor, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Agreement. Further, a duplicate or copy of the Agreement that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original Agreement for all purposes.
47. **ENTIRE AGREEMENT.** This Agreement, including exhibits, (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible

**Exhibit 1**

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**CONTRACT# COO/230389**

to supplement, explain, or vary any of the terms of this Agreement. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.

48. **LEGAL AUTHORITY.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on 9/21/2023.

**ATTEST:**

DocuSigned by:  
Angel B. Jacobs  
F82768461C4E4E5...  
Angel B. Jacobs  
City Clerk

**CITY OF OCALA**

DocuSigned by:  
Peter Lee  
55B26E162F2E4C2...  
Peter Lee  
City Manager

**Approved as to form and legality:**

DocuSigned by:  
William E. Sexton  
B07DCFC4E86E429...  
William E. Sexton, Esq.  
City Attorney

**LICENSE TO WASH, LLC**

DocuSigned by:  
Joshua Davis  
458790293AB74D6...  
By: Joshua Davis  
(Printed Name)

Title: Owner  
(Title of Authorized Signatory)

**Exhibit A – SCOPE OF WORK****CONTRACT# COO/230389****BACKGROUND**

Contractor shall provide commercial pressure washing services as needed to the City of Ocala. Contractor will provide all materials, labor, and equipment necessary to complete all assigned work.

**SERVICES**

Scheduling of all services shall be coordinated with the City Project Manager.

**PROJECT SUMMARY AND HOURS**

**Project Summary:** The Contractor will be required to perform the following services for the City of Ocala:

- Any cleaning solutions used must be environmentally safe products. No hazardous or toxic products may be used.
- Contractor is responsible for all cleaning solution containers.
- A water source will be supplied at no cost in most cases. Contractor must have the appropriate equipment to reach the water source.
- All landscaping must be returned to original condition or better.
- Buildings shall not have any debris on doors, glass, or buildings when pressure washing is completed.
- A company vehicle displaying the company name must be used when servicing this contract.
- All workers must always wear a company shirt.

**Pressure Washing:** Protect surrounding area from overspray or damage from chemicals used. Provide barriers to keep staff and citizens away from area being cleaned or perform work outside of normal business hours as required for the completion of projects. If working at night, provide adequate lighting to perform quality cleaning and final product.

**Soft Washing system**

- All Painted Surfaces
- Brick Pavers/Masonry
- Steel/Aluminum
- Vinyl Siding
- Cellular PVC
- Stucco
- EIFS (Exterior Insulation and Finishing Systems)
- Natural Wood
- Rust Removal-as requested by the City of Ocala.
- Concrete

All surfaces must be cleaned with the appropriate pressure and water temperature per manufacturer/material recommendations.

- All areas shall be pressure washed must be pre-treated with a 6% solution of both bleach and soap.
- Post clean all surfaces with a 6% solution of chlorine.
- The finished product shall not show any lines, streaks or circle patterns from pressure washer or disk.

All materials used for this Agreement must be used according to manufacturer instructions. Detergents, degreasers, and other chemicals used must be appropriate for the surface being cleaned. Contractor shall

**Exhibit 1****Exhibit A – SCOPE OF WORK****CONTRACT# COO/230389**

provide a list of equipment owned and chemicals they plan to use for cleaning with their proposal. Material Safety Sheets must also be included for all chemicals used in the cleaning process.

**Working Hours:** The normal/standard working hours for this project are 7:00 AM – 5:00 PM Monday through Friday, excluding holidays. Contractor shall provide 48-hour advance notice to City Project Manager for work outside normal shift hours. The City may decline the request.

**CONTRACTOR EMPLOYEES AND EQUIPMENT**

1. Contractor must utilize competent employees in performing the work. Employees performing the work must be properly qualified as required by the scope/project.
2. The Contractor shall provide an assigned project manager, who will be the primary point of contact. Contractor must always provide a valid telephone number and address to the City Project Manager. The telephone must be answered during normal working hours or voicemail must be available to take a message.
3. At the request of the City, the Contractor must replace any incompetent, unfaithful, abusive, or disorderly person in their employment. The City and the Contractor must each be promptly notified by the other of any complaints received.
4. Contractor's employees must wear suitable work clothes and personal protective equipment as defined by OSHA. Employees shall be clean and in as good appearance as the job conditions permit.
5. Contractor will operate as an independent contractor and not as an agent, representative, partner, or employee of the City of Ocala, and shall control their operations at the work site, and be solely responsible for the acts or omissions of their employees.
6. No smoking is allowed on City property or projects.
7. Contractor must possess/obtain all required equipment to perform the work. A list of equipment shall be provided to the City upon request.
8. All company trucks must display a visible company name/logo on the outside of the vehicle.

**CITY OF OCALA RESPONSIBILITIES**

1. The City of Ocala will furnish the following services/data to the Contractor for the performance of services:
  - Access to City buildings and facilities to perform the work.
  - Provide access to drawings, specifications, schedules, reports, and other information prepared by/for the City of Ocala pertinent to the Contractor's responsibilities.
  - Provide office facilities for the Contractor, if needed.
2. The City reserves the right to purchase any materials for the Contractor to use. The Contractor shall not charge a mark-up fee for material furnished by the City.

**SAFETY**

1. The Contractor shall be fully responsible for the provision of adequate and proper safety precautions meeting all OSHA, local, state, and national codes concerning safety provisions for their employees, sub-Contractors, all building and site occupants, staff, public, and all persons in or around the work area.

**Exhibit 1**

**Exhibit A – SCOPE OF WORK**

**CONTRACT# COO/230389**

2. In no event shall the City be responsible for any damages to any of the Contractor's lost, damaged, destroyed or stolen equipment, materials, property, or clothing.
3. Prior to completion, storage and adequate protection of all material and equipment will be the Contractor's responsibility.

Exhibit 1

EXHIBIT B-Price Proposal

CONTRACT # COO/230389

License to Wash, LLC.

Citywide Pressure Washing Services

| Bidder Name          | Office Location | Standard SQF Rate | After Hours Rate | Mobilization Fee |
|----------------------|-----------------|-------------------|------------------|------------------|
| License to Wash, LLC | Ocala, FL       | \$ 0.10           | \$ 0.13          | \$ 100.00        |

INITIAL TERM PRICING

| Item | Description                  | Qty | UOM | Unit Price | Total   |
|------|------------------------------|-----|-----|------------|---------|
| 1    | Standard Rate by Square Foot | 1   | SQF |            |         |
|      | License to Wash, LLC         | 1   | SQF | \$ 0.10    | \$ 0.10 |

| Item | Description                     | Qty | UOM | Unit Price | Total   |
|------|---------------------------------|-----|-----|------------|---------|
| 2    | After Hours Rate by Square Foot | 1   | SQF |            |         |
|      | License to Wash, LLC            | 1   | SQF | \$ 0.13    | \$ 0.13 |

| Item | Description                                                | Qty | UOM       | Unit Price | Total     |
|------|------------------------------------------------------------|-----|-----------|------------|-----------|
| 3    | Mobilization Fee (Flat Fee in Addition to Quare Foot Rate) | 1   | FLAT RATE |            |           |
|      | License to Wash, LLC                                       | 1   | FLAT RATE | \$ 100.00  | \$ 100.00 |



Exhibit 1



Certificate Of Completion

|                                                                        |                             |
|------------------------------------------------------------------------|-----------------------------|
| Envelope Id: 5158D51CAE7E428EAD33110F8917188C                          | Status: Completed           |
| Subject: Citywide Pressure Washing - License to Wash, LLC (COO/230389) |                             |
| Source Envelope:                                                       |                             |
| Document Pages: 18                                                     | Signatures: 4               |
| Certificate Pages: 5                                                   | Initials: 0                 |
| AutoNav: Enabled                                                       | Envelope Originator:        |
| Envelopeld Stamping: Enabled                                           | Brittany Craven             |
| Time Zone: (UTC-05:00) Eastern Time (US & Canada)                      | 110 SE Watula Avenue        |
|                                                                        | City Hall, Third Floor      |
|                                                                        | Ocala, FL 34471             |
|                                                                        | biverson@ocalafl.org        |
|                                                                        | IP Address: 216.255.240.104 |

Record Tracking

|                                      |                                                 |                    |
|--------------------------------------|-------------------------------------------------|--------------------|
| Status: Original                     | Holder: Brittany Craven                         | Location: DocuSign |
| 8/31/2023 12:53:58 PM                | biverson@ocalafl.org                            |                    |
| Security Appliance Status: Connected | Pool: StateLocal                                |                    |
| Storage Appliance Status: Connected  | Pool: City of Ocala - Procurement & Contracting | Location: DocuSign |

Signer Events

| Signer Events                                        | Signature                                                                 | Timestamp                     |
|------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------|
| Joshua Davis                                         | DocuSigned by:<br><i>Joshua Davis</i><br>458790293AB74D6...               | Sent: 8/31/2023 12:56:37 PM   |
| licensetowash@gmail.com                              |                                                                           | Viewed: 8/31/2023 12:58:05 PM |
| Owner                                                |                                                                           | Signed: 8/31/2023 1:07:57 PM  |
| Security Level: Email, Account Authentication (None) | Signature Adoption: Pre-selected Style<br>Using IP Address: 98.180.65.254 |                               |

Electronic Record and Signature Disclosure:  
Accepted: 8/31/2023 12:58:05 PM  
ID: 131fb521-af7e-42cb-878f-8b7b4b8d985e

|                                                      |                                                                             |                             |
|------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------|
| William E. Sexton                                    | DocuSigned by:<br><i>William E. Sexton</i><br>B07DCFC4E86E429...            | Sent: 8/31/2023 1:07:58 PM  |
| wsexton@ocalafl.org                                  |                                                                             | Viewed: 9/6/2023 3:49:30 PM |
| City Attorney                                        |                                                                             | Signed: 9/6/2023 3:49:44 PM |
| City of Ocala                                        |                                                                             |                             |
| Security Level: Email, Account Authentication (None) | Signature Adoption: Pre-selected Style<br>Using IP Address: 216.255.240.104 |                             |

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign

|                                                      |                                                                             |                              |
|------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------|
| Peter Lee                                            | DocuSigned by:<br><i>Peter Lee</i><br>5BB28E162F2E4C2...                    | Sent: 9/6/2023 3:49:46 PM    |
| plee@ocalafl.org                                     |                                                                             | Viewed: 9/21/2023 2:27:20 PM |
| City Manager                                         |                                                                             | Signed: 9/21/2023 2:27:28 PM |
| City of Ocala                                        |                                                                             |                              |
| Security Level: Email, Account Authentication (None) | Signature Adoption: Pre-selected Style<br>Using IP Address: 216.255.240.104 |                              |

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign

|                                                      |                                                                             |                              |
|------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------|
| Angel B. Jacobs                                      | DocuSigned by:<br><i>Angel B. Jacobs</i><br>F82769461C4E4E5...              | Sent: 9/21/2023 2:27:29 PM   |
| ajacobs@ocalafl.gov                                  |                                                                             | Viewed: 9/21/2023 3:17:59 PM |
| April 19                                             |                                                                             | Signed: 9/21/2023 3:18:19 PM |
| City of Ocala                                        |                                                                             |                              |
| Security Level: Email, Account Authentication (None) | Signature Adoption: Pre-selected Style<br>Using IP Address: 216.255.240.104 |                              |

Electronic Record and Signature Disclosure:  
Not Offered via DocuSign

Exhibit 1

|                                            |                  |                       |
|--------------------------------------------|------------------|-----------------------|
| In Person Signer Events                    | Signature        | Timestamp             |
| Editor Delivery Events                     | Status           | Timestamp             |
| Agent Delivery Events                      | Status           | Timestamp             |
| Intermediary Delivery Events               | Status           | Timestamp             |
| Certified Delivery Events                  | Status           | Timestamp             |
| Carbon Copy Events                         | Status           | Timestamp             |
| Witness Events                             | Signature        | Timestamp             |
| Notary Events                              | Signature        | Timestamp             |
| Envelope Summary Events                    | Status           | Timestamps            |
| Envelope Sent                              | Hashed/Encrypted | 8/31/2023 12:56:37 PM |
| Certified Delivered                        | Security Checked | 9/21/2023 3:17:59 PM  |
| Signing Complete                           | Security Checked | 9/21/2023 3:18:19 PM  |
| Completed                                  | Security Checked | 9/21/2023 3:18:19 PM  |
| Payment Events                             | Status           | Timestamps            |
| Electronic Record and Signature Disclosure |                  |                       |

## **Exhibit 1**

Electronic Record and Signature Disclosure created on: 2/22/2023 11:31:05 AM

Parties agreed to: Joshua Davis

### **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Ocala - Procurement & Contracting (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

#### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

#### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

#### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

#### **All notices and disclosures will be sent to you electronically**

## **Exhibit 1**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact City of Ocala - Procurement & Contracting:**

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To contact us by email send messages to: [contracts@ocalafl.org](mailto:contracts@ocalafl.org)

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### **To withdraw your consent with City of Ocala - Procurement & Contracting**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

**Exhibit 1**

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [contracts@ocalafl.org](mailto:contracts@ocalafl.org) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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**Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Ocala - Procurement & Contracting as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Ocala - Procurement & Contracting during the course of your relationship with City of Ocala - Procurement & Contracting.

## ASSET PURCHASE AGREEMENT

This Asset Purchase Agreement ("Agreement") is made as of **22 November 2024**, by and between:

**Seller: Joshua Kevin Davis**

**Seller's Address: 5345 SE 22<sup>nd</sup> Place Ocala, FL 34480**

**Phone: 352-812-6888**

**Email: josh@licensetowash.com**

and

**Buyer: Paul's Pressure Washing LLC**

**Buyer's Address: 16830 NW 175<sup>th</sup> Ter Alachua, FL 32615**

**Phone: 352-318-1228**

**Email: paulspresure@gmail.com**

### 1. Sale of Assets

Seller agrees to sell, transfer, and assign to Buyer, and Buyer agrees to purchase from Seller, all of Seller's rights, title, and interest in the following assets related to Seller's pressure washing business ("License to Wash"):

- **Tangible Assets:** Including, but not limited to, all equipment, machinery, vehicles, tools, existing contracts and any other physical assets.
- **Intangible Assets:** Including, but not limited to, customer lists, goodwill, website, phone numbers, business name, trademarks, social media accounts, google business profile and any other intangible property.
- **Inventory:** Including any cleaning supplies or products used in connection with the Business.

### 2. Purchase Price and Payment Terms

- **Purchase Price:** The total purchase price for the assets shall be \$50,000 and 5% of Gross Sales for 2 years from date of contract execution
- **Payment Terms:** Payment of the Purchase Price will be made as follows:
  - The balance of \$50,000, due at the closing date.
  - 5% of Gross sales payments made monthly.

### 3. Closing

The closing of the transaction will take place on **22 November 2024**, at a time and location mutually agreed upon by both parties. At closing, Seller will transfer all assets free and clear of any liens or encumbrances, and Buyer will pay the balance of the Purchase Price.




#### 4. Representations and Warranties

- **Seller's Representations:** Seller represents and warrants that:
- Seller has full authority to sell the Business and all related assets.
- All assets are free of liens and encumbrances.
- The Business is in good standing, and all necessary licenses and permits are in place.
- All financial information provided to Buyer is accurate to the best of Seller's knowledge.
- **Buyer's Representations:** Buyer represents and warrants that:
- Buyer has the financial capacity to complete the purchase.
- Buyer has conducted due diligence and accepts the assets as is, except as otherwise provided in this Agreement.
- Buyer agrees to accept any future financial or managerial responsibilities arising after date of closing.

#### 5. Confidentiality

- **Confidentiality:** Both parties agree to keep all terms of this Agreement confidential and will not disclose any information to third parties, except as required by law.

#### 6. Liabilities

The Buyer is not assuming any of the Seller's liabilities or debts unless expressly stated in this Agreement.

#### 7. Indemnification

Each party agrees to indemnify, defend, and hold the other harmless from any claims, damages, or expenses arising from any breach of its representations, warranties, or covenants under this Agreement.

#### 8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the state of Florida.

#### 9. Entire Agreement

This Agreement constitutes the entire understanding between the parties regarding this transaction and supersedes all prior negotiations and understandings. Any amendments must be in writing and signed by both parties.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first written above.





**Seller**

Signature: 

Name: Joshua Davis

Date: 11/22/24

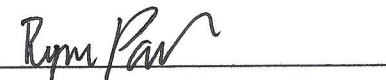
**Buyer #1**

Signature: 

Name: Blain Roberson

Date: 2024 11 22

**Buyer #2**

Signature: 

Name: Ryan Paul

Date: 11/22/24

## Certificate Of Completion

Envelope Id: 0CC10C7C-80E7-4C8A-9DF8-94F26B30511D

Status: Completed

Subject: SIGNATURE: Citywide Pressure Washing Services Agreement - Paul's Pressure Washing, LLC (COO/230389)

Source Envelope:

Document Pages: 30

Signatures: 5

Envelope Originator:

Certificate Pages: 5

Initials: 0

April Adolf

AutoNav: Enabled

110 SE Watula Avenue

Envelopeld Stamping: Enabled

City Hall, Third Floor

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Ocala, FL 34471

aadolof@ocalafl.gov

IP Address: 216.255.240.104

## Record Tracking

Status: Original

Holder: April Adolf

Location: DocuSign

10/2/2025 4:38:56 PM

aadolof@ocalafl.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: City of Ocala - Procurement & Contracting

Location: Docusign

## Signer Events

Joshua Davis

jaykay055@gmail.com

Former owner

Security Level: Email, Account Authentication (None)

## Signature

DocuSigned by:  
*Joshua Davis*  
28E73D927537468...

Signature Adoption: Pre-selected Style

Using IP Address: 206.124.11.40

Signed using mobile

## Timestamp

Sent: 10/2/2025 6:16:52 PM

Resent: 10/14/2025 10:39:06 AM

Viewed: 10/14/2025 12:38:30 PM

Signed: 10/14/2025 12:39:32 PM

## Electronic Record and Signature Disclosure:

Accepted: 10/14/2025 12:38:30 PM

ID: d8b41ba5-928a-4adc-b5a1-8cc5de801ae9

Ryan Paul

licensetowash@gmail.com

Owner

Security Level: Email, Account Authentication (None)

Signed by:  
*Ryan Paul*  
458790293AB74D6...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1006:b345:5025:9df5:46e6:24a6:47af

Signed using mobile

Sent: 10/14/2025 12:39:34 PM

Viewed: 10/14/2025 12:39:56 PM

Signed: 10/14/2025 12:40:30 PM

## Electronic Record and Signature Disclosure:

Accepted: 10/14/2025 12:39:56 PM

ID: 9b0a13ac-404c-440e-939d-2a4ffd467427

William E. Sexton, Esq.

wsexton@ocalafl.gov

City Attorney

Security Level: Email, Account Authentication (None)

Signed by:  
*William E. Sexton, Esq.*  
4A55AB8A8ED04F3...

Signature Adoption: Pre-selected Style

Using IP Address: 216.255.240.104

Sent: 10/14/2025 12:40:32 PM

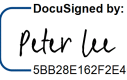
Viewed: 10/14/2025 1:32:36 PM

Signed: 10/14/2025 1:36:50 PM

## Electronic Record and Signature Disclosure:

Accepted: 9/15/2023 9:02:35 AM

ID: 313dc6f2-e1d0-44c3-8305-6c087d6cdf0b

| Signer Events                                                                                                          | Signature                                                                                                                                                                                                                      | Timestamp                                                                                     |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Peter Lee<br>plee@ocalafl.org<br>City Manager<br>City of Ocala<br>Security Level: Email, Account Authentication (None) | <div>DocuSigned by:<br/><br/>5BB28E162F2E4C2...</div> <div>Signature Adoption: Pre-selected Style<br/>Using IP Address: 216.255.240.104</div> | Sent: 10/14/2025 1:36:52 PM<br>Viewed: 10/15/2025 4:44:19 PM<br>Signed: 10/15/2025 4:44:31 PM |

**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

|                                                                                                              |                                                                                                                                                                                                                            |                                                                                               |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Angel B. Jacobs<br>ajacobs@ocalafl.org<br>City Clerk<br>Security Level: Email, Account Authentication (None) | <div>Signed by:<br/><br/>8DB3574C28E54A5...</div> <div>Signature Adoption: Pre-selected Style<br/>Using IP Address: 216.255.240.104</div> | Sent: 10/15/2025 4:44:33 PM<br>Viewed: 10/15/2025 4:56:23 PM<br>Signed: 10/15/2025 4:56:37 PM |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|

**Electronic Record and Signature Disclosure:**  
Accepted: 10/15/2025 4:56:23 PM  
ID: 1ca865d0-6180-4344-80fb-166b7ffb16ab

| In Person Signer Events | Signature | Timestamp |
|-------------------------|-----------|-----------|
|-------------------------|-----------|-----------|

| Editor Delivery Events | Status | Timestamp |
|------------------------|--------|-----------|
|------------------------|--------|-----------|

| Agent Delivery Events | Status | Timestamp |
|-----------------------|--------|-----------|
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| Intermediary Delivery Events | Status | Timestamp |
|------------------------------|--------|-----------|
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| Certified Delivery Events | Status | Timestamp |
|---------------------------|--------|-----------|
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| Carbon Copy Events | Status | Timestamp |
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| Witness Events | Signature | Timestamp |
|----------------|-----------|-----------|
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| Notary Events | Signature | Timestamp |
|---------------|-----------|-----------|
|---------------|-----------|-----------|

| Envelope Summary Events | Status | Timestamps |
|-------------------------|--------|------------|
|-------------------------|--------|------------|

|                     |                  |                        |
|---------------------|------------------|------------------------|
| Envelope Sent       | Hashed/Encrypted | 10/2/2025 6:16:52 PM   |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Envelope Updated    | Security Checked | 10/14/2025 10:39:05 AM |
| Certified Delivered | Security Checked | 10/15/2025 4:56:23 PM  |
| Signing Complete    | Security Checked | 10/15/2025 4:56:37 PM  |
| Completed           | Security Checked | 10/15/2025 4:56:37 PM  |

| Payment Events | Status | Timestamps |
|----------------|--------|------------|
|----------------|--------|------------|

| Electronic Record and Signature Disclosure |
|--------------------------------------------|
|--------------------------------------------|

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Ocala - Procurement & Contracting (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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