

MASTER MAINTENANCE: QUARTERLY

September 22, 2006

ABC Group, LLC
165 River Road
Willington, CT 06279

AGREEMENT#: C02077, rev. 1

WH 253

LOCATION

We propose to provide MASTER MAINTENANCE on the elevators located at **Westbury Condos, 809 Farmington Avenue and 20 & 30 Outlook Avenue in West Hartford, Connecticut.**

PRICE

The price of our services under this agreement shall be **Seven Thousand Four Hundred Thirty Seven and 00/100 (\$ 7,437.00) dollars annually, payable in four (4) equal installments.**

You shall pay, as an addition to the price herein, the amount of any sales tax, which may now, or hereafter be applicable to the services provided under this agreement.

PREVENTATIVE MAINTENANCE

On a quarterly basis we will examine, clean, adjust, lubricate and if conditions warrant, repair or replace elevator parts during regular working hours. Relamping of signal lamps and push buttons will be done during scheduled maintenance visits.

SAFETY TESTS

We will perform safety tests in accordance with the A.N.S.I. A-17.1 Safety Code Regulations. Such tests may impose greater stress on the equipment than that experienced in day to day operation, and we will therefore not be responsible for any resultant damage to the building structure or equipment.

24 HOUR EMERGENCY REPAIR

We will provide labor for all repairs during regular working hours for repairs covered under this agreement. Overtime will be billed at regular hourly rates for repairs covered under this agreement. Overtime repairs not covered under this agreement will be billed at prevailing overtime rates.

REPLACEMENT PARTS

All parts of the elevator system will be repaired or replaced by Lonsdale Elevator when conditions warrant except as noted in "Items Excluded from Agreement" and "Work Beyond Contractors Control".

CLEANERS AND LUBRICANTS

We will furnish all cleaners, wiping cloths and lubricants required to properly maintain equipment.

LICENSED TECHNICIANS

We will provide trained and licensed technicians, directly employed and supervised by Lonsdale Elevator, to maintain your equipment in safe and proper operating condition.

PERFORMANCE EVALUATIONS

We will regularly evaluate equipment performance including car speed, door operation, riding quality and car leveling, and make corrections as required for proper operation.

PROMPT RESPONSE TIME

All Lonsdale mechanics will be provided with company vans, pagers and cellular telephones to repair your elevator(s) promptly. We guarantee that all shutdowns will be responded to the same day, if requested by the owner.

ITEMS EXCLUDED FROM AGREEMENT

Cleaning of cab interior and exposed door sills; removal of water from pit area; smoke detectors, heat detectors and wiring; telephones and telephone wiring; power feeds and fuses to controller; hoistway enclosure; guide rail alignment; cab lighting, heaters, air conditioners, door frames, panels and sills; walls and flooring; underground cylinders, casings and piping for hydraulic elevators; underground conduit and wiring; provision of electrical drawings; key cylinders.

WORK BEYOND CONTRACTOR'S CONTROL

We will not be required to update, alter or modernize the existing equipment for compliance to code updates or to comply with requests from insurance companies, Federal, State, Municipal and other authorities.

Lonsdale Elevator is not required to make any replacements with parts of a different design or type due to obsolescence to make changes in the existing equipment design or to install new attachments.

It is further agreed that Lonsdale Elevator Inc. will not be liable for loss or damage from strikes, storms, fire, vandalism, power failure and fluctuations, extreme variations in machine room temperature, tampering with equipment by unauthorized personnel, and any other cause beyond our control except ordinary wear and tear. In performance of this contract, Lonsdale Elevator assumes no liability on account of accidents except those directly due to its negligent acts or omissions.

TELEPHONE MONITORING

We will provide monitoring of the elevator emergency telephone(s) at no additional cost, after the owner has programmed the telephone(s) to dial our 24-hour answering service at (860) 871-1610.

LOST ITEM RETRIEVAL

We will retrieve lost items that passengers have accidentally dropped down the hoistway at no additional cost as long as we can respond during regular working hours of the next two working days. Labor and travel to retrieve lost items on an emergency basis will be billed at prevailing rates.

DOCUMENTATION

We will prepare time tickets documenting repair and maintenance visits. A maintenance chart will be kept in each machine room documenting maintenance performed.

OWNER'S RESPONSIBILITY

Your responsibility includes, but is not limited to, advising, warning and instructing passengers in the proper use of the equipment; providing a safe work place for our employees; providing clean machine room and pit areas that are adequately lighted and free of water, stored materials and excessive debris; notification to us of operation problems, malfunctions, accidents or Department of Public Safety inspection reports.

SERVICE CHARGES

A service charge calculated at the rate of 1½% per month, or the highest legal contract rate, whichever is less, shall be applicable to delinquent payment. If the customer is in default and does not pay the amount due within 30 days: (1) Lonsdale Elevator may (a) refuse to continue to service the equipment or (b) furnish service only on a C.O.D. "Per Call" basis; and (2) the customer agrees to pay Lonsdale Elevator's cost and expenses of collection, including the maximum attorney's fee permitted by law.

TRANSFER OF OWNERSHIP

In the event the building is sold or the elevator permanently removed from service, the owner may terminate this agreement by giving Lonsdale Elevator Inc. 30 days prior written notice.

SAFE AND PROPER OPERATION

The owner agrees to allow Lonsdale Elevator to repair and upgrade the equipment for safe and proper operation. The work may be beyond the scope of this agreement and involve additional costs. We reserve the right to cancel this agreement immediately, upon notification to owner, if proposed work is not approved in a timely manner or is performed by a third party.

INSURANCE

The owner agrees to maintain comprehensive liability injury and property damage insurance to adequately cover bodily injury and property damage claims as a result of the use or operation of the equipment described in this agreement.

Lonsdale Elevator, Inc.

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TERM OF AGREEMENT

This contract shall commence on October 1, 2006 and shall remain in effect for a term of five (5) years.

The agreement will remain in effect for the term selected above, and then will renew for subsequent terms of the same duration. Either party may terminate this agreement at any time during the first year. After the first year, either party may terminate this agreement at the end of the initial or any subsequent term by giving ninety (90) days written notice prior to end of such term. Lonsdale Elevator must receive written notification of termination by certified or registered mail.

PRICE ADJUSTMENTS

The contract price shall be adjusted annually, and the new pricing agreement shall go into effect on the anniversary date of this agreement. The price shall be adjusted in accordance with the percentage increase of the elevator trade labor rates, materials used, insurance provided and other related costs.

ADDITIONAL PROVISIONS

This agreement, when signed and accepted by the Purchaser below, shall constitute exclusively the contract between the parties, and all prior representations or agreements, whether written or verbal, not incorporated herein are superseded.

CUSTOMER ADDENDUM

This attached Westbury Condominium Association Addendum is an integral part of this agreement.

Signed and accepted,

Respectfully submitted,

February 5 2007

SEPTEMBER 19 2006

For Westbury Condominium Association, Inc.

For LONSDALE ELEVATOR, INC.

By [Signature]

By [Signature]

Title Property Manager

Title Assistant Manager