



*The best  
service  
at every level.*

Lonsdale Elevator, Inc.

- Corporate Office  
105 Industrial Park Road  
Vernon, CT 06066  
(860) 871-1610  
Toll free (800) 641-1610  
Fax (860) 871-8384



- Branch Office  
1079 Whalley Avenue  
Unit 3  
New Haven, CT 06515  
(203) 387-9800  
Fax (203) 387-9801



[www.lonsdaleelevator.com](http://www.lonsdaleelevator.com)

Established 1972

Contractor License  
# R1400085

October 29, 2009

To all our valued customers,

I am pleased to announce that Lonsdale Elevator, Inc. has been acquired by Otis Elevator effective November 1, 2009.

Otis, based in Farmington, Connecticut, is the largest elevator company in the world. They will provide our customers with the highest level of expertise and resources available in the elevator industry. You will continue to receive personalized service from the current Lonsdale Elevator staff since most of our employees will be retained. I will also be part of the Otis team on a full time basis to ensure a smooth and seamless transition.

Services will continue to be provided under the Lonsdale Elevator name until further notice. You will still call Diane at 860-871-1610 or 800-641-1610 to report a shutdown or to contact your Account Manager directly.

Matthew Reichin @ ext. 222  
(Hartford, Litchfield, New London, Tolland and Windham counties)

Tony DiMatteo @ ext. 218  
(Fairfield, New Haven and Middlesex counties)

The only change you will notice at first is for billing. Payments for invoices dated on or before October 31, 2009 should be sent directly to Lonsdale Elevator. Maintenance and repairs performed on or after November 1, 2009 will be billed directly by Otis Elevator. Otis will provide you with payment remittance details soon.

Thank you for your continued patronage.

Sincerely,  
LONSDALE ELEVATOR, INC.

Steve T. Lonsdale  
President



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September 22, 2006

The ABC Group, LLC  
165 River Road, Suite 3  
Willington, CT 06279

Attn: Sam Richberg  
Property Manager

Re: Westbury Condominium Association

Dear Sam:

Attached is the signed contract and addendum. Please note the following:

1. Contract start date has been changed to October 1, 2006.
2. The Westbury Condominium Addendum has been added as an integral part of this agreement. See Page 4 of 4.
3. Item #12 Waiver – It is our policy not to accept any "broad-form" hold harmless clause. Therefore, the first paragraph of this section has been deleted and replaced with a "limited form" hold harmless clause that is acceptable.

Please sign and return one copy of the contract on or before October 1, 2006.

Thank you for this opportunity to be of service to you.

Sincerely,  
LONSDALE ELEVATOR, INC.

Matthew Reichin  
Regional Manager

Enclosures

Established 1972

Contractor License  
# R1400085

**Westbury Condominium Association  
Elevator Maintenance for Buildings 869, 20 , and 30  
with  
Lonsdale Elevator**

**(1) WORK**

For the consideration herein provided Lonsdale Elevator shall perform the following work related to the maintenance of the elevators in buildings 869, 20, and 30 at Westbury Condominium Association located on Farmington Avenue and Outlook Avenue in West Hartford, CT.

**(2) CONTRACT PRICE**

The contracted price is \$7,437 (annually) plus tax for the quarterly maintenance.  
The contracted price for the five year load test is \$2,960.

**(3) PAYMENT SCHEDULE**

The contractor will be paid in four installments over the year upon receipt of invoice.  
The five year load test will be paid in full upon successful completion of the test, which will be done in accordance with the state regulations.

**(4) WORKMANSHIP**

All work performed under the Agreement shall be accomplished in conformance with any and all applicable codes, regulations or requirements of the Town of West Hartford, State of Connecticut or other governmental authority. Any material shall be applied in accordance with the materials manufacturers' specifications. Lonsdale Elevator agrees to provide a full warranty as regards to material and workmanship and agrees to promptly return to correct any defects at no cost to Westbury.

**(5) PERMITS AND APPROVALS**

Lonsdale Elevator shall obtain from any governmental agency any permits, licenses or other such documents at their expense. Copies of any permits so obtained shall be furnished to Westbury prior to commencement of work.

**(6) INSURANCE**

On or before the date of execution of the Agreement, Lonsdale Elevator shall supply Westbury with sufficient evidence of the following insurance coverage in full force and effect for purposes of this project;

- (a)** Liability insurance covering Lonsdale Elevator on this project for any personal injury, death, sickness or disease caused by the Lonsdale Elevator, its agents, employees or subcontractors to the extent of at least \$1,000,000

- (b) Liability insurance covering Lonsdale Elevator on this project for any property damage caused by Lonsdale Elevator, its agents, employees or subcontractors to the extent of at least \$1,000,000
- (c) Certificate of Workers' Compensation insurance covering all persons who will work on this project, in the event of injury arising out of the course of his or her employment.

**(7) WORK SCHEDULE/PENALTY**

This contract is for a five year term.

**(8) EXTRA COSTS**

Lonsdale Elevator need not perform and Westbury need not pay for any extra work or additional work not covered in the Agreement unless and until the parties to the Agreement execute, in writing, a written change order for said extra work containing a description of the work to be performed and the payment due.

**(9) DISTURBANCE**

Lonsdale Elevator, its agents, employees and subcontractors shall perform the work in a manner so as to present the least possible disturbance to the residents of Westbury. The contractor is responsible for all notification of the residents of the project schedule.

**(10) ATTORNEY'S FEES**

In the event of default under the terms of the Agreement by Lonsdale Elevator, Lonsdale Elevator shall pay the cost incurred, including a reasonable attorney's fee, by Westbury incurred in defending or prosecuting the rights of Westbury under the Agreement.

**(11) ASSIGNMENT**

Lonsdale Elevator shall act as an independent contractor. Neither Lonsdale Elevator nor Westbury will assign any rights under the contract.

**(12) WAIVER**

~~THE CONTRACTOR SHALL INDEMNIFY THE OWNER AGAINST ALL LIABILITY OR LOSS AND AGAINST ALL CLAIMS OF~~  
~~PROPERTY DAMAGE ARISING OUT OF THE CONTRACTOR'S WORK AND TO THE EXTENT CAUSED BY THE NEGLIGENT ACT OR~~  
~~OMISSION OF THE CONTRACTOR, HIS AGENTS, AND HIS EMPLOYEES.~~  
~~THE CONTRACTOR SHALL ALSO INDEMNIFY THE OWNER AGAINST ALL LIABILITY AND LOSS IN CONNECTION WITH,~~  
~~AND SHALL ASSUME FULL RESPONSIBILITY FOR PAYMENT OF ALL FEDERAL, STATE AND LOCAL TAXES OR CONTRIBUTIONS~~  
~~IMPOSED OR REQUIRED UNDER UNEMPLOYMENT INSURANCE, SOCIAL SECURITY AND INCOME TAX LAWS, WITH RESPECT TO~~  
~~CONTRACTOR'S EMPLOYEES WHO ARE ENGAGED IN PERFORMANCE OF THE AGREEMENT.~~

Contractor agrees to indemnify and hold harmless the Owner against claims, damages, bodily injury and death, or property damage arising out of the Contractors work and to the extent caused by the negligent act or omission of the Contractor, his agents, and his employees.

**(13) COMPLETE AGREEMENT**

This document and exhibit attached hereto and made a part hereof represent the complete Agreement.


**(14) ARBITRATION/MEDIATION**

Any controversy or claim arising out of, or relating to this contract, or the breach thereof, can be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrators may be entered in any superior court having jurisdiction thereof. Any such arbitration/mediation shall be undertaken in accordance with and governed by the laws of the State of Connecticut.

**(15) TERMINATION**

Westbury Condominium Association reserves the right to terminate this contract in the event of non compliance with the contract by Lonsdale Elevator.

Date 9/22/06

Lonsdale Elevator 

Contractor License Number: R140085

Date \_\_\_\_\_

Westbury Condominium Association:

It's: \_\_\_\_\_

Otis Elevator Company  
242 Pitkin Street  
East Hartford, Connecticut 06108  
(860) 289-7600 Fax: (860) 289-1875  
Ct. License No. 00475043



**Otis**

A United Technologies Company

November 5, 2009

Westbury Condominium Association, Inc, Management Office  
20 Outlook Avenue  
West Hartford, CT 06117

Attention: Alan Comrie

Dear Alan Comrie,

We are pleased to inform you that the Hartford branch of Otis Elevator Company acquired the service contracts and certain assets of your current service provider, Lonsdale Elevator, effective November 1<sup>st</sup>, 2009. We are confident that this transaction will both strengthen Otis capabilities as well as add value to the service you have been receiving from Lonsdale Elevator.

The Lonsdale office and field staff, including Steve Lonsdale, joins the Otis Team as employees and will continue to provide you with the high degree of customer service you have come to expect.

Otis is headquartered in CT, this will give the Lonsdale team full access to Otis' vast array of vertical transportation products and processes as well as the technical support Otis can provide as the world wide leader in the elevator business. Examples of the Otis presence in CT include the 30 story Bristol Test Tower and Engineering Center in Bristol, CT and our corporate headquarters in Farmington, CT. A key benefit to our customers is the Otis Service Center in Bloomfield, CT. This 200,000+ square foot facility provides all replacement parts, electronic component repair, and equipment support for Otis North America. The local team has direct access to this facility ensuring world class support for all CT customers.

Otis is committed to making the transition as seamless to you as possible and we welcome your feedback throughout. We sincerely look forward to being your vertical transportation specialist for years to come.

Should you have any questions, please feel free to contact me at the address below.

Our Federal Tax ID Number is 13-5583389

Otis Elevator Company  
242 Pitkin Street  
East Hartford, CT 06108

Tel: (860) 290-3328, ext 28  
Fax: (860) 660-6447  
Peter.Augustine@otis.com

Sincerely,

*Pete Augustine*

Pete Augustine  
General Manager, Hartford  
Otis Elevator Company