



A16 – 9940  
ALARM MONITORING & SERVICE AGREEMENT

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This Agreement is made and entered into this January 22, 2020, by **C10 FIRE, INC.**, here in after called the "Company", its corporate office located at 17400 Airport Ave., Grass Valley CA 95949-7309 and **MOUNTAIN HOUSE PUBLIC WORKS** here in after called the "Subscriber" located at 230 S. Sterling Dr. #100 Mountain House, CA 95391.

Subscriber Site:           **MOUNTAIN HOUSE TOWN HALL & LIBRARY**  
                                  **201 & 251 East Main Street**  
                                  **Mountain House, San Joaquin County, CA 95391**

Subscriber Acct. No.:      **A16 - 9940**

A. Subscriber shall pay to the Company the sum of Eighty-Four (\$84.00), Dollars payable upon the signing of this Agreement as a connection fee. In addition, Subscriber shall pay to the Company a monitoring charge and service fee in the sum of One Hundred Thirty (\$130.00), Dollars monthly, billed quarterly in advance. The equipment covered under this service agreement is listed on the attached Schedule of Services and as indicated herein. The duration of this contract is five years from the date of this agreement. Upon the expiration of the five-year term, this Agreement shall automatically renew itself for the same period at the current rate unless either party shall notify the other in writing of its intention to terminate not less than 30 days prior to the expiration of the original term or any renewal period thereof. Monitoring and service fee charges shall be reviewed semi-annually and adjustments may be made, upon the giving of thirty (30) days written notice of such changes. In addition, the Company reserves the right to terminate service on delinquent accounts at any time and to terminate this Agreement for any reason upon thirty (30) days prior written notice to Subscriber.

B. The Company and the Subscriber have entered into an Agreement wherein the Company will provide monitoring and inspection services for the fire alarm system located at the address shown at the head of this Agreement or such other addresses as may later be mutually agreed.

C. Such monitoring services shall consist of providing an alarm monitoring service on a continuing Twenty-Four (24) hour basis Seven (7) days a week. The service shall be via cable, telephone lines, internet, cellular, or radio. Subscriber authorizes and empowers Company to maintain and service the aforesaid system and to make any necessary inspection, test and repairs as required. In the case of fire alarm protection, Subscriber will notify Company in writing of any change in its fire rating bureau or agency. All repairs will be performed at Subscriber's expense on a time and material basis. All necessary inspections and tests, which may be required on the part of Company, shall be performed between the hours of 8:00 a.m. and 5:00 p.m. on normal business days. Subscriber acknowledges that Company's obligation hereunder relates solely to the maintenance of the specified protective system and that Company is in no way obligated to insure the operation of the system or to maintain or service Subscriber's property or the property of others to which Company's systems is connected.

D. The Subscriber agrees to furnish to the Company and periodically supplement and update a complete and accurate list of names, titles, assigned pass codes and telephone numbers of all persons authorized by the Subscriber to enter the Subscriber's premises. Upon the occurrence of any change in said list, the Subscriber shall immediately notify the Company. The Company shall be entitled to rely in full upon the most recently supplemented list and shall be deemed to have fully discharged any duty of notification to the Subscriber under the terms of the Agreement by contacting any person identified on such list, either in writing or by telephone.

**E. THE SUBSCRIBER SHALL BE RESPONSIBLE FOR THE TESTING OF ALL ALARM EQUIPMENT UTILIZED ON THE SUBSCRIBER'S PREMISES AND AGREES THAT SUCH EQUIPMENT SHALL BE TESTED REGULARLY AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE COMPANY BE RESPONSIBLE OR LIABLE FOR MALFUNCTIONS OF, OR RELATING TO, ANY ALARM SYSTEM ON THE SUBSCRIBER'S PREMISES.**

F. The services described herein are only deterrents, and the Company does not guarantee that such deterrents will prevent loss or damage. The Subscriber acknowledges that no representations have been made concerning the services to be rendered other than as specified in this Agreement and further agrees that the payments herein provided are based solely on the monitoring and services to be provided hereunder. The Company further assumes no liability for any delays in, or interruptions of, services to be rendered hereunder for any cause beyond its control. The Subscriber hereby acknowledges the Subscriber understands that the Company does not undertake to guarantee against, or

provide reimbursement or compensation for, any loss or damage to the Subscriber arising out of the performance or nonperformance of this Agreement.

**G. IN THE EVENT HOLDUP ALARMS, BURGLAR ALARMS, FIRE ALARMS, MEDICAL ALARMS, OR OTHER SERVICES ARE FURNISHED PURSUANT TO THE AGREEMENT, OR CONDITIONS AND OTHER SERVICES ADDED TO THE ALARM SYSTEM AFTER THIS AGREEMENT, THE COMPANY, UPON RECEIPT OF AN ALARM SIGNAL FROM THE SUBSCRIBER'S PREMISES, HEREBY AGREES TO TRANSMIT SUCH ALARM TO THE POLICE OR FIRE DEPARTMENT AND TO MAKE REASONABLE EFFORTS TO NOTIFY THE SUBSCRIBER'S DESIGNATED REPRESENTATIVE BY TELEPHONE.**

H. The Subscriber agrees that other persons using, or having a legal interest in the premises monitored and serviced under this Agreement, shall have no greater rights against the Company than the Subscriber has, and should be limited to recovery of the liquidated damages set forth in Paragraph J. The Subscriber further agrees to indemnify and hold harmless the Company for claims against the Company from other persons to the extent the claims exceed the dollar limitations set forth in Paragraph K. This paragraph does not apply to the extent the Company has breached its obligation set forth in Paragraph G.

I. The Subscriber agrees that the Subscriber will not maintain or use on the Subscribers premises any devices, which may interfere with the effectiveness and/or functioning of the alarm system. In the event the Subscriber shall be liable of an unreasonable number of false alarms, the Company may, upon giving the Subscriber ten (10) days written notice, discontinue further service to the Subscriber. Such misuse or abuse on the Subscriber's part shall be considered a material breach of this Agreement and the Subscriber shall be liable for any and all damages to which the Company shall be entitled by law had this Agreement been performed.

J. The Subscriber and the Company hereto agree and understand that alarm signals are transmitted over Telephone Company, Internet, Cellular, Radio, or other cable lines and the maintenance and performance of such lines or radio systems are totally beyond the control of the Company. Under no circumstances shall the Company be responsible or liable for any failure of performance or malfunction due to lines under the control of telephone companies or other utilities, including cable companies, or due to malfunctioning cellular or radio systems.

**K. THE SUBSCRIBER SPECIFICALLY UNDERSTANDS AND AGREES THAT THE COMPANY IS NOT AN INSURER, EITHER OF THE ALARM SYSTEM OR OF THE SUBSCRIBER'S PREMISES, OR OF ANY CONTENTS THEREIN, AND IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE WHICH THE SUBSCRIBER MAY INCUR AS A RESULT OF A MALFUNCTION OF THE ALARM SYSTEM OR FAILURE TO REPORT AN ALARM. IT IS UNDERSTOOD THAT THE SUBSCRIBER SHALL OBTAIN ANY DESIRED INSURANCE COVERAGE FOR SUCH RISKS. THE SERVICES PROVIDED TO THE SUBSCRIBER BY THE COMPANY HEREUNDER ARE SOLELY FOR THE SUBSCRIBER'S CONVENIENCE AND CHARGES ARE BASED SOLELY UPON THE COST TO THE COMPANY FOR PROVIDING THE SERVICES HEREUNDER AND DO NO TAKE INTO ACCOUNT ANY ASSUMPTION BY THE COMPANY OF ANY RESPONSIBILITY. FEES AND CHARGES IMPOSED HEREUNDER ARE NOT SUFFICIENT TO WARRANT THE ASSUMPTION OF ANY RISK OF CONSEQUENTIAL OR OTHER DAMAGES TO THE SUBSCRIBER INCURRED BY THE COMPANY'S NEGLIGENCE OR FAILURE TO PERFORM, OR DUE TO ANY MALFUNCTION OF EQUIPMENT, LINE, OR CONNECTING CIRCUIT, OR BECAUSE OF THE FAILURE OF AN ALARM TO BE RECEIVED AT THE CENTRAL STATION, OR BECAUSE OF ANY DELAY IN OR FAILURE TO DISPATCH PUBLIC AUTHORITIES, FIRE OR POLICE PERSONNEL OR OTHER AGENCIES TO THE SUBSCRIBER'S PREMISES TO INVESTIGATE AN ALARM. THE SUBSCRIBER, THEREFORE, AGREES THAT THE COMPANY SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE DUE, DIRECTLY OR INDIRECTLY, TO ANY OCCURRENCE, WHICH THE SERVICE RENDERED HEREUNDER, IS DESIGNED TO DETECT. SINCE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO FIX ACTUAL DAMAGES WHICH MAY ARISE DUE TO THE FAULTY OPERATION OF THE SYSTEM OR FAILURE OF THE DEVICES NOTWITHSTANDING THE ABOVE PROVISIONS, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF THE COMPANY, SUCH LIABILITY SHALL BE LIMITED TO TWO HUNDRED FIFTY DOLLARS (\$250), AS LIQUIDATED DAMAGES, AND NOT AS A PENALTY, AND THIS LIABILITY SHALL BE EXCLUSIVE.**

**L. THE SUBSCRIBER ACKNOWLEDGES THAT THE PROVISIONS OF THIS AGREEMENT, AND PARTICULARLY THOSE PARAGRAPHS RELATING TO DISCLAIMER OF WARRANTIES, LIQUIDATED DAMAGES, AND THIRD-PARTY INDEMNIFICATION, INURE TO THE BENEFITS OF AND ARE APPLICABLE TO ANY SUBCONTRACTOR ENGAGED BY THE COMPANY TO PROVIDE MONITORING OF THE ALARM SYSTEM, AND BIND THE SUBSCRIBER TO SAID SUBCONTRACTORS WITH THE SAME FORCE AND EFFECT AS THEY BIND THE SUBSCRIBER TO THE COMPANY.**

M. Connecting communication lines, cable, telephone lines, internet, cellular, radio systems, or equipment and instruments used by the Company in the performance of its services may be destroyed or substantially damaged by fire or other catastrophes. The Company may be unable to secure or retain connections or privileges necessary for the transmission of signals between the alarm location and the central station, or between the central station and police or fire dispatch centers having jurisdiction over the alarms. Should the above conditions, or strike, flood, riot, fire, explosion, war, conflict, or other causes beyond the reasonable control of the Company hinder or prevent the performance of the Company's services, this Agreement shall be deemed suspended so long as, and to the extent that such conditions or causes exist. When such conditions arise the Company shall, as soon as is reasonably practical, notify the Subscriber of the nature and extent thereof and the approximate duration foreseen. Upon such notification either party shall have the following options: (a) to proceed under

this Agreement; or (b) to terminate this Agreement, in which event the Subscriber shall pay to the Company all fees and charges imposed upon the Subscriber under this Agreement to the date of the occurrence of the condition; upon such payment, the contractual relationship between the parties shall cease.

N. The terms and conditions stated herein constitute the final complete Agreement between the Subscriber and the Company. This Agreement may not be modified in any respect except by a subsequent writing executed by the Subscriber and an officer of the Company.

O. Company shall have the right to assign this Agreement to any other person, firm or corporation without notice to Subscriber and shall have the further right to subcontract any installation and/or services, including monitoring, which it may perform.

P. This Agreement shall be interpreted and construed in accordance with the laws of the State of California.

Q. If any legal action or other proceeding is brought for the enforcement of this Agreement or the collection of any sums due hereunder, the prevailing party shall be entitled to recover reasonable attorney's fees and costs incurred in such action or proceeding, or on any appeal therefrom.

R. Notices, other than fee adjustments, shall be deemed given when deposited, postage prepaid, in the United States Mails, certified return receipt requested, addressed to the parties at the address at the head of this Agreement.

S. The provision of Paragraph H, K, and L will survive any termination or expiration of the Agreement.

T. If any provision in this Agreement is held to be invalid or unenforceable, that provision will be enforced to the maximum possible extent, and all other provisions will remain valid and enforceable.

*Subject to the terms and conditions of this agreement the Subscriber agrees to subscribe to the monitoring service. Subscriber acknowledges that he has read and accepts all provisions as set forth in Par. E, G, K, L, & N.*

C10 FIRE, INC.

By \_\_\_\_\_ **Agent**

Approved \_\_\_\_\_ **Officer**  
Kevin McElwee, President/CEO

**Subscriber Acceptance**

By \_\_\_\_\_  
Signature

Name Steven J. Pinkerton  
Print

Title General Manager



SCHEDULE OF SERVICE

Subscriber Site: MOUNTAIN HOUSE TOWN HALL & LIBRARY
201 & 251 East Main Street
Mountain House, San Joaquin County, CA 95391

Subscriber Acct. No.: A16 - 9940

1. UL Central Station Monitoring of Subscribers Systems as follows:

- Fire Alarm System - Alarm Conditions
o Dispatch Authorities;
o Notify Premise & Responsible Parties Call List as Provided by Subscriber.
Fire Alarm System - Trouble Conditions;
o Notify Premise & Responsible Parties Call List as Provided by Subscriber.
Fire Alarm System - Supervisory Conditions
o Notify Premise & Responsible Parties Call List as Provided by Subscriber.

2. Annual Inspection & Testing per the current adopted California Building Standards Code (Cal. Code Regs., Title 24) and in accordance with the methods and frequencies specified in the NFPA 72 Standard for the following equipment:

- Fire Alarm Control Equipment
o One (1) EST IO1000 Fire Alarm Control;
o One (1) BOSCH IP Communication Device;
o One (1) Power Supply w/ Two (2) Stand-by Batteries;
o Two (2) Remote Booster Power Supplies w/ Two (2) each Stand-by Batteries;
o One (1) Manual Pull Station;
o One (1) Ansul Kitchen Hood;
o Twenty (20) Area Smoke Detectors;
o Twelve (12) Duct Smoke Detectors;
o Two (2) Heat Detectors;
o One (2) Water Flow & Two (2) Control Valve Tamper;
o One (1) Post Indicator Valve Tamper, Site;
o Two (2) Backflow Device Tamper, Site;
o Six (6) Control Relay modules. Ancillary control of Fire/Smoke Dampers, Elevator, & Door Holders;
o Two (2) Signal Control modules;
o Seventy-Five (75) Notification Appliances.

3. EDWARDS FACTORY WARRANTY EXTENSION - SEVEN (7) YEARS FROM DATE OF INITIAL OCCUPANCY.

Subject to the terms and conditions of this agreement the Subscriber agrees to subscribe to the monitoring service. Subscriber acknowledges that he has read and accepts all provisions as set forth in Par. E, G, K, L, & N.

C10 FIRE, INC.

By \_\_\_\_\_ Agent

Approved \_\_\_\_\_ Officer
Kevin McElwee, President/CEO

Subscriber Acceptance

By \_\_\_\_\_ Signature

Name Steven J. Pinkerton
Print

Title General Manager



CENTRAL STATION  
RESPONSIBLE PARTY CALL LIST

CONTACT INFORMATION

ACCOUNT #: A16 9940

(List contacts in order of call sequence.)

1. CONTACT NAME: Doug Louie

Auto Notification:      Email Notification       Text Notification

EMAIL: dlouie@sjgov.org      TEXT NUMBER: 209.480.7395

PHONE NUMBER #1 209.480.7395      PHONE TYPE: Business Cell

PHONE NUMBER #2 209.610.4042      PHONE TYPE: Personal Cell

2. CONTACT NAME: Nader Shareghi

Auto Notification:      Email Notification       Text Notification

EMAIL: nshareghi@sjgov.org      TEXT NUMBER: 209.483-4717

PHONE NUMBER #1 209.483-4717      PHONE TYPE: business cell

PHONE NUMBER #2 209.834-5508      PHONE TYPE: HOME

3. CONTACT NAME: Pedro Vieira

Auto Notification:      Email Notification       Text Notification

EMAIL: pvieira@sjgov.org      TEXT NUMBER: 209.278.8788

PHONE NUMBER #1 209.28-8788      PHONE TYPE: business cell

PHONE NUMBER #2 209.831-5657      PHONE TYPE: office direct

4. CONTACT NAME: Louis Green

Auto Notification: Email Notification  Text Notification

EMAIL: lgreen@sjgov.org TEXT NUMBER: 209.207.2138

PHONE NUMBER #1 209-207-2138 PHONE TYPE: business cell

PHONE NUMBER #2 209-624-9181 PHONE TYPE: personal cell

5. CONTACT NAME: Steve Pinkerton

Auto Notification: Email Notification  Text Notification

EMAIL: spinkerton@sjgov.org TEXT NUMBER: \_\_\_\_\_

PHONE NUMBER #1 209.831-5656 PHONE TYPE: direct-office

PHONE NUMBER #2 \_\_\_\_\_ PHONE TYPE: \_\_\_\_\_

6. CONTACT NAME: \_\_\_\_\_

Auto Notification: Email Notification  Text Notification

EMAIL: \_\_\_\_\_ TEXT NUMBER: \_\_\_\_\_

PHONE NUMBER #1 \_\_\_\_\_ PHONE TYPE: \_\_\_\_\_

PHONE NUMBER #2 \_\_\_\_\_ PHONE TYPE: \_\_\_\_\_

SUBSCRIBER:  DATE: 1-27-2020  
(SIGNATURE)

Steven J. Pinkerton TITLE: General Manager  
(PRINT NAME)