

Security Services Contract

This agreement is entered into this 16th day of July 2025 between **L. Lance Security Service, LLC** hereinafter referred to as “Contractor”, and **Grand Panama Beach Resort Condominium Association, Inc**, hereinafter referred to as the “Client”. This agreement supersedes any contract now in effect between the Contractor and Client.

The above-named Client and Contractor agree as follows:

I. General Provisions:

1. Term of contract. The Contractor shall provide security services under this contract as requested by the client. This agreement is based on a schedule that will be agreed upon by both parties. This agreement begins on September 1st, 2025, and will remain in effect for 3 years. The annual agreement price is subject to adjustment on each anniversary of the commencement date to reflect increases/decreases in labor or other cost. This contract will automatically renew 90 days before the expiration date, unless written notice is provided by either Client or Contractor.

2. Scope of work: The Contractor shall provide all security services for the client. It is also agreed between the Client and the Contractor that the client, at their own expense, may obtain additional security services from uniformed officers employed with the Bay County Sheriff’s Office or Panama City Beach Police Dept.

3. Termination: Either party may terminate this contract at any time with or without cause, by giving **(90) days written notice** to the other party. In the event of termination by either party, full payment for the services performed as of the date of termination become due and payable on or before the date of termination. In the event of prepayment of services not performed or provided, refunds shall be due and payable on the termination date.

4. Breach of contract: The prevailing party in any legal action to enforce the terms of this agreement shall be entitled to attorney’s fees and costs incurred in such an action, including any appeal thereof. Reasonable efforts will be made by the damaged party to seek satisfaction without legal action being taken.

5. Status and requirements of Contractor: The Contractor is an independent contractor in the legal sense of that term. The Contractor shall obtain and maintain all workers compensation, unemployment insurance, public liability insurance, company vehicle insurance, and any other insurance required by law, including general liability insurance coverage of not less than \$1,000,000.00 per occurrence. Contractor will provide Client with written copies of all insurance policies prior to or simultaneously with the execution of this agreement. Any additional equipment required by the Client is not included in the rate paid by the Client.

6. Contractor's Compensation:

	Standard Staff	Assistant Supervisor	Site Supervisor
Hourly Rate	\$25.00	N/A	\$27.00
Holiday Hourly Rate	\$37.50	N/A	\$40.50

The Client agrees to pay the Contractor for each hour of security services as specified above. There will be an additional 7.0% added for sales tax, which is required by law. An hourly rate at time and a half of the hourly rate will be charged for the following holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The site supervisor will be billed at a special hourly rate as specified above. The assistant site supervisor will be billed at a special hourly rate as specified above. Contractor shall submit an invoice detailing the dates, times, and hours worked on a **weekly basis**. All charges not in dispute shall be paid to the Contractor by the 7th day following receipt of the invoice. If payment for the Contractor's services is not collected within 7 days after becoming due, a late fee of 5% shall be added onto the next invoice to the Client. Only the Contractor shall have the option to waive any late fees. Payment not received within 21 days of invoicing will result in suspension of security services until full payment is received, but such suspension may be imposed only after written notice is first given to the Client. Deposit equal to (2) weeks of service may be required to reinstate security services after they have been suspended. All deposits will be immediately refunded upon final invoicing. Hourly fee may change if the minimum wage as set by the United States Government or the State of Florida is increased 10% or more during the contracted term.

7. Supervision by the Contractor: The Contractor shall provide the Client's property management office with a list of key Contractor personnel, including their office phone, fax, and cell numbers for emergency contact information. In addition, it is required of the Client to provide this same information to management of the Contractor for emergency purposes. The Client shall as a minimum, identify at least one supervisor with overall contract management responsibility to be available to respond whether verbally or physically to any routine or emergency call from the Contractor regarding the properties that are the subject of this agreement.

8. Uniforms of Personnel: All workers of the Contractor shall wear the Contractor's designated security uniforms and equipment while working on Client premises. Uniforms will comply with State law. Contractor will provide such uniforms to its workers at no cost to the Client.

9. Scheduling Work: The Client and Contractor will collaborate to develop and maintain a Master Schedule for security services at the beginning of this contract and shall update this schedule as needed to ensure accuracy and fulfillment of the Client's security needs. As a minimum, this schedule shall reflect the amount and kind of work planned for the current and following months.

10. Security Notification: In addition to the notification requirements associated with scheduling work, the Contractor shall provide detailed information to the Client's property management office regarding any security observations, suggested security counter measures, any security incidents, and any other security response matters.

II. Security Services Responsibilities:

1. Protection and Prevention: The Contractor shall provide the Client with uniformed security personnel unless otherwise agreed upon, and in accordance with State law, to protect Client's property, and make suggestions to relieve any hazards that are found to exist.

2. Personnel Requirements: The Contractor shall collaborate with the Client at the beginning of this contract to develop a set of general rules and written directives for the performance of security services and shall update these documents as needed to ensure effective services are provided. The Contractor will provide training to all security personnel assigned to Client's site on the site-specific rules and written directives. This training cost will be added to the Client's weekly bill. The Contractor shall ensure that its personnel understand and comply with these rules and directives at all times while working at the Client's site. All other training conducted for security officers will be provided at no cost to Client.

3. Licenses: The Contractor warrants that it is a licensed and insured organization, licensed by the State of Florida to provide security services. The Contractor further warrants that its executives and security officers are trained in those areas commensurate with the services to be provided under this agreement and agrees to provide copies of any and all licenses to the Client upon request.

4. Legal Status: The property and the premises of the Client shall not be construed as being within the care, custody or control of the Contractor or its security workforce at any time. The Contractor shall not be deemed liable for the negligent or criminal acts of third parties, either lawful or unlawfully committed on the client's premises.

5. Supervision: The supervision of the security personnel shall be the responsibility of the Contractor, who shall be accessible to the Client by either phone or radio at all times that the Contractor's personnel are performing work at the Client's site.

6. Client Requested Personnel Change: Consistent with good judgment, the Contractor shall at all times honor the Client's requests for the replacement of any assigned Contractor personnel that the Client feels does not fulfill the requirements of the service as outlined herein.

7. Contractor Work Shifts: Contractor work shifts shall be at a minimum of (12) hours in length, unless otherwise agreed to and scheduled in advance by both parties.

III. Unique Contractor Requirements:

