

Construction Contract

Wei Zou, Owner, is hiring
Central Realty Corporation, Contractor, to perform certain
work on property located at: 2002 Bush Avenue in _____
St. Paul, MN 55119 real property, located in the county/parish of Ramsey County

1. Description of Work

The work to be performed under this Agreement is described in the following manner:

Repair damage from fire. Including remove all sheetrock and insulation in attic space, all flooring and sub floors seal attic surfaces with sealing paint, install new insulation, sheetrock, subfloor, finished floor. 2 new windows, trim, including final painting and staining.

Wash walls windows, doors on the main floor and repaint where necessary, clean floors and wax, clean furnace ductwork, install new flooring on attic stairs.

Work to be done is specified in Met Life Fire Claim Number JDI73371

2. Compensation for Work

Total amount of the project including all labor and materials is
\$ 37,641.58

3. Draw Schedule

- 25 % will be paid on 2/4/2020
- 25 % will be paid when insulation inspection is completed
- 25 % will be paid when Attic final inspection is completed
- 25 % will be paid when Occupancy permit is granted.

4. Schedule of Work

The work described in clause 1 shall:

Begin on: 2/1/2020 and be completed on or before
3/15/2020.

Time is of the essence and if Change Orders are executed, the completion date in this clause can be extended as long as both parties agree and document such change on the Change Order.

Construction Contract (cont.)

5. Hours of Performance

Work on this project will not commence before 7 AM and will cease before 10 PM.

6. Licensing and Permitting Requirements

Contractor shall comply with local and all state law requirements. This includes but is not limited to licensing requirements, local business license requirements, and similar registration requirements based on the jurisdiction of the address provided in this Agreement.

State Contractor License number is: BC765586

7. Permits and Approvals

Contractor is responsible for determining the permits that are required for this project. Central Realty Corporation is responsible for the payment of fees associated with such permits and approvals. If applicable, the restrictive covenants for the neighborhood have been reviewed by the owner and the work described in this Agreement and to be completed by the contractor does not violate any of such restrictions.

8. Liens and Waivers of Liens

To protect owner against liens being filed by Contractor, subcontractors, and providers of materials, Contractor agrees to the following: (check one box and provide description, if necessary):

- All payments to Contractor shall also be made out jointly to suppliers, subcontractors, and laborers.
- The final payment for this project shall be retained by the owner until he is presented with lien waivers, lien releases, or other proof that payments have been made to all material suppliers, subcontractor, and laborers.
- All subcontractors must agree to a lien waiver that is provided to the owner.

9. Materials

Materials used must comply with codes. As noted in clause 2, the cost of all materials is included in the Compensation for Work amount.

10. Liability Waiver

Contractor accepts liability only for injuries and damages resulting from Contractor's negligence in the course of performing work on this project.

11. Limited Warranties

Contractor will complete the specified work according to applicable building codes. All mechanical equipment that is installed will only be guaranteed as specified under the manufacturer's warranty. Contractor will guarantee work for a period of _____ against defects limited to _____.

