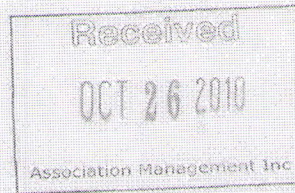


ISI COMMERCIAL REFRIGERATION, INC.

640 W 6TH ST
HOUSTON, TX 77007

10/22/2010

NANCY T.
ASSOCIATION MANAGEMENT
5295 HOLLISTER ST
HOUSTON, TX 77040



Dear NANCY T. :

Your preventative maintenance contract with ISI Commercial Refrigeration on your refrigeration and/or ice machines listed on the next page will expire on 11/01/2010.

If you would like to renew the contract for another year you may simply sign the bottom of this letter and fax or mail it to us. The price to extend your preventive maintenance contract for another year is only \$535.00 plus tax if applicable. This entitles you to continue to receive the same valuable benefits that you have currently been enjoying.

Upon receipt of this letter signed by you we will send you an invoice for payment.

If you would like to pay by credit card, please call us at 214-631-7980 extension , or you may simply return this letter signed below with your check for faster processing.

We want to thank you in advance for your business and hope we can continue the preventative maintenance program for you.

Best Regards

AIDA GARZA

I wish to renew the current preventative maintenance contract.

Customer
Signature

A handwritten signature in cursive script, appearing to read "Nancy E. Triggs".

Print Name:

Nancy E Triggs

Date

11-8-10

PH 713 861-4455 FAX 713 861-4772 WATS 800 777-0314

OFFICE LOCATIONS

ABILENE BEAUMONT DALLAS HOUSTON

TACL B009694C - Regulated by the Texas Department of Licensing and Regulation, P.O. Box 1257, Austin TX 78711, 1-800-803-9202, 512-463-6599

From:

07/13/2008 12:01 #021 P.002/003

Ice Machines
Beverage Systems
Refrigeration
Air Cleaners
Walk-in Coolers



ISI COMMERCIAL REFRIGERATION, L.P.

Beaumont Office
1180 S. Fourth St. Zip 77701
P.O. Box 12413 Zip 77708-2413
409/835-4904
Fax 409/835-5421

Dallas Office
9138 Viacount Row Zip 75247
P.O. Box 569050 Zip 75356-0050
214/631-7980
Fax 214/631-8813

Houston Office
640 West 8th St. Zip 77007
P.O. Box 167 Zip 77001
713/861-4455
Fax 713/861-3759

TAQL B009694C

TAQL B019455R

TAQL B012023C

TAQL B009799R

TAQL B016860C

Contract #

Equipment to be serviced:

Make: Scotsman

Model # CME 256as

Serial # 560467-09D

Serial # _____

Install Date _____

PLANNED MAINTENANCE PROGRAM

*** ICE MACHINES ***

An ice machine represents a sizable investment of time and money in any company's business. In order to receive the best return for that investment it MUST receive periodic maintenance.

It is the USER'S RESPONSIBILITY to see that the unit is properly maintained. It is always preferable and less costly in the long run to minimize down time by keeping it clean, adjusting it as needed, and replacing worn parts before they cause a machine failure. Maintenance and cleaning should be scheduled at a MINIMUM of four (4) times per year.

ISI has put together a program to help optimize the life expectancy of your ice machine and minimize down time. Under this program ISI will perform the following maintenance on the listed equipment 4 times per year at 3 month intervals, for \$ 375 + 30.93 = per year.

- clean the entire recirculating water circuit with ice machine cleaner
- check and flush out drain lines on the ice machine and bin
- check and adjust water level and controls
- check bin switch/thermostat operation
- check and clean air cooled condenser
- check and correct all loose wiring and vibrating refrigerant lines
- check refrigerant charge and visual inspection for leaks
- adjust ice machine to optimum performance
- submit an itemized list of all recommended repairs for customer approval
- _____

375.00
+ tax 30.93
\$405.93
Total

FOR SERVICE CALL: Dispatch Office

- Beaumont 409/835-4904
- Dallas 214/631-7980
- Houston 713/861-4455

Service to be rendered at:

Business Name Bella Vita
Address 1548 N. Riviera Circle
Pearland, TX 77581

In addition, this program entitles you to the following benefits on the covered equipment:

- NO service call fee on any additional service work during regular business hours.
- A 10% DISCOUNT off of list price on all parts used.
- PRIORITY handling of your service needs.

From July 2008 to July 2009

PM MONTHS 1 Oct 2 Jan 3 April
4 July 5 6

Robert Flores 7-11-08
ISI Representative Date

Kristen Jewel 7/16/08
Customer Signature Date

-on behalf of Bella Vita HSA



Contact _____

Phone _____

To implement this agreement, ISI simply requires the contract be returned to ISI with the fees paid and signed by both the customer and ISI representative. All additional service work charges outside of this contract will be paid to the serviceman upon completion of each service call.

CONDITIONS OF THIS CONTRACT

- ISI will endeavor to render prompt and efficient service. It is expressly agreed that ISI shall in no event be liable for damage or loss caused by delay or any loss arising out of the performance of this contract.
- ISI reserves the right to reject any agreement, if on inspection by an ISI service representative, equipment is found to be in such condition that service will be unsatisfactory to either party.
- There will be no service call fee on any service call during normal business hours. Service rendered outside this contract will be at our normal hourly rates. Normal overtime rates and service call fees will apply during the evenings, weekends and holidays.
- No service will be rendered under this agreement if customer has a past due