

STRATUS CLEAN

COMMERCIAL CLEANING ELEVATED

Our Service Agreement

Stratus Clean and (Arlington Public Schools) agree to all terms, conditions, cleaning schedule, and pricing as outlined in this agreement. Stratus will provide all the necessary cleaning chemicals and equipment. The client will provide all paper products, hand soap, and trash can liners

Price is Monthly for both Schools

Price for cleaning services for five days a week: 8,560.00

One-time deep cleaning to restore the building to appropriate cleaning standards :N/A

Service Address: 705 N 9th st

Arlington, NE 68002

Arlington Public Schools

Stratus Clean

Lawrence Reed

Facilities Manager

By: _____

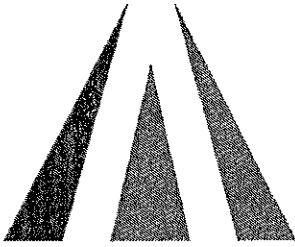
Title:

Date: _____

By Tessa Goodwin

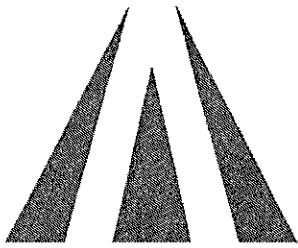
Title: Senior Sales Executive

Date: 6/22/2026



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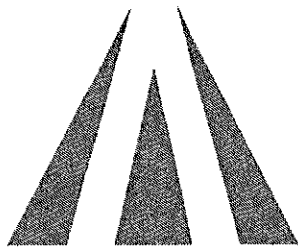
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same terms and conditions, the price of the contract may be increased commensurately with any federal or state-mandated minimum wage increase. Your STRATUS franchisee and regional office will notify.

Client Name: **Lawrence Reed** Client Signature: _____

Client Title: **Facilities Manager** Date Signed: _____



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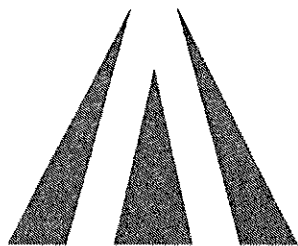
Service Agreement

This Agreement, dated **June 22, 2026** is made between **Stratus Clean and Arlington Public Schools and Both STRATUS and Arlington Public Schools** that STRATUS will begin service on _____, 2026 under the following terms and conditions.

1. CLIENT agrees to contract STRATUS to perform cleaning services according to the attached cleaning schedule. This agreement is for twelve consecutive months without interruption. The contract will commence on the latter of the dates between the one designated on the signature page and the actual date services begin.
2. This business contract agreement is obtained by STRATUS for the business benefit of a STRATUS Franchisee who hereby agrees to comply with the terms and conditions of this agreement. The Franchisee selected to service this CLIENT will be introduced prior to the staff date of service.
3. The STRATUS Franchisee has successfully completed the STRATUS training program and carries all required certifications and insurance. The insurance carried by the franchisee names the CLIENT as additionally insured.
4. Six nationally recognized holidays have been taken into consideration during the calculation of this proposal. These include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. If work is performed on these days, additional charges may apply.
5. STRATUS will invoice CLIENT on the first day of each month, and CLIENT agrees to pay STRATUS the amount that is due and owed under the terms of this contract is net 30^h. Late payments will incur service and finance charges applicable to state and federal law. In the event of default on payment, CLIENT agrees to pay STRATUS' costs for collection and/or attorney fees. Net 30.

STRATUS shall release, indemnify, defend and hold harmless the CLIENT, its officials, officers, employees and agents from and against all judgements, damages, penalties, losses, costs, claims, expenses, suits, demands, debts, actions and/or causes of action of any type or nature whatsoever brought for or on account of persons or property, including actual and reasonable attorney's fees, which may be sustained or to which they may be exposed, directly or indirectly, by reason of personal injury, death, property damage or other liability, alleged or proven, to the extent resulting from or arising out of the performance of STRATUS, its officers, officials, employees, agents or assigns, exclusively for the purposes of the foregoing indemnity, stratus waives any immunities to which it may be entitled under worker's compensation laws and assumes potential liability for actions brought by its employees.

6. CLIENT agrees to verbally notify STRATUS of 30 day cancellation
7. CLIENT agrees that during the term of this Agreement and within thirty (30) days after the termination of this agreement, CLIENT will not employ directly or indirectly any employees, agent representatives, or franchisees of STRATUS. Stratus Mutually agrees to these terms.
8. This Agreement is month to month and shall not be automatically renewed on the anniversary date, with the same terms and conditions, unless both STRATUS and the CLIENT customer agree and would like to renew the agreement. Subsequent to the first anniversary of the contract and mutual agreement to renew with the



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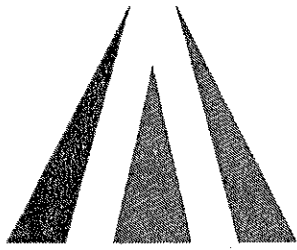
Additional Services... ... & Specialties

If you have a special need we will make every effort to accommodate you

- Strip And Re Waxing-
- Partition fabric cleaning
- Construction Cleans
- Exterior Window cleaning
- spot carpet cleaning
- Exterior Windows in front of entrance

It is strongly recommended that a customized floor care program be implemented, including carpet care and hard floor care services, to maintain the appearance of your floors and prevent premature necessary replacement of floor coverings.

All estimates for floor care services are based on current labor and supply costs. It is assumed that all heavy articles will be removed by the customer prior to the commencement of floor care service and replaced by the customer following the completion of service.



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BreakRoom:

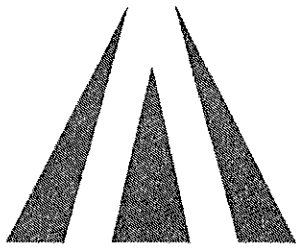
5x/week: sweep and mop break room

5x/week: empty trash and recycle

5x/week: clean counters and tables

5x/week: clean inside and outside of microwave

5x/week: clean sink and outside of refrigerator



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Floor Care:

5x /week: sweep and mop hard surface floors mop all traffic areas, floor machine in gym

5x/ week: vacuum carpet, and rugs throughout if needed in entrance areas

5x/week: sweep and mop entrances, and areas throughout

1x / month: vacuum all ledges, and detail mop ledges, baseboards

5x/week: vacuum all areas

Restrooms: Locker Rooms

5x/week: sweep and mop restroom floors

5x/week: empty trash and replace liner if needed

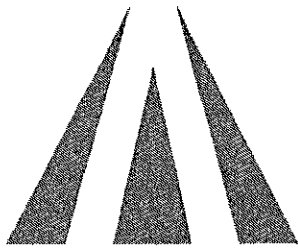
5x/week: clean and disinfect toilets and toilet basins

5x/week: clean and disinfect urinals

5x/week: clean and disinfect stalls and partitions, and showers

5x/week: clean mirrors and counter, sinks

5x/week: restock toilet paper, paper towels, and soap, fem trash liners



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GENERAL CLEANING:

Entrances, Hallways, Nurses Room, Staff Lounge, Classrooms, Gym

5x/week- sweep and mop all hard surface floors throughout

5x/week- Clean and disinfect entry ways, clean interior of entry glass,

5x/week: dust mop, & mop all hard surfaces

5x/week- Dust horizontal surfaces ledges, vacuum classrooms

5x/week- Disinfect door handles, counters, sinks throughout, drinking fountains

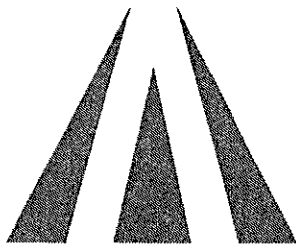
5x/ week - Disinfect light switches, light switch plate covers

As needed - Walls cleaned of smudges if needed

As Needed- dust cobwebs in corners,

5x/week: empty all trash throughout and replace liners if needed

1x/month - dust ledges and high corners and railing, vents



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Professionalism and Quality

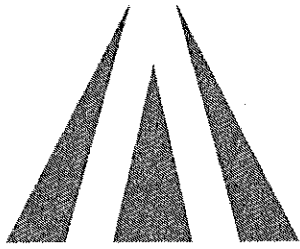
Are vital to achieving our ambitiously high standards
and meticulous attention to detail...

Stratus insists on –

- Professionally trained staff
- Fully supervised work
- Consistent quality audits
- Close teamwork between operatives, the regional office, and you
- Uniformed staff
- ID badges carried by all staff

reliability imperative to achieve our 100% customer
satisfaction pledge

- Prompt service
- Fully trained and experienced staff
- Ample resources to tackle each job

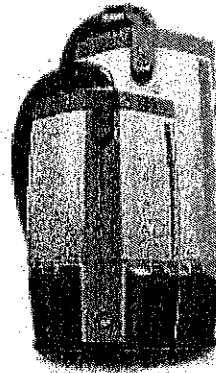


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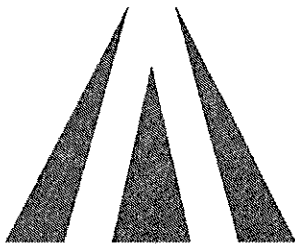


Pro-Team Green Cleaning For Health



The combination of Micro filters and Micro-Tex filters removes hair, pollen, dust, molds, and most bacteria particles down to 1 micron at **98.1% efficiency**





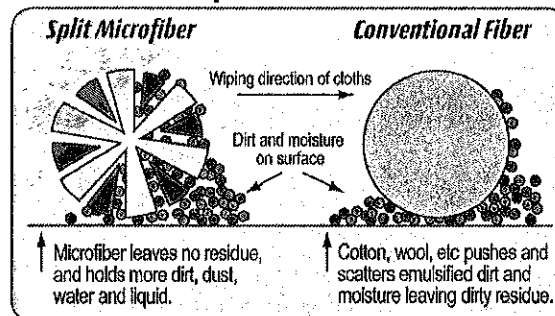
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Microfiber Cleaning For Health

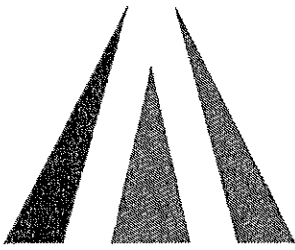


Microfiber Cleans Better



WHAT MAKES MICROFIBER GREEN

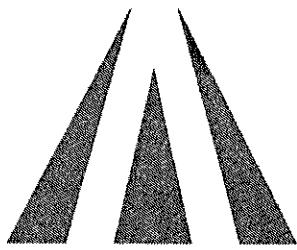
- Contributes to better indoor air quality with superior dust and dirt containment
- Source reduction—use less water and chemicals
- Lasts longer than conventional products



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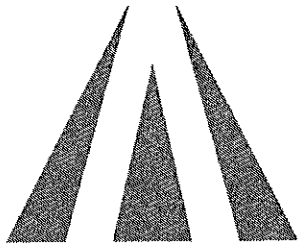
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STRATUS LABELED CHEMICALS



These products are included free of charge!

- ❖ Improve customer satisfaction
- ❖ Improve productivity
- ❖ Meet and exceed state standards for V.O.C. compliance
- ❖ Improve the indoor air quality and quality of the indoor “built environment”
- ❖ Reduce environmental & health risks associated with cleaning products



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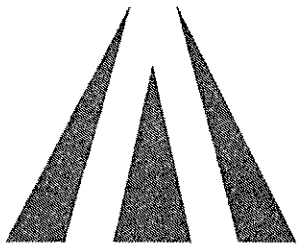
Cleaning Statement

Environmental leadership is one of Stratus Building Solutions' strategic business objectives. Responsibly cleaning for our customer's health and the environment is a crucial part of Stratus Building Solutions' Environmental Leadership Program.

- Stratus exclusively uses Green Seal Certified products
- Exclusive use of microfiber cloths reduces chemical usage by 50%
- Allergen micro-filtered vacuums make your facility virtually allergy-free

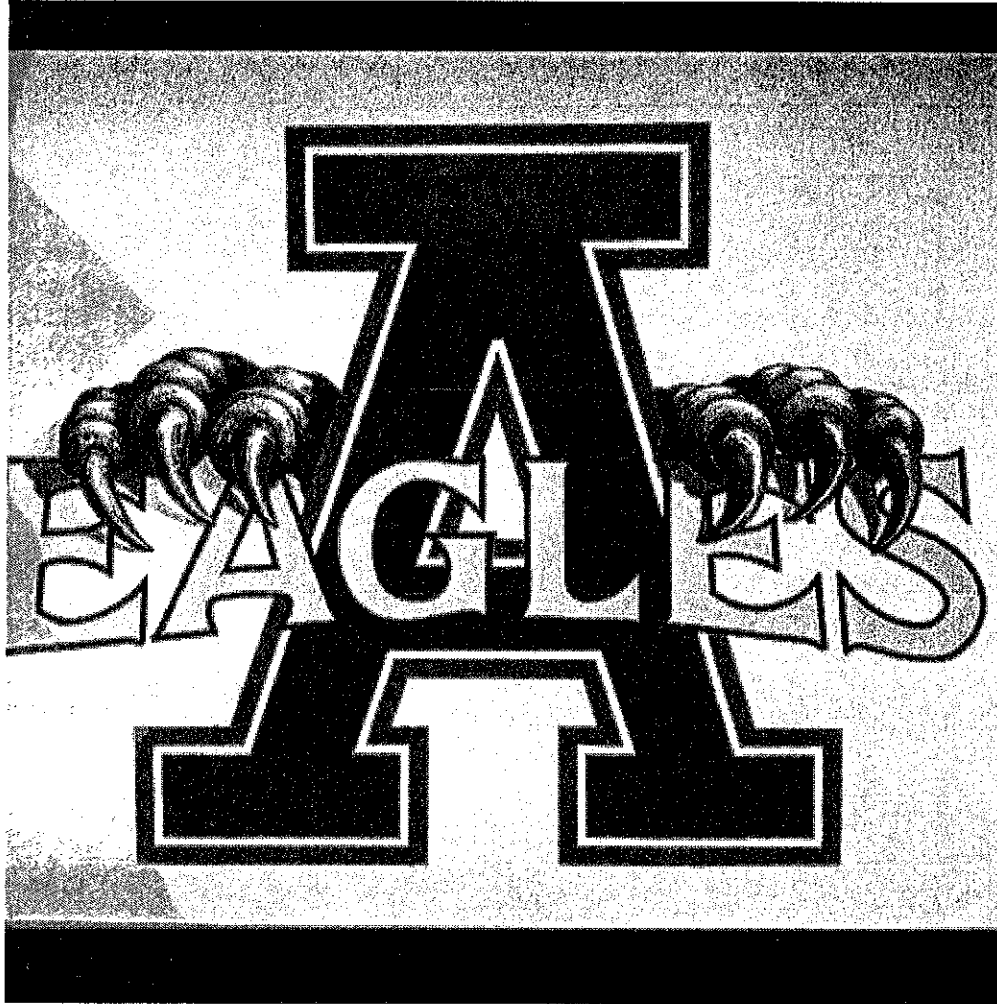
Stratus is committed to maintaining our environmental leadership in everything we do, from conservation to cleaning and recycling. We believe strongly that good environmental practice makes good business sense.

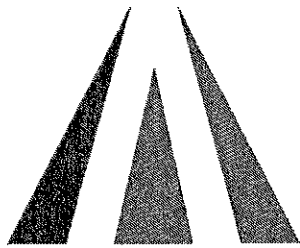




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June 22, 2026

Dear Lawrence

I would like to thank you for the opportunity to provide you with our customized quotation for your cleaning needs. After thoroughly measuring the facility, listening carefully to your requirements, *and* with our professional knowledge of the industry, I hope you'll find the attached cleaning program both detailed and inclusive.

You will find that our services are carried out consistently and, above all, with the highest standards of quality and safety in mind. All of our services stress personal attention and supervision from our dedicated and certified franchise owners. As an additional feature, you will also receive the benefit of our formal customer service program – wherein our building specialists will regularly analyze your facility in person to ensure our quality standards are being firmly upheld.

We sincerely hope you will allow us to prove ourselves to you. We know that with our unique combination of ***very competitive pricing*** and a robust emphasis on ***quality and reliability***, we will be able to deliver exactly what we promise.

OUR COMMITMENT TO YOU

A smooth, headache-free start-up- you can always rely on any job we undertake is done on time,
on budget and to the very highest standard, with great consistency.

The cleaning program that was tailored specifically for you is on the following pages. If after reading it you should have any questions or need to make any final adjustments, please feel free to call. Otherwise, all we need to get started is your signature.
Best Regards,

Sincerely,

Tessa Goodwin