

Larson Elevator Company  
PO Box 676  
Grand Rapids, MN 55744  
218-256-9030



## Elevator Inspection Agreement

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**Date:** March 23, 2026

**To:**

Yanmar Arena  
1401 NW 3<sup>rd</sup> Ave  
Grand Rapids, MN 55744

**Equipment Location:**

Yanmar Arena  
1401 NW 3<sup>rd</sup> Ave  
Grand Rapids, MN 55744

**From:**

Larson Elevator Company  
19932 Cardinal Drive  
Grand Rapids, MN 55744

**Proposal: 32326A**

Tony Larson  
Phone: 218-256-9030  
Email: tony@larsonlevator.com

<b>Elevator ID:</b>	<b>Customer Designation:</b>	<b>Elevator Manufacturer</b>	<b>Equipment Description:</b>
ELV-397603	1	Larson	Hydraulic Passenger

We will:

- Routinely examination, lubricate, clean, and adjust the following parts, components, and/or subsystems:
  - Controller parts, selectors and dispatching equipment, relays, solid-state components, transducers, resistors, condensers, power amplifiers, transformers, contacts, leads, dashpots, timing devices, computer and microcomputer devices, steel tapes, mechanical and electrical driving equipment.
  - Machines, worms, gears, thrust bearings, drive sheaves, drive sheave shaft bearings, brake pulleys, brake coils, contacts, linings, and component parts.
  - Motors, brushes, brush holders, and bearings.
  - Governor components, governor sheaves and shaft assemblies, bearings, contacts, governor jaws.
  - Pumps, pump motors, operating valves, leveling valves, and hydraulic fluid tanks.
  - Door operators, car door hangers, car door contacts, door protective devices, load weighting equipment, car frames, car safety mechanisms, platforms, car and counterweight guide shoes including rollers and gibs, and emergency car lighting.
  - Hoistway door interlocks and hangers, bottom door guides, and auxiliary door closing devices.
  - Piston packing, exposed piping, above ground pistons and cylinders.
  - Deflector or secondary sheaves, car and counterweight buffers, car and counterweight guide rails, car and counterweight sheave assemblies, top and bottom limits switches, governor tension sheave assemblies, and compensating sheave assemblies.
  - Buttons, position and direction indicators, and lamps.
- Notify you of any necessary repairs identified by us and when requested, provide a proposal for the repair.
- Perform annual no-load safety test.

### **Safety Testing**

These tests impose greater than normal stresses on the elevator equipment and Larson Elevator Company does not assume any responsibility for any damage to the building structure or any equipment. If any safety tests are overdue on the commencement date of this agreement, Larson Elevator Company assumes no responsibility for the day-to-day operation of the governor or safeties

on traction elevators or the hydraulic system on hydraulic elevators until the test has been completed and the equipment passed. Should any of these tests fail, it shall be your sole responsibility to make necessary repairs needed to bring the elevator into acceptable condition as deemed by Larson Elevator Company. Testing of individual smoke heads is not included. Any CAT 1 test that requires a second technician will involve extra charges for the second technician billed at our standard rates.

Testing fees, costs, or changes imposed by local authorities for witnessing, inspecting, assisting inspection authorities, licensing, or testing the Equipment including observation of testing by 3rd parties; changes in the testing requirements after the initial start date of this Agreement, or any other testing obligations other than as specifically set forth above are not included.

**Repairs, Callbacks and Service Requests**

When requested, repairs, callbacks, and service requests, including travel time and mileage, will be billed at our standard hourly rates. Service requests are defined as any request for dispatch of our technician to your elevator(s) from one or more of the following: you or your representative, the building or building's representative, emergency personnel, and/or passengers through the elevator's communication device.

**Visit Frequency**

Maintenance visits shall be made on the following basis: Four (4) visits per year.

**Elevator Phone Monitoring**

If requested, we will monitor the elevator phone for an additional charge of five (\$5.00) dollars per month, per elevator.

**Hours of Service**

All maintenance, repairs, and tests shall be completed during regular working hours of our regular working days for the examiners performing work excluding elevator trade holidays. Work requested outside of regular working hours will be billed at our standard overtime rates including travel time, travel expenses, time spent on the job, plus materials not covered under the agreement.

**Contract Price**

One Hundred Dollars (\$100.00) per month, payable annually in advance.

- Check box for semi-annual payments in lieu of annual. Add 1% to the price above. Initial choice: \_\_\_\_\_
- Check box for quarterly payments in lieu of annual. Add 3% to the price above. Initial choice: \_\_\_\_\_
- Check box for monthly payments in lieu of annual. Add 5% to the price above. Initial choice: \_\_\_\_\_

**Price Adjustment**

The contract Price and labor rates for extra work will be adjusted annually in January. This adjustment will be based upon the local labor rate adjustment for the year in which it is adjusted and will be increased or decreased based on changes to the local straight time hourly rate for mechanics. If there is a delay in determining a new labor rate, or an interim determination of a new labor rate, we will notify you and adjust the price at the time of such determination, and we will retroactively bill or issue credit, as appropriate, for the period of such delay. We also reserve the right to adjust the contract price quarterly / annually based on changes in other expenses such as fuel, waste disposal, government regulations or administrative costs. Should you elect to take the annual pre-payment option, the price adjustment date will default to coincide with the invoice date.

**Term**

The commencement date will be: \_\_\_\_\_.

If no date is identified above, the Commencement Date shall be the date signed by the Larson Elevator Company authorized representative.

The term of this contract will be for three (3) years beginning on the commencement date and is non-cancelable, except with thirty (30) days written notice for reasons of non-performance. "Non-performance" is defined as our inability to remedy any deficiencies within thirty (30) days after receiving written notification from you. To ensure continuous service, the contract will be automatically renewed on the third anniversary for an additional three (3) years unless terminated by either party by giving written notice to the other party at least ninety (90) days prior to the end of the current three (3) year term. Thereafter, the contract will automatically be renewed on each anniversary for an additional three (3) year term unless terminated by either party by giving written notice to the other party at least ninety (90) days prior to the end of the then current three (3) year term.

**Payments**

Beginning on the effective date, payments will be due and payable on or before the first day of the contract year in which services are rendered beginning on the commencement date.

The method of payment will be by check.

The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law. In addition to the agreed price, you shall pay to us any future applicable tax imposed on us or our suppliers in connection with the performance of the work described. This agreement does not include any taxes on services or labor.

**Invoice Delivery**

The standard method of invoice delivery is via email. Please provide the accounts payable email address(es) below the signature line of this document. You agree to immediately update us with any changes to the invoice delivery email address(es). If you wish to receive your invoices via Mail, an additional fee of \$5.00 per month will be added to your monthly contract price.

If you wish to receive your invoices via mail for an additional cost as described above – Initial to accept: \_\_\_\_\_

**Acceptance**

This proposal, when accepted by you below and approved by us, will constitute the entire and exclusive contract between us for the service to be provided and your authorization to perform as outlined herein. This contract may not be changed, modified, revised or amended unless in writing signed by you and an authorized representative of Larson Elevator Company. Further, any manual changes to this form will not be effective as to Larson Elevator Company unless initialed in the margin by an authorized representative of Larson Elevator Company.

**Customer**

Approved by authorized representative

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Accounts payable email: \_\_\_\_\_

**Larson Elevator Company**

Approved by authorized representative

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: Anthony Larson

Title: President

## Terms and Conditions

Owner to provide safe access to the elevator equipment room and/or space.

We will not be required to make any replacements with parts of a different design or type; to make any changes in the existing design of the units; to alter, update, modernize or install new attachments to any units, whether recommended or directed by governmental authorities or by any third party; to make repairs or replacements necessitated by failures detected during or due to testing of the units or buried piping or unexposed hydraulic cylinders or piping or repairs necessitated by reason of any cause beyond our control included, but not limited to, fire, explosion, theft, floods, water, weather, earthquake, vandalism, misuse, abuse, mischief, or repairs, by others. Other items not covered include: cosmetic or ancillary components of the elevator system, including the finishing, repairing or replacement of the cab enclosure, ceiling frames, panels, and/or fixtures, hoistway door panels, door frames, sills, car flooring, floor covering, lighting fixtures, ceiling light bulbs and tubes, mainline power switches, breakers, feeders to controller, alignment of guide rails, smoke fire sensors, fire service reports.

Should conditions arise requiring use of the OEM diagnostic tool, we will promptly notify you. You agree, in such event, to promptly contact the OEM for diagnostic service and repair. You will be responsible for all costs related to such service and repair. You further agree that we shall not be responsible for any delays, damage, costs or claims associated with you or OEM's failure to timely provide a diagnostic tool, and you will indemnify, defend and hold us harmless from any such delays, damage, cost or claim.

Neither party shall be liable for any loss, damage, or delay due to any cause beyond our reasonable control including, but limited to, acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, floods, water, weather, earthquake, riot, civil commotion, war, vandalism, misuse, abuse, mischief, or acts of God.

Under no circumstances will either party be liable for any indirect, special, or consequential damages of any kind, including, but not limited to, fines or penalties, loss of profits, loss of rents, loss of good will, loss of business opportunity, additional financial costs, or loss of use of any equipment or property, whether in contract, tort, warranty or otherwise.

Extra charges shall apply where and when elevator pits are classified as confined spaces.

The wiring diagrams remain your property and you agree to provide us with a current copy of the wiring diagrams.

You agree to pay a late charge from the date such sums become due of one and one-half percent (1.5%) per month, or the highest legally permitted rate, whichever is less, on any balance past due for more than thirty (30) days, together with all costs (including, but not limited to, attorney's fees) incurred by us to collect overdue amounts.

Failure to pay any sum due by you within sixty (60) days will be a material breach. We may at our option declare all sums due or to become due for the unexpired term immediately due and payable as liquidated damages, and until the same are paid be discharged from further obligations under the contract.