GENESIS RESTORATION, INC.

ADDENDUM NO. 1

FLOOR COATING SYSTEM • THREE-YEAR LIMITED WARRANTY • MAINTENANCE

Project	Wauchula Train Depot
Project Address	135 East Main Street, Wauchula, Florida 33873
Customer / Tenant	Hardee County Chamber of Commerce
Property Owner	City of Wauchula
Contractor	Genesis Restoration, Inc.

This Addendum is incorporated into and made part of the original proposal/contract for flooring improvements at the Wauchula Train Depot. It clarifies the protective floor coating, the three-year limited contractor warranty, and the cleaning and maintenance required to preserve the floor and warranty coverage.

1. FLOOR COATING SYSTEM

The decorative concrete floor will be completed using a two-color floor coating. Genesis Restoration, Inc. will apply a commercial-grade clear protective topcoat with an appropriate slip-resistant additive. The protective topcoat is intended to improve abrasion, scuff, chemical and wear resistance while preserving the decorative appearance. Slip resistance reduces, but cannot eliminate, the possibility of slips or falls, especially when the floor is wet or contaminated.

2. THREE-YEAR LIMITED CONTRACTOR WARRANTY

Genesis Restoration, Inc. warrants its completed floor coating workmanship for three (3) years from the date of substantial completion. Subject to this Addendum, Genesis will repair or recoat affected areas that experience peeling, flaking, delamination or loss of adhesion attributable to Contractor application; blistering attributable to improper application; or other substantial premature coating failure determined to result directly from defective workmanship. This is a contractor-provided workmanship warranty. It is separate from, and does not enlarge or extend, any coating manufacturer's warranty.

3. NORMAL WEAR / SCRATCHING

The coating is intended to provide a durable commercial walking surface, but it is not scratch-proof, gouge-proof, stain-proof or damage-proof. Minor scratches, scuffs, changes in sheen, normal traffic patterns and other cosmetic wear from ordinary use are not coating failure and are not covered by this warranty.

4. REQUIRED MAINTENANCE

Compliance with Exhibit A — Floor Care & Maintenance Instructions is a condition of this limited warranty. The floor shall be kept reasonably free of abrasive sand and grit; spills shall be addressed promptly; furniture and equipment shall be protected and moved without dragging; and cleaning shall be performed with compatible nonabrasive methods and chemicals.

5. WARRANTY EXCLUSIONS

This warranty does not cover normal wear; scratches, scuffs, cuts, gouges or impact damage; damage from dragging furniture or equipment; improper cleaners, pads, brushes or maintenance equipment; abuse or abnormal use; structural movement, settlement or cracking; moisture vapor, hydrostatic pressure or other moisture originating beneath the coating; flooding or water intrusion; chemical exposure outside product limitations; alterations or coatings by others; concealed or pre-existing substrate conditions; or acts/events beyond Contractor's reasonable control.

6. FLOOR SAMPLE SELECTION AND AUTHORIZATION

Genesis Restoration, Inc. has prepared three (3) sample finish options on the existing floor inside the Wauchula Train Depot. The Customer and Property Owner have had the opportunity to visually inspect these samples under actual site conditions. By selecting and signing below, the authorized representative approves the selected sample as the standard for the final floor finish and authorizes Genesis Restoration, Inc. to proceed using that option.

Because the floor is a hand-applied decorative mottled finish, reasonable variation in color, shading, mottling, texture and sheen may occur throughout the completed floor. The approved field sample establishes the intended overall appearance and is not a guarantee that every area will be identical to the sample.

SELECT	OPTION	APPROVAL / NOTES
☐	**OPTION A**	Sample prepared on floor inside Depot
☐	**OPTION B**	Sample prepared on floor inside Depot
☐	**OPTION C**	Sample prepared on floor inside Depot

GENESIS RESTORATION, INC.

SELECTED OPTION: □ OPTION A □ OPTION B □ OPTION C

AUTHORIZED SELECTION & APPROVAL: By signing below, the undersigned confirms that the selected field sample has been reviewed and approved and authorizes Genesis Restoration, Inc. to proceed with the final floor finish based on the selected option.

Hardee County Chamber of Commerce

Authorized Representative: _____

Signature: _____ Date: _____

City of Wauchula — Property Owner Acknowledgment / Approval

Authorized Representative: _____

Signature: _____ Date: _____

8. OTHER CONTRACT TERMS

Except as specifically modified by this Addendum, all other terms, conditions, limitations and payment provisions of the original proposal/contract remain unchanged and in full force and effect.

ACCEPTANCE

The undersigned acknowledge receipt and acceptance of this Addendum, including the three-year limited warranty and required maintenance procedures.

GENESIS RESTORATION, INC.	HARDEE COUNTY CHAMBER OF COMMERCE
By: _____	By: _____
Name: Nicholas Woods	Name: _____
Date: _____	Date: _____

EXHIBIT A — FLOOR CARE & MAINTENANCE INSTRUCTIONS

Wauchula Train Depot • 135 East Main Street • Wauchula, Florida 33873

These instructions are intended to preserve the appearance, traction and service life of the coated floor. Where the final topcoat manufacturer's written instructions are more restrictive, the manufacturer's instructions control.

DAILY / ROUTINE CLEANING

- Remove loose sand, grit and debris with a soft-bristle broom, microfiber dust mop or nonabrasive vacuum attachment.
- Spot-clean spills promptly. Do not allow liquids, oils, food residue or cleaning solution to remain on the floor unnecessarily.
- For wet cleaning, use clean water and a neutral-pH, nonabrasive commercial floor cleaner suitable for polyurethane/epoxy-coated floors.
- Use a microfiber mop, soft mop, or an automatic scrubber fitted with a soft/nonabrasive pad or brush.
- Pick up dirty cleaning solution; do not allow dirty mop water to dry on the floor. Rinse with clean water when the cleaner label requires it.

CLEANING CHEMICALS

- Preferred: neutral-pH commercial floor cleaner, generally in the pH 6–9 range, diluted exactly as directed by its manufacturer.
- Test any new cleaner in a small inconspicuous area before widespread use.
- Do not routinely use concentrated bleach/chlorine, strong acids, strong alkaline degreasers, acetone, MEK, xylene, paint thinner, mineral spirits, abrasive powders, or other aggressive solvents unless specifically approved in writing for the installed topcoat.
- Do not apply wax, acrylic floor finish, polish or another sacrificial coating unless approved in writing.

EQUIPMENT / PADS

- Use only soft/nonabrasive brushes or pads on automatic floor scrubbers.
- Do not use steel wool, wire brushes, sanding pads, aggressive stripping pads or abrasive brushes.
- Inspect wheels, casters and cleaning equipment so embedded grit, exposed metal or damaged components do not scratch the coating.

FURNITURE / TRAFFIC PROTECTION

- Use non-marking protective glides or pads on chairs, tables, displays, podiums and other movable items.
- Lift furniture or use suitable dollies/protection. Do not drag furniture, appliances or equipment across the floor.
- Use walk-off mats at exterior entrances to reduce tracked-in sand and abrasive grit. Keep mats clean and dry beneath them.

SPILLS / SAFETY

- Clean food, beverage, oil, grease and chemical spills promptly, then rinse as appropriate.
- Chemical resistance does not mean unlimited chemical exposure. Remove unusual spills promptly.
- The slip-resistant coating does not eliminate slip hazards. Wet or contaminated areas should be cleaned, dried and appropriately controlled before normal pedestrian use resumes.

INITIAL CURE / RETURN TO SERVICE

- Follow the final topcoat manufacturer's cure schedule before cleaning, heavy traffic, furniture placement or other service.
- For the proposed ArmorUltra Military Grade Topcoat, ArmorPoxy currently lists 2–4 hours dry-to-touch, 4–8 hours before recoating, and 3–5 days before vehicle/heavy service; actual cure varies with conditions.

WARRANTY MAINTENANCE CONDITION

Failure to reasonably follow these maintenance requirements may exclude from warranty coverage damage or coating failure caused or materially contributed to by improper cleaning, maintenance, furniture movement, chemical exposure or abuse.

MAINTENANCE ACKNOWLEDGMENT

Received by: _____ Organization: _____

Signature: _____ Date: _____