

Date: January 9, 2026

The undersigned "Seller" agrees to sell the goods specified below ("Goods") and deliver the Goods to:

UCFF ORLANDO TECH #100, 12443 Research Pkwy
Orlando, FL
32826-3243 ("Property").

Seller shall sell and deliver the Goods in accordance with the terms and conditions of this Contract, including the General Provisions on the reverse side. This Contract is between Seller and the owner of the Property ("Owner"). CBRE, Inc., ("Manager") manages the Property. Owner has authorized Manager to sign this Contract on behalf of Owner and to act on behalf of Owner under this Contract. Seller understands that Manager has no liability under this Contract.

| Property | Description | Unit Price | Qty | Gross | Shipping | Tax | Total Price |
|---|---------------------------|------------|-----|----------|----------|-------|--|
| UCFF ORLANDO TECH #100 | OTC - Window Blinds | \$950.75 | 1 | \$950.75 | \$0.0 | \$0.0 | \$950.75 |
| Gross Amount Shipping and Handling Estimated Tax Total | | | | | | | \$950.75 \$0.00 \$0.00 \$950.75 |



BILL TO:

BB# 01-108444-IMB003
PO Box 2021
Warren, MI
48090-2021

SELLER:
T M M R HOLDINGS LLC

By: «PORTAL_USER_NAME»

OWNER:
UNIV OF CENTRAL FLORIDA FOUNDATION INC

By: «EXECUTOR_NAME»
CBRE, Inc., on behalf of UNIV OF
CENTRAL FLORIDA FOUNDATION INC
(OWNER)

Title: «PORTAL_USER_TITLE»

Title: «EXECUTOR_TITLE»
12443 Research Pkwy
Orlando, FL

Address: «PORTAL_VENDOR_ADDRESS»

Address: 32826-3243

Telephone:

Signature: «VENDOR SIGNATURE»

Signature: «PMC SIGNATURE»



GENERAL PROVISIONS

1. ACCEPTANCE. Seller's acceptance of this offer to contract is expressly limited to the terms and conditions set forth in this offer. Any additional or different terms in Seller's acceptance of this offer shall not become part of this Contract.
2. PACKAGING. Seller shall package the Goods in accordance with any instructions of Owner, or, if there are no such instructions, in accordance with commercially reasonable practice in order to protect the Goods in transit. The cost of packaging the Goods shall be borne by Seller.
3. FREIGHT. Unless otherwise specified herein, Seller shall load the Goods onto the carrier and shall bear the cost of such loading and freight.
4. TIME OF DELIVERY. Deliveries shall be made during normal business hours, unless otherwise specified by Owner.
5. INSPECTION. Owner shall have the right to inspect the Goods at the time and place of delivery. Any rejected Goods may be returned to Seller at Seller's expense. Seller shall pay Owner for all loss, damages, costs or expenses arising out of the rejection or return of Goods, in addition to any other remedies Owner may have under law. No returned or rejected Goods shall be replaced by Seller except upon receipt of written instructions from Owner.
6. RISK OF LOSS. Risk of loss of the Goods shall not pass from Seller to Owner unless and until Owner has inspected and accepted the Goods.
7. OVERSHIPMENTS. Owner may reject or return quantities of Goods in excess of the quantity ordered at Seller's expense.
8. WARRANTIES. Seller represents and warrants to Owner that: (a) the Goods conform in specifications and functions to any written descriptions, models or samples of the Goods which have been supplied by Seller to Owner; (b) the Goods are merchantable and fit for the particular purpose for which Owner is purchasing the Goods; (c) the sale and shipment of the Goods shall comply with all federal, state and local laws, regulations and orders applicable thereto. The foregoing representations and warranties shall survive delivery and acceptance of the Goods and payment therefor.
9. CANCELLATION. This Contract may be cancelled by Owner without cause at any time, in which event Owner will pay any reasonable costs incurred by Seller for the performance of the Contract up to the cancellation date.
10. INSURANCE. Seller shall maintain commercial general liability insurance on an occurrence basis, including products liability, completed operations and automobile liability-physical damage insurance, or the equivalent, and worker's compensation insurance required by law. The liability insurance shall have a combined single limit of at least \$3,000,000.00, or the equivalent.
11. LIABILITIES OF PARTIES. Except for liabilities caused solely by the intentional or negligent acts or omissions of Owner or Manager, Seller agrees to defend and indemnify Owner and Manager against any claims, damages, losses, expenses and attorneys' fees arising out of this Contract or the sale of the Goods by Seller. Owner may, at its election, withhold any monies payable hereunder and apply the same to the payment of any charges or expenses arising under this paragraph.
12. ACT OF GOD. Neither party shall be liable for failure to perform this Contract, if such failure is caused by labor disputes, natural disaster or any Act of God or other cause beyond such party's control.
13. PAYMENT Unless otherwise specified herein, any invoices for the Goods shall be due and payable sixty(60) days after receipt of the Goods.
14. TAXES. Seller shall be responsible for the collection and payment of all sales, use and other taxes applicable to the sale of the Goods, and shall reimburse Owner if Owner shall pay any such taxes.



15. LAW. This Contract shall be governed by the law of the state in which the Property is located.
16. ARBITRATION. At Owner's sole discretion, Owner may elect to have any claims or disputes arising out of this Contract decided by arbitration in accordance with the rules of the American Arbitration Association in effect at the time of the demand for arbitration. If Owner so elects, a demand for arbitration shall be filed with the American Arbitration Association and delivered to the other party in such dispute. The decision in writing of the arbitrator appointed by such association shall be final and conclusive as to all parties to such dispute. Should any party fail to appear or participate in such arbitration proceedings, the arbitrator may decide the dispute on the evidence presented in such proceedings by the other party to such dispute.
17. MISCELLANEOUS. This Contract and the written descriptions, models and samples referred to in Paragraph 8 contain all of the terms and conditions agreed upon by the parties regarding the subject matter hereof. No modification hereof shall be valid unless executed in writing by the parties. If there is any dispute between the parties related to this Contract, the prevailing party shall be entitled to recover all costs of such dispute, including without limitation costs of arbitration and attorneys' fees. If any provision of this Contract is held unenforceable, the other provisions shall remain enforceable. Neither party may assign this Contract without the prior written consent of the other party. Time is of the essence in this Contract.



301a Enterprise St
Ocoee, Florida, 34761

Tel: 407-295-5200 Orlando
321-622-8909 Melbourne

Website: www.VUWindowTreatments.com

Quotation

| | |
|----------------|------------|
| Quotation No. | VU604588 |
| Account Number | DIST0001 |
| Date | 12-09-2025 |
| Sales Person | Ahren |

| | |
|----------|--|
| Quote To | Mr. Paul DeSario CBRE / UCF FOUNDATION 12424 Reaearch Parkway #160 Orlando Florida 32826 Ph: 4072303419 |
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|------------|---|
| Deliver To | Frank Distefano 12443 Researcher Parkway Suite 202 Orlando Florida 32826 Ph: 4079480853 |
|------------|---|

| # | Location | Product | Description | Qty | Net | Total |
|---|--------------|----------------|--|-----|--------|--------|
| 1 | rm 183 Ennis | Mini Blinds | Unit Type: Inches, Supplier: Springs Window Fashions, Mount: Inside, Slat Size: 1 inch Aluminum Classics 1x1.5 CORDLESS, Fabric: 1 inch Aluminum, Color: Smokey Gray, Controls: Cordless Wand Left, Valance: Standard, 8 Gauge, Take Downs: TAKE DOWNS | 1 | 344.04 | 344.04 |
| 2 | rm 183 Ennis | Mini Blinds | Unit Type: Inches, Supplier: Springs Window Fashions, Mount: Inside, Slat Size: 1 inch Aluminum Classics 1x1.5 CORDLESS, Fabric: 1 inch Aluminum, Color: Smokey Gray, Controls: Cordless Wand Left, Valance: Standard, 8 Gauge, Take Downs: TAKE DOWNS | 1 | 481.71 | 481.71 |
| 3 | | Labor/Comments | Supplier: VU Window Treatments, LADDER: 4 FOOT LADDER, Labor and Trip Fees: Labor/Trip Fee | 1 | 125.00 | 125.00 |

Customer Message

***This is a custom order, all orders under \$1000 must be paid in full to begin production, all orders over \$1000 will require a 50% deposit. THE FINAL PAYMENT WILL BE DUE PRIOR TO INSTALLATION. If the installation cannot be completed due to a service, you will be required to pay the balance minus the item to be serviced.

***Customer to remove old window treatments prior to installation, unless TAKE DOWNS are noted on the order. FURNITURE AND BREAKABLES WILL NEED TO BE MOVED PRIOR TO ARRIVAL.

***All free hanging verticals do not close tight. A view into the room is possible on an angle. 2" Horizontal blinds do not close tight. Light gaping will occur. This is the nature of the blind. Room darkening shades are not blackout shades unless side channels are added. With side channels there is still a possibility of light leakage. OVERSIZED shutter panels may require them to be lifted into the window due to size. LARGE roller shades have a tendency to have ripples in the fabric. This is normal.

***No specific time of day can be promised for delivery. It is the policy of VU Window Treatments to deliver all items as quickly as possible. Unfortunately we are dependent upon our suppliers to help us meet anticipated delivery dates. Our promise of delivery is based upon deliveries to us, therefore subject to revision due to the above factors.

***THIS IS A CUSTOM ORDER AND CAN ONLY BE CANCELLED WITHIN 3 DAYS OF DEPOSIT. The details on the order are final once in production. If you do not understand the terminology of the products selected, please ask your sales advisor.

Changes must be made within 3 days of deposit. QUOTES ARE VAILD FOR 30 DAYS.

| | |
|----------------|--------------------|
| Subtotal : | \$ 950.75 |
| Sales Tax : | \$ 61.80 |
| Total : | \$ 1,012.55 |
| Deposit : | \$ 0.00 |
| Balance : | \$ 1,012.55 |

Remittance Advice

Customer:
Quotation No: VU604588
Quotation Date: 12-09-2025
Total Due: \$ 1,012.55
Paid:

Please detach and send with payment to:

VU Window Treatments
301a Enterprise St
Ocoee, Florida, 34761