



WO# 602452

| | |
|-------------------------|---------------------|
| Purchase Order Number | PO-008363 |
| Purchase Order Date | 05/28/2025 |
| Requested Delivery Date | |
| Payment Terms | Net 30 |
| Payment Type | ACH Payment |
| Buyer | Brian Kilcommons |
| Phone Number | +1 (321) 6748083 |
| Email | bkilcommons@fit.edu |

| |
|--|
| Supplier: |
| TMMR Holdings, LLC dba VU Window Treatments by Verticals Unlimited 301 A Enterprise St Ocoee, FL 34761 United States of America |

| |
|--|
| Ship To: |
| Florida Institute of Technology, Inc. Bldg 540 East Side 150 W. University Blvd. Melbourne, FL 32901 United States of America Karen Paniczko (321) 674-8038 (Landline) |

| | | | |
|----------|--------------------|------------------|-----------------|
| Currency | Total Lines Amount | Total Tax Amount | Total PO Amount |
| USD | 30,055.69 | 0.00 | 30,055.69 |

| |
|---|
| Bill To: |
| Florida Institute of Technology, Inc. 150 W. University Blvd. Melbourne, FL 32901 United States of America Accounts Payable AcctsPayable@FIT.EDU |

| |
|--|
| Comments: |
| per quote dated 5_16_25 000ZON WO#1290 email to: lisa@vuwindowtreatments.com |

| Service Lines | | | | | | |
|---------------|-----------|--|------------|------------|----------|-----------|
| Line Number | Item Name | Description | Start Date | End Date | Due Date | Amount |
| 1 | | Install new blinds in Columbia Village | 05/22/2025 | 06/30/2025 | | 30,055.69 |

| |
|---|
| Messages |
| Financial Message Please include PO number on Packing Slips and Invoices. Additionally, please confirm receipt of this purchase order. For information regarding this PO, please call Procurement Services at 321-674-8083, or submit questions via email at purchasing@fit.edu. Please use the below link to view terms and conditions associated with this PO acceptance. https://www.fit.edu/media/site-specific/wwwfitedu/strategic-sourcing/documents/FIT-Terms-and-Conditions.pdf ***NEW 04/30/2025*** ALL INVOICES SHOULD BE ELECTRONICALLY SENT TO ACCTSPAYABLE@FIT.EDU PURCHASE ORDER GENERAL TERMS AND CONDITIONS 1. ORDER/AGREEMENT. These terms and conditions are made part of the attached purchase order ("Order") issued by Florida Institute of Technology, Inc. ("FLORIDA TECH") to the supplier identified in the Order ("Seller") to purchase certain goods and/or services described in the Order ("Goods"). The Order is binding on the parties when Seller (i) returns written acceptance, (ii) makes any shipment of Goods to FLORIDA TECH, or (iii) accepts the Order in any other manner. The terms of the accepted Order, including these General Terms and Conditions, shall constitute the entire agreement between the parties (collectively the "Agreement"). In the event of a conflict between any of the terms on the face of an Order and those contained in these General Terms and Conditions, the terms on the face of the Order shall control. Any additional terms in any proposal, quotation, invoice, acknowledgment, or other communication from Seller are hereby objected to and rejected, and shall not be binding on FLORIDA TECH. 2. PRICE. The total price of the Goods shall be as stated in the Agreement, and unless otherwise specified therein, the price for Goods shall be fixed. No additional charges or assessments of any kind (including, without limitation, freight/shipping charges, packaging charges, surcharges, or taxes (other than any applicable sales taxes)) will be allowed unless such charges are clearly specified in the Agreement. 3. PACKING; SHIPPING. Seller shall describe, mark, and pack Goods in a manner appropriate to ensure the Goods' protection until delivered to Florida Tech. |

| | |
|-------------------------|---------------------|
| Purchase Order Number | PO-008363 |
| Purchase Order Date | 05/28/2025 |
| Requested Delivery Date | |
| Payment Terms | Net 30 |
| Payment Type | ACH Payment |
| Buyer | Brian Kilcommons |
| Phone Number | +1 (321) 6748083 |
| Email | bkilcommons@fit.edu |

Each box or crate shall be marked with FLORIDA TECH's purchase order number, shipping address, and Seller's name. A copy of the packing list/invoice must be affixed to the outside of each shipment. Seller shall comply with any and all delivery directions and instructions set forth in the Order. If Seller fails to follow FLORIDA TECH's directions and instructions, Seller shall compensate FLORIDA TECH for any resulting increase in transport costs or other expense to FLORIDA TECH.

4. DELIVERY; INSPECTION; ACCEPTANCE. TIME IS OF THE ESSENCE as to Seller's supply of Goods, and Seller shall be responsible for any related damages. All Goods shall be delivered in the quantities, to the location(s), and on the date(s) set forth in the Agreement within the specified lead times. Goods are subject to inspection and acceptance at FLORIDA TECH's location, notwithstanding any prior payment. Non-conforming Goods may be held or returned at Seller's risk and expense. Seller specifically agrees to pay FLORIDA TECH all costs related to the rejection of Goods. Seller shall not repair or replace nonconforming Goods unless FLORIDA TECH so directs. Except for customary quantity variations recognized by trade practice, Goods in excess of those specified will not be accepted. Such excess Goods will be held and returned to Seller at Seller's risk and expense in the same manner as nonconforming Goods.

5. BILLING. Seller shall issue invoices, bills of lading, and packing lists in accordance with FLORIDA TECH's requirements. Time periods for payment (which shall be at least 30 days) and discounts shall begin upon receipt of both conforming Goods and complete and accurate invoices and all supporting documentation. FLORIDA TECH may make payment using Bank of America's card payment system.

6. SALES TAXES. Unless otherwise stated, the prices do not include sales, use, excise, and similar taxes applicable to the Goods. FLORIDA TECH is exempt from the payment of sales and use tax under Florida law. FLORIDA TECH's Florida sales tax Certificate of Exemption number is 85-8012646509C-2. If FLORIDA TECH's exemption is not applicable, all such taxes and similar charges shall be shown separately on Seller's invoice.

7. WARRANTY. Seller expressly warrants that all the Goods covered by this Order will be (i) in exact accordance with the description, drawing and/or specifications provided in the Order, (ii) new and unused, (ii) free from defects in material and/ or workmanship, (iii) merchantable and of good material and workmanship, (iv) fit and sufficient for their intended purpose to the extent Seller knows or has means to know of such purpose; (v) in compliance with the standards in Seller's industry and with all applicable laws, rules or regulations; and (vi) in the case of services, performed in a professional and workmanlike manner. Such warranty shall survive delivery, acceptance, inspection, testing, payment and use of Goods. No disclaimer of warranty, limitation of warranty or liability, or exclusion of damages for breach of warranty appearing in any invoice or other form used by Seller shall have any effect on the warranties contained in this Agreement.

8. REMEDIES. If any of the Goods fail to meet the foregoing warranties, Seller, upon notice thereof from FLORIDA TECH, shall promptly correct or replace the same at Seller's expense. If Seller shall fail so to do, FLORIDA TECH may cancel the Order as to all such Goods, and in addition, may cancel the then remaining balance of the Order. After notice to Seller, all such Goods will be held at Seller's risk. FLORIDA TECH may, and at Seller's direction shall, return such Goods to Seller at Seller's risk, and all transportation charges, both to and from the original destination, shall be paid by Seller. Any payment for such Goods shall be refunded by Seller unless Seller promptly corrects or replaces the same at its expense. In addition to the foregoing remedies for breach of warranty and other remedies provided for in the Agreement, (i) FLORIDA TECH may require Seller to refund the purchase price for, or repair or replace at FLORIDA TECH's option and at Seller's expense, any Goods (or re-perform any service) that fails to comply with the Agreement, (iii) FLORIDA TECH reserves the right to return nonconforming Goods as provided for in paragraph 4 above, (ii) FLORIDA TECH reserves the right to cancel all or part of the undelivered portion of any order if Seller does not make deliveries as specified or if Seller otherwise breaches the terms of this Agreement, and (iii) FLORIDA TECH shall have the right to terminate this Agreement as provided in paragraph 9 below. All remedies herein are cumulative and in addition to all rights and remedies provided by law or equity.

9. TERMINATION. FLORIDA TECH may by written notice to the Seller cancel the Agreement for default in whole or, from time to time, in part, (i) if the Seller fails to deliver the Goods or to perform the services within the time specified in the Agreement, (ii) if the Seller fails to deliver Goods which conform to the contractual requirements, or to perform any of the other provisions of the Agreement, or so fails to make progress as to endanger performance of the Agreement in accordance with its terms, or (iii) if the Seller becomes insolvent, or commits an act of bankruptcy. If the Agreement is terminated for default, FLORIDA TECH shall have any and all rights and remedies which the law provides for failure to perform in accordance with contract requirements.

10. MODIFICATION OR CANCELLATION OF ORDERS.

a) Modification. FLORIDA TECH may, by written order, make changes in drawings or specifications that require additional work, increase or decrease quantities of Goods, or direct the omission of work covered by an Order. No modification or amendment to an Order shall be binding or enforceable unless in writing and signed by an authorized representative of FLORIDA TECH.

b) Cancellation. FLORIDA TECH may cancel any Order at any time without cause, and if such canceled Goods were stock merchandise, FLORIDA TECH's sole liability shall be to pay for Goods shipped pursuant to the Agreement prior to cancellation. If such canceled Goods were manufactured to FLORIDA TECH's specifications, then, upon notice, Seller shall cease all performance related to such Goods (unless otherwise directed by FLORIDA TECH) and FLORIDA TECH shall pay Seller its actual costs for work and materials incurred in accordance with the Agreement, consistent with applicable lead times. Upon such payment, title to any work, materials, and Goods shall pass to FLORIDA TECH.

11. INFRINGEMENT. Seller warrants that the sale and use of Goods will not infringe, directly or indirectly, any patent, trademark, trade name, trade secret, copyright, or any proprietary right of another. If any Goods or the use thereof is held to infringe any proprietary right and its use is enjoined, Seller shall, at its expense, procure for Florida Tech and its customers the right to continue using said Goods or replace said Goods with a substantially equal, but non-infringing product acceptable to FLORIDA TECH. If further use of the Goods is not possible, Seller shall accept return of any unsold Goods and refund to FLORIDA TECH all costs related to such Goods, including but not limited to the purchase price and transportation costs.

12. INSURANCE. Seller shall maintain at its own expense the following insurance coverage: (i) General Liability Insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and property damage, independent contractor's liability, contractual liability, product liability, and complete operations liability (ii) Automobile Liability Insurance with minimum limits of \$1,000,000 per occurrence for bodily injury, death, or property damage, including

| | |
|-------------------------|---------------------|
| Purchase Order Number | PO-008363 |
| Purchase Order Date | 05/28/2025 |
| Requested Delivery Date | |
| Payment Terms | Net 30 |
| Payment Type | ACH Payment |
| Buyer | Brian Kilcommons |
| Phone Number | +1 (321) 6748083 |
| Email | bkilcommons@fit.edu |

owned, hired, and non-owned vehicle coverage; (iii) Worker's Compensation insurance as required by law and shall indemnify and hold Florida Tech harmless for any personal injury claims arising from the failure to maintain such coverage; (iv) Employer's Liability Insurance with minimum limits of \$1,000,000 for each accident. Seller shall provide Florida Tech with certificates of insurance evidencing the required coverage and naming Florida Tech as an additional insured on the General Liability policy, with a waiver of subrogation, prior to commencement of any services provided.

Depending on the nature of the services provided, additional insurance policies or higher coverage limits may be required at the discretion of Florida Tech. Such additional insurance requirements, if applicable, will be communicated to the Seller in writing prior to the commencement of the services.

13. INDEMNIFICATION AND ASSUMPTION OF RISK. Seller shall indemnify, defend (with counsel acceptable to Florida Tech), and hold harmless Florida Tech, its affiliates, officers, trustees, employees, customers, agents, and insurers against any and all claims, demands, actions, causes of action, damages, losses, liabilities, costs, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether joint, concurrent, or contributing), of Seller, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. Seller recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to Florida Tech when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by Florida Tech in suppose of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. The indemnity obligations of the Seller shall survive the termination of this agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Seller of its liability and obligation to defend, hold harmless, and indemnify Florida Tech as set forth in this article of the Agreement.

Assumption of Risk. The seller acknowledges and agrees to assume all risks and liabilities associated with the performance of the Scope of Work, including but not limited to any loss, DAMAGE, injury, or claim arising from the execution of the services or delivery of goods, regardless of whether the Seller maintains insurance coverage. Florida Tech shall not be held liable for any such risks, and the Seller waives any claim against Florida Tech in connection therewith.

14. COMPLIANCE WITH LAWS. Each party agrees to comply with all applicable federal, state, and local laws, regulations, and ordinances in connection with the performance of its obligations under this Agreement. Without limiting the generality of the foregoing, each party shall obtain all necessary licenses, permits, and approvals required to perform its obligations hereunder. If any governmental authority imposes new or additional requirements, the parties agree to cooperate in good faith to modify this Agreement as necessary to remain in compliance.

15. LABELING LAWS. Seller shall label containers of all Goods which are known to constitute a health, poison, fire, or explosion hazard in accordance with all labeling laws of the state to which such Goods are shipped. In the absence of any such law, Seller shall label such containers in accordance with "American National Standard for Hazardous Industrial Chemical-Precautionary Labeling," published by the American National Standards Institute, Inc.

16. FORCE MAJEURE. Neither party will be held responsible for a breach, delay, or failure of performance of any obligation hereunder that results from war, act of God, or natural disaster (e.g., fire, earthquake, or flood), or governmental action not due to the fault of the party (e.g., embargo).

17. ASSIGNMENT. Seller shall not assign or subcontract any of its rights, duties, or obligations under the Agreement without Florida Tech's prior written consent. Such consent, if granted, shall not relieve Seller of its obligations under the Agreement.

18. MISCELLANEOUS. Failure to require strict performance of any provision of the Agreement shall not constitute a waiver or default by a party or diminish that party's right to subsequently demand strict compliance therewith. The headings herein are for convenience only and shall not affect interpretation. If any provision of the Agreement, or the application thereof, to any person or circumstance shall for any reason and to any extent be invalid or unenforceable, the remainder of the Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the maximum extent possible. The Agreement shall be governed by and construed in accordance with the laws of the State of Florida (without regard to conflict of law provisions thereof). Seller consents to the exclusive jurisdiction of the appropriate federal court in the U.S. District Court for the Middle District of Florida or of the state courts in Brevard County, Florida, for any legal or equitable action arising out of or in connection with the Agreement. Seller waives any and all objections to venue in such courts.

FLORIDA Consumer's Certificate of Exemption
Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

Certificate Number: 85-8012646509C-2 05/31/2024 05/31/2029 501(C)(3) ORGANIZATION
Effective Date Expiration Date Exemption Category

This certifies that
FLORIDA INSTITUTE OF TECHNOLOGY INC 150 W UNIVERSITY BLVD
MELBOURNE FL 32901-8995
is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

| | |
|-------------------------|---------------------|
| Purchase Order Number | PO-008363 |
| Purchase Order Date | 05/28/2025 |
| Requested Delivery Date | |
| Payment Terms | Net 30 |
| Payment Type | ACH Payment |
| Buyer | Brian Kilcommons |
| Phone Number | +1 (321) 6748083 |
| Email | bkilcommons@fit.edu |

DR-14 R. 01/18

- FLORIDA
1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (FAG.).
 2. Your Consumer's Certificate of Exemption is to be used solely by your organization for your organization's customary nonprofit activities.
 3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
 4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
 5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
 6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

Purchase order Terms & Conditions Reviewed and Accepted
TMMR Holdings, LLC dba VU Window Treatments by Verticals Unlimited

By: _____

Title: _____ Date: _____

Digitally signed by:

E3F048CE106B489

Scott Peterson, Associate Director
FIT Procurement Services