



AGREEMENT

GREAT AMERICA FINANCIAL SERVICES CORPORATION
626 FIRST STREET SE, CEDAR RAPIDS IA 52401
PO BOX 606, CEDAR RAPIDS IA 52406-0009

AGREEMENT NO.: 1828200

CUSTOMER ("YOU" OR "YOUR")

FULL LEGAL NAME: Florida Housing Finance Corporation

ADDRESS: 227 N Bronough St Fl 5 Ste 5000

Tallahassee, FL 32301-1387

VENDOR (VENDOR IS NOT OUR AGENT AND IS NOT AUTHORIZED BY US TO ACT ON OUR BEHALF OR TO WAIVE OR ALTER ANY PROVISION OF THIS AGREEMENT)

Advanced Business Systems

Tallahassee, FL

EQUIPMENT AND PAYMENT TERMS

TYPE, MAKE, MODEL NUMBER, SERIAL NUMBER, AND INCLUDED ACCESSORIES

2 Canon ImageRUNNER ADVANCE DX C6580i Copiers

4 Canon ImageRUNNER ADVANCE DX C6840i Copiers

EQUIPMENT LOCATION: As Stated Above

(+PLUS TAX)

TERM IN MONTHS: 60

MONTHLY PAYMENT AMOUNT: \$1,644.00

PURCHASE OPTION: Fair Market Value

ADDITIONAL TERMS AND CONDITIONS

AGREEMENT. You want us to now pay your Vendor for the equipment and/or software referenced herein ("Equipment") and the amounts your Vendor included on the invoice to us for the Equipment for related installation, training, and/or implementation costs, and you unconditionally agree to pay us the amounts payable under the terms of this agreement ("Agreement") each period by the due date. This Agreement will begin on the date the Equipment is delivered to you or any later date we designate. We may charge you a one-time origination fee of \$39.50. If we do not receive by the due date, at the residence address indicated on your invoice, any amount payable to us, you will pay a late charge equal to: 1) the greater of ten (10) cents for each dollar overdue or twenty-six dollars (\$26.00); or 2) the highest lawful charge, if less.

NET AGREEMENT. THIS AGREEMENT IS NON-CANCELABLE FOR THE ENTIRE AGREEMENT TERM. YOU UNDERSTAND WE ARE PAYING FOR THE EQUIPMENT BASED ON YOUR UNCONDITIONAL ACCEPTANCE OF IT AND YOUR PROMISE TO PAY US UNDER THE TERMS OF THIS AGREEMENT, WITHOUT SET-OFFS FOR ANY REASON, EVEN IF THE EQUIPMENT DOES NOT WORK OR IS DAMAGED, EVEN IF IT IS NOT YOUR FAULT.

EQUIPMENT USE. You will keep the Equipment in good working order, use it for business purposes only, and not modify or move it from its initial location without our consent. You must resolve any dispute you may have concerning the Equipment with the manufacturer or Vendor. Payments under this Agreement may include amounts you owe your Vendor under a separate arrangement for maintenance, service, supplies, etc., which amounts may be included by us on your Vendor's behalf for your convenience.

SOFTWARE/DATA. Except as provided in the paragraph, references to "Equipment" include any software referenced above or installed on the Equipment. We do not own the software and cannot transfer any interest in it to you. We are not responsible for the software or the obligations of you or the licensor under any license agreement. You are solely responsible for protecting and removing any confidential data/images stored on the Equipment prior to its return for any reason.

NO WARRANTY. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. YOU HAVE ACCEPTED THE EQUIPMENT "AS-IS," YOU CHOSE THE EQUIPMENT, THE VENDOR AND ANY/ALL SERVICE PROVIDER(S) BASED ON YOUR JUDGMENT. YOU MAY CONTACT YOUR VENDOR FOR A STATEMENT OF THE WARRANTIES, IF ANY, THAT THE MANUFACTURER OR VENDOR IS PROVIDING. WE ASSIGN TO YOU ANY WARRANTIES GIVEN TO US.

ASSIGNMENT. You may not sell, assign or sublease the equipment or this Agreement without our written consent. We may sell or assign this Agreement or our rights in the Equipment, in whole or in part, to a third party without notice to you. You agree that if we do so, the assignee will have our rights but will not be subject to any claim, defense or set-off asserted against us or anyone else.

LAW/FORUM. This Agreement and any claim related to this Agreement will be governed by Iowa law. Any dispute will be adjudicated in a state or federal court located in Linn County, Iowa. You consent to personal jurisdiction and venue in such courts and waive transfer of venue. Each party waives any right to a jury trial. LOSS OR DAMAGE. You are responsible for any damage to or loss of the Equipment. No such loss or damage will relieve you from your payment obligations hereunder. We are not responsible for, and you will indemnify us against, any claims, losses or damages, including attorney fees, in any way relating to the Equipment or data stored on it. This indemnity will survive the expiration of this Agreement. In no event will we be liable for any consequential or indirect damages.

INSURANCE. You agree to maintain commercial general liability insurance acceptable to us. You also agree to: 1) keep the Equipment fully insured against loss at its replacement cost, with us named as loss payee; and 2) provide proof of insurance satisfactory to us no later than 30 days following the commencement of this Agreement, and thereafter upon our written request. If you fail to obtain properly loss insurance satisfactory to us and/or you fail to timely provide proof of such insurance, we have the option, but not the obligation, to secure property loss insurance on the Equipment from a carrier of our choosing in such forms and amounts as we deem reasonable to protect our interests. If we secure insurance on the Equipment, we will not name you as an insured party, your interests may not be fully protected, and you will reimburse us the premium which may be higher than the premium you would pay if you obtained insurance, and which may result in a profit to us through an excessort in reimbursement. If you are named in all of your obligations under the Agreement at the time of loss, any insurance proceeds received will be applied, at our option, to repay or replace the Equipment, or to pay us the remaining payments due or to become due under this Agreement, plus our bonded residual, both discounted at 3% per annum.

TAXES. We own the Equipment. You will pay when due, either directly or by reimbursing us, all taxes and fees relating to the Equipment and this Agreement. Sales or use tax due upfront will be payable over the term with a finance charge.

END OF TERM. At the end of the term of this Agreement (or any renewal term) (the "End Date"), the Agreement will renew month to month (unless a) we receive written notice from you, at least 30 days prior to the End Date, of your intent to return the Equipment, and b) you timely return the Equipment to the location designated by us, at your expense. If a Purchase Option is indicated above and you are in default on the End Date, you may purchase the Equipment from us "AS IS" for the Purchase Option price. If the returned Equipment is not immediately available for use by another without loss of resale, you will reimburse us for all resale costs. You cannot pay off this Agreement or return the Equipment prior to the End Date without our consent. If we consent, we may charge you, in addition to other amounts owed, an early termination fee equal to 5% of the amount we owe for the Equipment.

DEFAULT/REMEDIES. If a payment becomes 10+ days past due, or if you otherwise breach the Agreement, we may be in default, and we may require that you return the Equipment to us at your expense and pay us: 1) all past due amounts and 2) all remaining payments for the unpaid term, plus our bonded residual, discounted at 3% per annum; and we may disable or repossess the Equipment and use all other legal remedies available to us. You agree to pay all costs and expenses (including reasonable attorney fees) we incur in any dispute with you related to this Agreement. You agree to pay us interest on all past due amounts at the rate of 15% per month, or at the highest rate allowed by applicable law, if less.

UCC. You agree that this Agreement is (and/or shall be treated as) a "Finance Lease" as that term is defined in Article 2A of the Uniform Commercial Code ("UCC"). You agree to keep the rights and remedies provided under sections 507-522 of Article 2A of the UCC.

MISCELLANEOUS. This Agreement is the entire agreement between you and us relating to the Equipment and supersedes any prior representations or agreements, including any purchase orders. Amounts payable under this Agreement may include a profit to us. The parties agree that the original hereof (or authorized and certified purposes, and the sole record" constituting "original paper" under the UCC, in the paper copy hereof bearing (i) the original or a copy of either your manual signature or an electronic digital indication of your intent to enter into this Agreement, and (ii) our original manual signature. If any provision of this Agreement is unenforceable, the other provisions herein shall remain in full force and effect to the fullest extent permitted by law. Any change must be in writing signed by both party.

APPLICABLE TO GOVERNMENT ENTITIES ONLY

You hereby represent and warrant to us that as of the date of the Agreement: (a) the individual who executed the Agreement had full power and authority to execute the Agreement on your behalf; (b) all required procedures necessary to make the Agreement a legal and binding obligation against you have been followed; (c) the Equipment will be operated and controlled by you and will be used for essential government purposes for the entire term of the Agreement; (d) that all payments due and payable for the current fiscal year are within the current budget and are within an available, unexpended, and unencumbered appropriation; (e) you intend to pay all amounts payable under the terms of the Agreement when due, if funds are legally available to do so; (f) your obligations to remit amounts under the Agreement constitute a current expense and not a debt under applicable state law; (g) no provision of the Agreement constitutes a pledge of your tax or general revenues; and (h) you will comply with any applicable information reporting requirements of the tax code, which may include 8324-G or 8328-GC Information Returns. If funds are not appropriated to pay amounts due under the Agreement for a full fiscal period, you shall have the right to return the Equipment and terminate the Agreement on the last day of the fiscal period for which funds were available, without penalty or additional expense to you (other than the expense of returning the Equipment to the location designated by us), provided that at least thirty (30) days prior to the start of the fiscal period for which funds were not appropriated, your Chief Executive Officer (or Legal Counsel) delivers to us a certificate (or opinion) certifying that: (i) you are a state or a fully constituted political subdivision or agency of the state in which you are located; (ii) funds have not been appropriated for the applicable fiscal year to pay amounts due under the Agreement; (iii) such non-appropriation did not result from any act or failure to act by you; and (iv) you have exhausted all funds legally available for the payment of amounts due under the Agreement. You agree that this paragraph shall only apply if, and to the extent that, state law precludes you from entering into the Agreement if the Agreement constitutes a multi-year unconditional payment obligation.

OWNER ("WE" "US" "OUR")

CUSTOMER'S AUTHORIZED SIGNATURE

THIS AGREEMENT IS NON-CANCELABLE FOR THE FULL AGREEMENT TERM. THIS AGREEMENT IS BINDING WHEN WE EXECUTE THIS AGREEMENT AND PAY FOR THE EQUIPMENT.

OWNER: Great America Financial Services Corporation

CUSTOMER: (As Stated Above)

SIGNATURE: [Signature]

SIGNATURE: [Signature] DATE: 12-12-22

PRINT NAME & TITLE:

PRINT NAME & TITLE:

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that: all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE: X

NAME AND TITLE:

DATE:




ADVANCED BUSINESS SYSTEMS

1236 North Monroe Street • Tallahassee, FL 32303
 (850)222-2308 • FAX (850) 222-3684 • www.a-b-s.com

BILL TO:	COMPANY Florida Housing Finance Corporation	SHIP TO:	COMPANY
	ADDRESS 227 North Bronough Street 5th Floor		ADDRESS
	CITY Tallahassee STATE FL ZIP 32301		CITY STATE ZIP
	PHONE # 488-4197 CONTACT David Hearn		PHONE # CONTACT
	FAX # EMAIL		FAX # EMAIL

MODEL	SERIAL #	I.D. #	EQUIPMENT DESCRIPTION	PRICE
			(2) Canon IR DX C5850i	Lease
			(4) Canon IR-DX C5840i Color	
			(6) Cassette Feeding Unit	
			(6) Hole Punch	
			(6) Fax	
			(2) Finisher w/ Stapling	
			(4) Inner-Finisher w/ Stapling	
			ABS will satisfy the remainder of the current Lease obligation as well as return equipment.	

WARRANTY:	DRUM WARRANTY:	P.O. #	SALES TAX
METER READING:			Setup, Delivery, Installation and Training
Terms Of Purchase - Terms of this agreement are payment in full upon installation of equipment indicated above (unless otherwise specified). Mail payment to: 1236 North Monroe Street, Tallahassee, FL 32303			TOTAL
BUYER'S ACCEPTANCE		DATE 12-12-22	Less Deposit Received w/in Order
SALES REPRESENTATIVE SIGNATURE		DATE	BALANCE DUE
ADVANCED BUSINESS SYSTEMS OFFICER APPROVAL		DATE	

THIS IS A BINDING OFFER not subject to cancellation. No modifications or additions therefore shall be binding upon the seller unless expressly consented to in writing by an officer of the Corporation. Title shall remain with seller until payment is made in full. Advanced Business Systems warrants that the goods covered by this order when delivered to buyer will be of merchantable quality and free from defects in workmanship and materials for the period specified above under ordinary use and conditions. Advanced Business Systems shall not be liable for failure to deliver or delays in delivery occasioned by causes beyond its control, including, without limitation, strikes, lock-outs, fires, embargoes, product shortages, war or other outbreak of hostilities. Buyer understands that payments not made in accordance with specified terms will be subject to the current established service charges of Advanced Business Systems. This contract shall be governed by and construed according to the laws of the State where merchandise is to be delivered. If the customer defaults hereunder: (1) Advanced Business Systems, in addition to other remedies, may repossess the equipment without notice; and (2) the Customer agrees to pay Advanced Business Systems costs and expenses of collection and/or repossession, including the maximum attorneys' fees permitted by law. Purchaser warrants that all items listed herein as trade-in equipment to be free and clear of all liens and encumbrances and purchaser further warrants he has authority to trade this equipment in for equipment listed herein.

ADVANCED BUSINESS SYSTEMS Performance Guarantees

No-Risk Lifetime Performance Guarantee — If, at any time, your equipment fails to perform to "your expectations", Advanced Business Systems will replace it with a similar system free of charge.

Service Response Time Guarantee — Our average response time is under four hours during regular business hours Monday through Friday, 8:30 a.m. to 5:00 p.m., excluding holidays. If the elapsed time from when your call is placed and our service technician arrives at your office exceeds four business hours, you will get a five percent credit voucher toward your next supply purchase from Advanced Business Systems.

Equity Guarantee — If in the future you choose to upgrade your present equipment, you may apply the original investment amount (equity) as a discount towards the purchase of new equipment as follows:

Age (in months)	12	13-24	25-36	37-48	49-60	61-70	over 70
Upgrade Discount	100%	60%	40%	30%	20%	15%	10%

Supplies Guarantee — Our supplies are guaranteed to meet all rigid manufacturer specifications. Supplies are competitively priced and kept in our inventory for immediate shipment.

Guarantees apply to new equipment continuously covered by our Maintenance and Supply Program.

Performance Guarantee: Accepts _____ Declines _____