



236 THIRD STREET
GREENPORT, NY 11944

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www.villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

MARY BESS PHILLIPS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

January 22, 2026 - 6:00pm
Mayor and Board of Trustees – Regular Session Meeting
Greenport Firehouse
Third Street, Greenport, NY 11944

MOTION TO OPEN MEETING

PLEDGE OF ALLEGIANCE

Valerie (Terry) Andrews
Daniel James McCarthy
George F. Capon Jr.
William Grover Foster III
Norma M McGarry

ANNOUNCEMENTS

- Village Hall will be closed on Monday, February 16, 2026 in observance of Presidents Day
- The Annual George Washington's Birthday Celebration Parade is on Saturday, February 14, 2026

PUBLIC HEARING

Public hearing to discuss adoption of a proposed local law Chapter 34 of the Code of the Village of Greenport to authorize the use of videoconferencing in accordance with public officers Law Section 103-a.

PUBLIC COMMENT

RESOLUTION # 01-2026-1

RESOLUTION adopting the January 2026 agenda as printed.

RESOLUTION # 01-2026-2

RESOLUTION accepting the monthly reports of the Greenport Fire Department, Village Administration, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees.

FIRE DEPARTMENT**RESOLUTION # 01-2026-3**

RESOLUTION the Board approves the Fire District Ambulance Services Agreement between the Village and Suffolk County for the period January 1, 2026, through December 31, 2030, and authorizes the Mayor to execute the agreement on behalf of the Village.

RESOLUTION # 01-2026-4

RESOLUTION approving participation Division of Homeland Security and Emergency Service: Volunteer Fire Infrastructure & Response Equipment (V-FIRE) Grant Program on behalf of the Greenport Fire Department and authorizing Mayor Stuessi to sign all required documents.

VILLAGE TREASURER**RESOLUTION # 01-2026-5**

RESOLUTION authorizing the Village of Greenport to add the outstanding water and sewer balances in arrears to the Village of Greenport 2026 tax bills for the respective property, per calculations to be completed by or before April 30th, 2026.

RESOLUTION # 01-2026-6

RESOLUTION scheduling a public hearing for the 2026-2027 Village Tentative Budget at 6:00 PM April 9th, 2026, at the Old School House, Front and First Streets, Greenport, New York 11944; and directing Clerk Hall to notice the budget hearing accordingly.

RESOLUTION # 01-2026-7

RESOLUTION authorizing Treasurer Brautigam to make an additional contribution in the amount of \$31,286.00 to the Volunteer Firefighter Length of Service Award Program for the Village of Greenport Fire Department.

RESOLUTION # 01-2026-8

RESOLUTION authorizing Treasurer Brautigam to perform attached budget modification #6551, to appropriate sewer funds to fund the final closeout invoice from CCLI, related to work completed at the WWTP, and directing that budget modification #6551 be included as part of the formal meeting minutes of the January 22nd 2026 meeting of the board of Trustees.

RESOLUTION # 01-2026-9

RESOLUTION authorizing an increase to the Recreation Center Summer Camp fee for the eight-week program to \$2,000.00, with daily and weekly fees prorated accordingly, effective for the upcoming season.

VILLAGE CLERK**RESOLUTION # 01-2026-10**

Resolution setting the 2026 Village of Greenport Property Tax Lien Sale for 10:00 a.m. on March 10, 2026 at Greenport Village Hall, 236 Third Street, New York, 11944; and directing Clerk Hall to notice the property tax lien sale accordingly.

RESOLUTION # 01-2026-11

RESOLUTION approving public assembly application received from Brandi Hopkins on behalf of the GHS Class of 2026 for the graduation parade to be held on Friday, June 26, 2026 – parade will line up at 4:30pm and kick off at 5:00pm.

RESOLUTION # 01-2026-12

RESOLUTION approving the public assembly application received from the Greenport Marine Fire Rescue Squad and the Greenport Fire Department to host a Spaghetti Dinner Fundraiser at Station 1 on Saturday, January 31, 2026, from 4:00pm-8:00pm.

RESOLUTION # 01-2026-13

RESOLUTION authorizing the suspension of the open container law of the Village of Greenport, per Section 35-3B and 35-3C of the Greenport Village Code, within the parameters outlined in the public assembly application submitted by the Greenport Marine Fire Rescue Squad and the Greenport Fire Department to host a Spaghetti Dinner Fundraiser at Station 1 (3rd Street Fire Station location), on Saturday, January 31, 2026 from 4:00 pm to 8:00 pm.

RESOLUTION # 01-2026-14

RESOLUTION awarding the 2026 annual contract for the performance of contractor services to Stanley F. Skrezec – the lowest bidder per the attached bid prices, per the bid opening on January 20, 2026; and authorizing Mayor Stuessi to sign the contract between the Village of Greenport and Stanley F. Skrezec.

MAYOR AND BOARD OF TRUSTEES

RESOLUTION # 01-2026-15

RESOLUTION accepting the proposal submitted by H2M, dated January 12th, 2026 to prepare the Annual Water Supply Statement / Consumer Confidence Report, including the results of the New York State Department of Health's Source Water Assessment Program and the supplemental data package; and to submit the Annual Supply Statement of Supplemental Data Package to the Suffolk County Department of Health Services, New York State Health Department and New York State Department of Environmental Conservation, at a total cost of \$4,000.

RESOLUTION # 01-2026-16

RESOLUTION authorizing a nonexclusive 5 year license agreement (with an option for a 5 year extension) between the Village of Greenport and Peconic Star 3 Corp. for the berthing and operation of the Peconic Star IV and the Peconic Star V at the Village of Greenport Railroad Dock, and authorizing Mayor Stuessi to execute the agreement between the Village of Greenport and Peconic Star 3 Corp. providing for an annual license fee of \$5,600 per vessel with 5% annual increases, subject to review and approval of the agreement as to form by the Village Attorney.

VOUCHER SUMMARY**RESOLUTION # 01-2026-17**

RESOLUTION approving all checks per the Voucher Summary Report dated January 20, 2026, in the total amount of \$844,912.41 consisting of:

- o All regular checks in the amount of \$768,859.61 and
- o All prepaid checks (including wire transfers) in the amount of \$76,052.80.

RESOLUTIONS

RESOLUTION #01-2026-18

RESOLUTION to authorize an application to NY State Parks, Recreation and Historic Preservation for the Municipal Parks and Recreation (MPR) Grant Program for the purpose of rebuilding the Greenport Skate Park.

RESOLUTION #01-2026-19

RESOLUTION authorizing Mayor Stuessi to sign the contract between the Village of Greenport and Power Pro Service Company Inc. for the preventative maintenance of the Sewer Plant generators.

RESOLUTION #01-2026-19

RESOLUTION appointing Kara Hoblin as the Mayoral Appointment to the Business Improvement District for the remainder of the current term, to expire on April 6, 2026.

RESOLUTION 01-2026-20

RESOLUTION appointing Marc Carlos as the Board of Trustees Appointment to the Business Improvement District for the remainder of the current term, to expire on April 6, 2026.

RESOLUTION 01-2026-21

RESOLUTION authorizing and empowering the Village Clerk to utilize hand-counted ballots, instead of voting machines during the next scheduled Village Election.

VILLAGE OF GREENPORT

Budget Adjustment Form

Year: 2026 Period: 1 Trans Type: B2 - Amend Status: Batch
Trans No: 6551 Trans Date: 01/06/2026 User Ref: ADAM
Requested: A. HUBBARD Approved: Created by: ADAM 01/06/2026
Description: TO APPROPRIATE SEWER FUND RESERVES TO FUND THE FINAL CLOSE OUT Account # Order: No
INVOICE FOR CCLI, RELATED TO WORK COMPLTED AT THE WWTP Print Parent Account: No

Account No.	Account Description	Amount
G.5990	APPROPRIATED FUND BALANCE	32,452.05
G.8130,205	WASTE WATER TREATMENT PLANT..	32,452.05
Total Amount:		64,904.10



January 12, 2026

Mayor Kevin Stuessi
Inc. Village of Greenport
236 Third Street
Greenport, New York 11944

**Re: Inc. Village of Greenport - Water Department
Proposal – 2025 Annual Water Supply Statement/Consumer Confidence Report
H2M Letter Proposal No.: LP251578**

Dear Mayor Stuessi:

For the past 20 years, H2M has assisted the Village of Greenport in preparing the Annual Water Supply Statement as required by the U.S. Environmental Protection Agency, the New York State Health Department and Suffolk County Department of Health Services (SCDHS). H2M is pleased to present this proposal to prepare the combined Annual Water Supply Statement/Consumer Confidence Report and the associated required data.

H2M proposes to provide the following services:

1. Prepare Annual Water Supply Statement/Consumer Confidence Report that summarizes the water quality from the Village's distribution system, and have the Village distribute the statement by May 31, 2026.
2. Prepare the supplemental data package that summarizes the laboratory test results for every well for 2025. Provide the Village copies of the package that will be made available to the public at Village Hall.
3. Submit Annual Supply Statement and Supplemental Data Package to SCDHS, New York State Health Department and New York State Department of Environmental Conservation.
4. Prepare the certification form and submit to the State and County Health Departments.

H2M proposes to provide the above services at lump sum fee of \$4,000.

Please note that the USEPA and NYSDOH have changed the regulations for the delivery of the Annual Report. The Village can now utilize electronic delivery by posting the report on the Village's website. This will save the Village on printing and postage for the mailing. You will need to mail a postcard or add a note on the water bills that informs all residents where they can view the Annual Notice.

H2M appreciates the opportunity to continue to provide the Village with consulting engineering services.

Should you have any questions, please contact our office.

Very truly yours,

H2M architects + engineers

A handwritten signature in blue ink that appears to read 'John R. Collins'.

John R. Collins, P.E.
Vice President

JRC:slj

cc: Mr. Adam Brautigam, Treasurer

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SUBLICENSE

FOR BERTHING AND OPERATION OF MULTI-PASSENGER VESSEL **“PECONIC STAR EXPRESS”** **AT VILLAGE OF GREENPORT “RAILROAD DOCK”**

THIS SUBLICENSE, dated the day of January __, 2026 between the Village of Greenport, New York, a municipal corporation with offices located at 236 Third Street, Greenport, New York (hereinafter referred to as “Sublicensor”) to Peconic Star 3 Corp., a duly organized New York corporation having offices at 254 Falcon Avenue, Patchogue, New York 11772 (hereinafter referred to as the “Sublicensee”):

WITNESSETH

WHEREAS, the Sublicensee desires to obtain from Sublicensor a non-exclusive sublicense to berth its vessel the “Peconic Star IV” and operate its associated business from Landlord's premises known as the “Railroad Dock” (hereinafter “Dock”) in Greenport, New York, and conduct the business operation hereinafter described, and Sublicensor desires to issue such a License to the Sublicensee for such berthing and operation.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, it is agreed by the parties hereto as follows:

1. Grant and Acceptance — Sublicensor hereby grants to the Sublicensee and the Sublicensee hereby accepts from Sublicensor a non-exclusive sublicense to operate the licensed multi-passenger vessel Peconic Star III from the Dock for the period herein stated and subject to all of the terms, conditions and limitations herein. The Sublicensee shall berth the vessel “Peconic Star III” at the Dock, and its right to occupy the premises and to operate under the License hereby granted shall continue only so long as the Sublicensee shall comply with each and all of the stipulations, terms, provisions, covenants, undertakings, and conditions contained herein. The Sublicensee and/or its successor, assignee or transferee shall have the right to substitute another comparable vessel as long as the successor, assignee, or transferee has received

the prior written consent of the Sublicensor. The sublicense granted herein is non-exclusive and subject to termination as provided herein.

2. **Term** — The term of the License granted herein shall be as follows:

A. The term shall commence on May 1, 2026, and continue through April 30, 2031, unless the same shall have been sooner terminated as hereinafter provided.

B. **Renewal term**; There shall be one five (5) year renewal of the License term commencing on May 1, 2031 and expiring on April 30, 2036. The License shall automatically renew for one (1) five (5) year term unless either party gives the other party one hundred and eighty (180) days written notice served by certified mail return receipt service of termination of the Sublicense or the Sublicense is terminated prior to the expiration of a term. This sublicense authorizes Sublicensee to dock a vessel as described in Exhibit A attached hereto at the Dock in a location approved in writing, from time to time, by the Village Dock Manager.

3. **Fee**— The Sublicensee agrees to pay to the Sublicensor a total annual fee as set forth below, which payment, except for the payment for the period May 1, 2026 through April 30, 2026 (which shall be made in full by January 31, 2026), shall be made in two (2) equal installments on or before August 1, and October 1, of each year, to Sublessor, which payments shall be applicable to the following year's Sub-License term. The amount of said payments shall be as follows:

A.. For the Sublicense year of May 1, 2026 through April 30, 2026, the total amount of Five Thousand Six Hundred (\$5,600.00) Dollars;

B. For each of the following years, as well as any renewal years, , the annual fee shall increase in an amount equal to five percent (5%) of the annual fees paid for the prior year period..

4. **Utilities** — Sublicensee shall pay Sublicensor for water and electricity supplied to Sublicensee by Sublicensor. This payment shall be in addition to the fees to be paid hereunder. In the event of interruption of utilities services under the control of the Sublicensor, Sublicensor shall

undertake to repair such interruption promptly, and Sublicensee agrees to hold Sublicensor harmless from any loss of revenue claimed as a result of such interruption, nor shall Sublicensor be held liable for any additional operating expenses incurred by Sublicensee as a result of such interruptions in utilities service.

5. Insurance — Sublicensee shall obtain the following insurance coverage which is required under this License and which shall in each case name the Village of Greenport and Suffolk County as additional insured:

A. Commercial Liability, Protection and Indemnity Insurance- providing protection for claims for damages to property and for personal injuries, including death, which may arise from the operation by the Sublicensee in the amount of not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in an annual aggregate.

B. Property hazard and fire insurance in the amount of not less than the five hundred thousand dollars (\$500,000).

C. Workers' compensation insurance or comparable seamen's insurance.

D. Sublicensee shall, at his own cost and expense, procure the personal injury and property damage liability insurance hereinbefore set forth during the term of this License without cost to the Sublicensor. Copies of policies or certificates of insurance required under this section shall be delivered to Sublicensor prior to the commencement of this License and upon each renewal or upon reasonable demand showing full premium paid thereafter.

E. The Sublicensor shall be an additional named insured in all such policies.

F. All policies shall include provision for direct notification to Sublicensor by the insurance carrier not less than twenty (20) days prior to cancellation of any policy.

No operations of the Sublicensee shall be permitted unless all required insurance coverage is in force and adequate proof of the coverage has been provided to Sublicensor.

Failure by Sublicensee to maintain the aforementioned insurance policies in full force throughout the term of this Sublicense shall result in an immediate termination of this Sublicense by the Sublessor.

6. Risk — Sublicensee assumes all risk in the operation of its vessel in connection with this Sublease, and shall be solely responsible and answerable in damages for all accidents or injuries to person or property, and hereby covenants and agrees to indemnify and hold harmless and to defend, indemnify and be responsible for the cost of the defense of the Sublicensor and its officers and employees from any and all claims, suits, losses, damages or injury to person or property of whatsoever kind and nature, whether direct or indirect, arising out of said operation of vessel, unless caused or permitted by act or omission of Sublicensor or its agents. Such indemnity shall include all costs for defense of any such legal claims, including but not limited to reasonable attorney's fees.

7. Changed Circumstances — Neither party shall be liable for failure to perform its part of this sublicense when such failure is due to *force majeure*, fire, hurricane, strikes or similar labor disturbances, industrial disturbances, war, civil commotion or riot, insurrection and/or other causes beyond the control of the parties. The Sublicensee and Sublicensor hereby waive any and all rights to claims for compensation from each other for any and all loss or damage sustained as a result of such causes beyond the control of the parties. Also, Sublicensee and Sublicensor hereby forever release and discharge each other and each other's officers, employees and agents from any liability for any and all loss or damage sustained as a result of the causes aforesaid.

8. Notices — All notices given to the Sublicensee may be served by mailing the same to the Sublicensee at the address set forth above, or by delivering a copy thereof to an officer of the Sublicensee in person. All notices to be given to Sublicensor shall be delivered to the Village Clerk at Greenport Village Hall or mailed to Sublicensor at the address set forth above.

9. No Agency Created — Nothing herein contained shall create or be construed as creating a joint venture or any other agency between Sublicensor and Sublessee, or to constitute the Sublicensee as agent of Sublicensor , nor the Sublicensor as agent of Sublessee. The relationship of the Sublicensee to Sublicensor is that of an independent private business.

10. Signage and Advertising — Signs erected or changed by Sublicensee at the Dock may only advertise Sublicensee's business and are subject to the prior written approval of Sublicensor, which approval shall not be unreasonably withheld, provided all such signs fully conform to all governmental regulations, and provided all costs, including obtaining necessary permits, are paid for by Sublicensee and the placement of such signage does not interfere with the regular use and operation of the Dock.

11. Personnel — Sublicensee agrees to employ sufficient staff to operate in accordance with the terms and conditions of this license, to properly serve customers, to comply with Chapter 48 of the Village Code and the Village Dock Policy, and to maintain adequate standards of housekeeping and sanitation both at the Dock and in the parking area used by its customers.

12. Maintenance, Repair and Alterations — All equipment covered by this Sublicense and used by the Sublicensee in operating under this Sublicense shall be maintained and kept in good repair by Sublicensee at its own expense and surrendered by the Sublicensee to the Sublicensor at the expiration of termination of this Sublicense to Sublicensor in as good condition as when received, reasonable wear and tear and loss from casualty excepted.

Sublicensee shall not make any alterations, additions, or improvements on or to the Dock without the prior written consent of the Sublessor. All such alterations, additions, or improvements shall be surrendered to and become the property of the Sublicensor and remain on the premises as part thereof at the termination of this Sublicense without disturbance, molestation or injury. Nothing contained in this provision shall prevent Sublicensee from removing property belonging to Sublicensee which can be easily removed without damage to the real property. Sublicensor shall maintain the premises, including the Dock

and all other property under its control affecting commerce at said dock, in accordance with applicable safety standards, codes and ordinances.

13. Vehicles — Vehicles must be parked in areas so designated by Sublessor, and Sublicensee shall be responsible for the parking of vehicles in an orderly manner in the designated areas. The Sublicensee agrees to have all deliveries of supplies to his vessel made to such locations, on such days and at such times of day as Sublicensor shall reasonably approve. Additional emergency deliveries may be made at other times.

Federal, State and Municipal Law — Sublicensee agrees not to use, nor suffer or permit any person to use in any manner whatsoever, the said premises or any part thereof or any building or any vessel thereon under Sublicenssee's exclusive control for any illegal purpose, or for any purpose in violation of any federal state or municipal law, ordinance, rules, order or regulation or in violation of any other rule or regulation applicable to the Dock area, now in effect or hereafter enacted or adopted, and will protect, indemnify and forever save and hold harmless the Landlord, its officers and employees and their agents, from and against any damage, penalty, fine, judgment, expense or charge suffered, imposed, assessed or incurred for any violation or breach of any law, ordinance, rule, order or regulation occasioned by any act, neglect or omission of the Sublicensee or its employees. In the event such violation should continue unabated without a *bona fide* effort to cure after 15 days' notice in writing by Sublicensor to cease and desist, Sublicensor shall have the right and power to declare this License terminated upon thirty (30) calendar days' written notice to the Sublessee.

Sublicensee shall procure at its own expense all permits and licenses necessary for legal operation of his vessel for all purposes for which it is used. The vessel covered by this Sublicense must have a valid U.S. Coast Guard Inspection Certificate and shall be a federally documented vessel. The U. S. Coast Guard operator's file number for each operator of vessels operated under this Sublicensor must be kept on file with the Sublessor. Failure to obtain any required licenses, permits or certificates within 60 days of the

execution of this Sublease, or prior to any special use, and to maintain such licenses, permits or certificates in full effect throughout the term of this Sublicense will constitute a breach on the Sublicense by Sublicensee. The operation of the vessel by other than properly licensed personnel, or without proper inspection will be cause for immediate suspension of berthing privileges.

14. Modification — This Sublicense may be modified or cancelled by agreement in writing executed by the parties hereto upon such terms and conditions as may be mutually agreed upon between the Sublicensee and Sublicensor but no such modification or cancellation shall be effective until so executed.

15. Termination — In addition to rights of termination otherwise specifically provided in this Sublicense:

A. Sublicensor shall have the right to terminate this Sublicense on one hundred and eighty (180) days' notice to the Sublicensee at any time or on 30 days written notice to Sublicensee if:

(i) Sublicensee shall file a petition in bankruptcy, shall be adjudicated a bankrupt, shall make an assignment for the benefit of creditors, or shall have a receiver appointed for it, or;

(ii) (ii) Sublicensee shall fail to duly observe or perform all of the terms, conditions and agreements herein provided within 30 days after the date on which notice specifying the details of such breach shall have been given to Sublicensee by Landlord; provided, however, that if such breach cannot be remedied within such 30 day period, Sublicensee shall be deemed to have cured the breach if he undertakes to remedy the same within such 30 day period and thereafter diligently pursues such remedy to completion.

B. B. Sublicensee shall have the right to terminate this Sublicense on 30 days notice if Sublicensor shall fail to duly observe or perform all of the terms, conditions and agreements on its

part to be observe or performed hereunder within 30 days after the date on which notice specifying the details of such breach shall have been given to Sublicensor by Sublessee; provided, however, that, if such breach cannot be remedied within such 30 day period, Sublicensor shall be deemed to have cured the same if it undertakes to remedy the same within such 30 day period and thereafter diligently pursued such remedy to completion.

C. Either party shall have the right to terminate the Sublicense at any time upon 365 days' written notice to the other party.

D. Sublicensor may terminate this Agreement on thirty (30) days' written notice if it determines that the licensed area is required for public purposes.

17. Sublicense and Assignment

The Sublicensee may assign the Sublicense with the prior written consent of the Village of Greenport, which will not be unreasonably withheld, and the approval of the County of Suffolk. The Sublicensee on the request of the Village will cooperate and provide financial and other information regarding the prospective assignee.

18. Subject to Long Island Rail Road (MTA), Suffolk County and Village of Greenport Agreements.

The parties agree that this Sublicense is subject to the rights and obligations of the Agreement dated August 14, 1981 between the Long Island Railroad (MTA) as landlord, and the County of Suffolk as lessee, and the Agreement dated December 22, 1982, between the County of Suffolk, as Sublessor and the Village of Greenport as Sublessee and the terms and conditions thereof. The sublicensee must obtain the consent of Suffolk County to any assignment, amendment or extension of this sublicense. The use of the dock is limited to those uses stated in the Agreement dated December 22, 1982 between the County of Suffolk and the Village of Greenport.

19. **Rules and Regulations** – Sublicensee's use of the Dock shall be subject to the provisions in Chapter 48 of the Village Code and the Village Dock Policy, as the Chapter 48 provisions and Village Dock Policy shall be amended from time to time.

20. **Severability** - If any part of this Sublicense or the application thereof be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such judgment shall not affect, impair or invalidate the remainder of this Sublease, or the application thereof in other contexts, but shall be confined in its operation to the section or part of the Sublessee and the persons or circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared the intent of the parties that this Sublicense would have been entered into had such invalid application been excepted or such invalid provision not been included.

21. **Binding Effect** - This Sublicense shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors-in-interest, assigns, transferees and legal representatives of the parties hereto, notwithstanding any lack of formal notice to any such heirs, executors, administrators, successors-in-interest, assignees, transferees or legal representatives.

22. **Entire Agreement** — It is understood and agreed that all understandings and agreements heretofore made between the parties hereto are merged in the License which alone fully and completely expresses the agreement between the parties hereto and that this License has been entered into after full investigation, neither party relying on any statement or representation of the other which is not herein contained or expressed. This Sublicense may not be modified, renewed or terminated orally.

23. **Governing Law** — This Sublicense shall be governed by and construed and interpreted in accordance with the Laws of the State of New York.

24. **Headings** — The paragraph and clause headings contained in this License are for reference purposes only and shall not affect in any way the meaning or interpretation of this Sublease.

WITNESS WHEREOF, the parties hereto have subscribed their names and seals as of the date and year first above written.

VILLAGE OF GREENPORT

PECONIC STAR 3 CORP.

By: Kevin Stuessi, Mayor

State of New York)

County of Suffolk) ss:

On the _____ day of January in the year 2026, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

State of New York)

County of Suffolk) ss:

On the _____ day of January in the year 2026, before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

EXHIBIT A

Peconic III – 75 foot by 23 foot Yank Marine passenger/headboat



January 20, 2026 Generators & Automatic Transfer Switches

Village of Greenport
236 Third Street
Greenport, NY 11944

Re.: Generator Preventative Maintenance Agreements

The enclosed Preventative Maintenance (PM) Agreements, generated and executed on January 20, 2026, are between the service provider PowerPro Service Company, Inc. at 608 Johnson Avenue Suite 6 Bohemia, NY 11716 and the customer Village of Greenport at 236 Third Street Greenport, NY 11944.

Service provider is to perform semiannual preventative maintenance services on the gensets located at the various locations listed below, which all have individual service agreements that are subject to the enclosed "Terms and Conditions".

The goal of these services is to proactively detect and address potential equipment malfunctions and promote the highest level of efficiency, reliability, and longevity.

PM Services (see agreements for details of PM1 and PM2 services)

PM1 Minor Service—60-point inspection checklist and testing of the generator. Performed once per year

PM1 + PM2 Major Service- 60-point inspection checklist and testing of the generator as well as the replacement of oil and filters. Performed once per year.

PM Agreement Rates

Location Name	Generator	Annual PM Rate
Central Pump Station	50 KW Cummins	\$1,095
San Simeon by the Sound Center for Nursing and Rehab. Pump Station	25 KW Detroit Diesel	\$1,095

SALES SERVICE INSTALLATIONS

608 Johnson Avenue, Unit 6, Bohemia, NY 11716 (631) 567-2700 FAX: (631) 563-4473
www.powerproservicecompany.com

Claudio's Pump Station	40 KW Kohler	\$1,095
Cliffside Pump Station	25 KW Kohler	\$1,095
Waste Water Treatment Plant	300 KW Kohler	\$1,775
Peconic Landing Pump Station	80 KW Kohler	\$1,095
Hospital	30 KW Kohler	\$1,095
Ludlum Place Pump Station	40 KW MTU	\$1,095
6 th Street Pump Station	40 KW MTU	\$1,095

Description of PM Agreements and Services

1. The "Annual PM Rate" includes the cost of both the minor and major services, including all oil and filters that are changed during the major service, and will be billed in installments. 70% of the "Annual PM Rate" is billed after the major service. 30% of the "Annual PM Rate" is billed after the minor service.
2. As the generators come due for the semiannual PM services, the service provider will automatically schedule them on consecutive days and contact customer to confirm the proposed dates. All service appointments must be confirmed by phone, text, and/or email.
3. Inspections and testing of the automatic transfer switches (ATS) can be performed during PM services, if confirmed and arranged in advance. Access to the ATS will be required and customer contacts or sites must authorize the tests directly with the servicing technician.
4. The annual major service will include the replacement of all oil, oil filters, and fuel filters. The replacement of other filters and the addition of certain conditioners is at the discretion of the contractor.
5. The enclosed sample PM Agreement details our PM1 and PM2 services. Any needed modifications and information on our optional PM3 service are available upon request.
6. Customer will have access to oil, coolant, and fuel samples, routine battery replacements, coolant changes, routine two- and four-hour load bank tests, and remote monitoring options and support.
7. Customer will have access to 24/7 emergency support and services for any generator with an active PM Agreement. Emergencies are defined as generators and/or automatic transfer switches not functioning as designed during an active utility power outage.
8. PM services are performed and then billed net30, after the services are completed and invoiced. Filing purchase orders for such services is optional.

9. Agreement validity-PM Agreements will be valid for one year.
10. See the enclosed "Terms and Conditions".

Description of Diagnostic and Repair Services

The generators will have access to priority scheduling for any required diagnostic and repair services. The description of these services is as follows:

- Diagnostic and service calls separate from PM services are billed via separate invoices, net30. Filing purchase orders for such services is optional.
- Service provider's repair estimates will require acceptance and a purchase order to order any required parts from the original equipment manufacturers. Deposits may be required depending on the type of proposed work. If purchase orders are not utilized, then payment in full or a deposit will be required to proceed. Any required deposits will vary based on equipment and the specific repairs that are required and/or recommended.
- Emergency diagnostics and repairs are available 24/7, as stated above.

Hourly Rate for Diagnostics and Repairs (normal business hours are Monday through Friday, 8 a.m. to 4:30 p.m.)

\$245 per hour labor and round trip-travel

Hourly Rate for Emergency Diagnostics and Repairs (after-hours and weekends)

\$345 per hour labor and round trip-travel

Please review, sign, and return all enclosed agreements to move forward.

X _____
Customer Signature

DATE _____

X _____
Rick Rizzo, CSS
PowerPro Service Company, Inc.

DATE _____



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

With any of our three programs, you will be provided with a written record of each inspection, creating an accurate and valuable maintenance history of your power generation system. In addition and if necessary, we will make improvement recommendations to reduce the possibility of start up or operational failure.

Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and findings and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

PM-3 SERVICE AVAILABLE UPON REQUEST

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name: <u>Village of Greenport</u>	
Street: <u>236 Third Street</u>	
City, State, Zip: <u>Greenport, NY 11944</u>	
Gen Set Location: <u>Central Pump Station</u>	
Model/SN: <u>C50 D6/H210975383</u>	
Rated at: <u>50 KW Cummins</u>	

This agreement is in effect from 1/2026 through 2/2027
The terms and conditions of this agreement printed on the back will apply

Rick Rizzo, CSS
PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

With any of our three programs, you will be provided with a written record of each inspection, creating an accurate and valuable maintenance history of your power generation system. In addition and if necessary, we will make improvement recommendations to reduce the possibility of start up operational failure.

Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and finding and make any recommendations

PM-2 SERVICE

EVERY 12 MONTHS PM-3 SERVICE AVAILABLE UPON REQUEST

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:

Customer Name: Village of Greenport

Street: 236 Third Street

City, State, Zip: Greenport, NY 11944

San Simeon by the Sound
Center for Nursing and Rehab.

Gen Set Location: Pump Station

Model/SN: 20DSEJB/0777125

Rated at: 25 KW Detroit Diesel

This agreement is in effect from 2/2026 through 1/2027

The terms and conditions of this agreement printed on the back will apply

Rick Rizzo, CSS

PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

With any of our three programs, you will be provided with a written record of each inspection, creating an accurate and valuable maintenance history of your power generation system. In addition and if necessary, we will make improvement recommendations to reduce the possibility of start up or operational failure.

Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and findings and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

PM-3 SERVICE AVAILABLE UPON REQUEST

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name:	Village of Greenport
Street:	236 Third Street
City, State, Zip:	Greenport, NY 11944
Gen Set Location:	Claudios Pump Station
Model/SN:	45RZG/0738998
Rated at:	40 KW Kohler

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSS

PowerPro Rep. Signature

1/20/26

Date Submitted

Clients Signature

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

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Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and findings and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

PM-3 SERVICE AVAILABLE UPON REQUEST

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name: <u>Village of Greenport</u>	
Street: <u>236 Third Street</u>	
City, State, Zip: <u>Greenport, NY 11944</u>	
Gen Set Location: <u>Cliffside Pump Station</u>	
Model/SN: <u>25RZGB/2201453</u>	
Rated at: <u>25 KW Kohler</u>	

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSS

PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

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Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and findings and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

PM-3 SERVICE AVAILABLE UPON REQUEST

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,775

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name: <u>Village of Greenport</u>	
Street: <u>236 Third Street</u>	
City, State, Zip: <u>Greenport, NY 11944</u>	
Gen Set Location: <u>Waste Water Treatment Plant</u>	
Model/SN: <u>300REOZD/0686941</u>	
Rated at: <u>300 KW Kohler</u>	

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSE
PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

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Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)
- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and findings and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(* Parts are additional and will be billed accordingly)

PM-3 SERVICE AVAILABLE UPON REQUEST

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name: <u>Village of Greenport</u>	
Street: <u>236 Third Street</u>	
City, State, Zip: <u>Greenport, NY 11944</u>	
Gen Set Location: <u>Peconic Landing Pump Station</u>	
Model/SN: <u>KG80R-QS4/34H3GMNP0012</u>	
Rated at: <u>80 KW Kohler</u>	

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSS

PowerPro Rep. Signature

1/20/26

Date Submitted

Clients Signature

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

PowerPro's Generator Sets are designed to give you confidence that your generator set will operate properly when you need it. Each of PowerPro's service visits includes our 60 point service check up outlined in our PM-1 Service, evaluating your power generation system, minimizing the potential for failure.

With any of our three programs, you will be provided with a written record of each inspection, creating an accurate and valuable maintenance history of your power generation system. In addition and if necessary, we will make improvement recommendations to reduce the possibility of start up or operational failure.

Please review the PM Services offered below and select the service most appropriate for your needs. Our trained personnel will be glad to assist and make suggestions.

PM-1 SERVICE EVERY 6 MONTHS

- 1 Check radiator core for obstruction
- 2 Check antifreeze protection
- 3 Check coolant level and add as needed
- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
- 12 Check fuel level in main tank
- 13 Check day tank pump and alarms
- 14 Check for leaks in complete fuel system
- 15 Test specific gravity of batteries
- 16 Check electrolyte level and add water as needed
- 17 Check battery voltage
- 18 Check battery charger
- 19 Check battery connections, tighten and clean
- 20 Check flexible exhaust coupling
- 21 Check air cleaner elements

- 22 Check air cleaner seal
- 23 Check air cleaner indicator
- 24 Check turbocharger
- 25 Check and tighten loose electrical terminals
- 26 Check for loose relays
- 27 Check jacket water heater(s)
- 28 Check oil level in governor
- 29 Lubricate governor linkage
- 30 Check vibration mounts
- 31 Check insulation on generator leads
- 32 Check brushes and slip rings
- 33 Check for dirt or oil buildup on generator
- 34 Check for oil leaks
- 35 Drain water from fuel filter
- 36 Lubricate rear bearing of generator (if required)
- 37 Check and clean crankcase vent/breather
- 38 Lubricate fan pulley
- 39 Check and clean primary fuel filter
- 40 Drain water in exhaust moisture traps
- 41 Walk around inspection of complete installation
- 42 Run generator, record all gauge functions. (Load to building if approved by customer)

- 43 Check for abnormal vibration
- 44 Check cranking termination
- 45 Adjust governor control for optimum performance & frequency
- 46 Check engine instruments
- 47 Check for abnormal noise
- 48 Check for abnormal exhaust characteristics
- 49 Check exhaust for abnormal discharge
- 50 Check remote fan motors, thermostats, circulation pumps and solenoid valves
- 51 Check inlet and discharge louvers
- 52 Check for excessive crankcase blow by
- 53 Adjust voltage regulator for proper voltage
- 54 Re-check for oil, water, exhaust leaks with engine running
- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
- 60 Provide full report of status and finding and make any recommendations

PM-2 SERVICE EVERY 12 MONTHS

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

PM-3 SERVICE AVAILABLE UPON REQUEST

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

- 1 A PM-1 visit will be performed at 2 equally scheduled visits per year
- 2 A PM-2 Service visit will be performed 1 times a year during a PM-1 visit.
- 3 A PM-3 Service visit will be performed -- times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name: <u>Village of Greenport</u>	
Street: <u>236 Third Street</u>	
City, State, Zip: <u>Greenport, NY 11944</u>	
Gen Set Location: <u>Hospital Pump Station</u>	
Model/SN: <u>30R0ZJ/0725049</u>	
Rated at: <u>30 KW Kohler</u>	

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CS5
PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

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- 4 Test coolant inhibitors and add as needed
- 5 Check condition of radiator cap and seal
- 6 Check for coolant leaks
- 7 Check lube oil level
- 8 Check belts and adjust belt tension as needed
- 9 Check water connections
- 10 Tighten hose clamps as needed
- 11 Check flexible fuel lines
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- 13 Check day tank pump and alarms
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- 26 Check for loose relays
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- 55 Stop engine and check shutdown
- 56 Check ATS (transfer switch) for operation
- 57 Place all switches in proper operation mode
- 58 Complete engine clean up and wipe down
- 59 Complete overview of system
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PM-2 SERVICE EVERY 12 MONTHS

- 1 Change lube oil and filters*
- 2 Perform oil analysis as needed
- 3 Change fuel filter elements*
- 4 Check valve clearance as needed
- 5 Check rocker arms for wear and lubrication as needed
- 6 Replace valve covers using new gaskets as needed*
- 7 Perform gas engine tune up*
- 8 Legally dispose of used lube, fuel oils, filters & antifreeze

(*) Parts are additional and will be billed accordingly

PM-3 SERVICE AVAILABLE UPON REQUEST

A two hour Load Bank test of the generator set under full load conditions. This critical evaluation is recommended annually to determine the power capability and performance characteristics of your equipment. At the same time it removes carbon build up from the cylinders, pistons, rings and valves accumulated during operation with little or no load. A performance report is provided as a record of output and operating conditions.

PREVENTATIVE SERVICES REQUIRED:

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- 3 A PM-3 Service visit will be performed — times a year during a PM-1 visit.

The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:

Customer Name: Village of Greenport

Street: 236 Third Street

City, State, Zip: Greenport, NY 11944

Gen Set Location: Ludlum Place Pump Station

Model/SN: 4R0113 DS40/95090501509

Rated at: 40 KW MTU

This agreement is in effect from 2/2026 through 1/2027
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSJ

PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS



GENERATOR SET PREVENTATIVE MAINTENANCE AGREEMENT

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PM-2 SERVICE

EVERY 12 MONTHS PM-3 SERVICE AVAILABLE UPON REQUEST

- 1 Change lube oil and filters*
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(*Parts are additional and will be billed accordingly)

PM-3 SERVICE

AVAILABLE UPON REQUEST

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The total annual cost for all above services will be \$1,095

THIS PREVENTATIVE MAINTENANCE AGREEMENT IS FOR:	
Customer Name:	Village of Greenport
Street:	236 Third Street
City, State, Zip:	Greenport, NY 11944
Gen Set Location:	6th Street Pump Station
Model/SN:	4R0113 DS40/95090501510
Rated at:	40 KW MTU

This agreement is in effect from 2/2026 through 1/2027.
The terms and conditions of this agreement printed on the back will apply.

Rick Rizzo, CSS

PowerPro Rep. Signature

Clients Signature

1/20/26

Date Submitted

Date Accepted

SALES SERVICE RENTALS

608 Johnson Avenue, Unit 6, Bohemia, NY 11716 (631) 567-2700 FAX:(631)563-4473

Terms & Conditions

Terms and conditions apply to all parts, labor and services provided by PowerPro Service, Co., whether obtained through a service agreement or otherwise. All parts and labor are warranted for 30 days.

Unless otherwise advised, all invoices are payable in 30 days. A finance charge equal to 1.5% per month will be charged to any unpaid balance. In the event that PowerPro has to engage outside service for the collection of any unpaid balance, the customer shall be responsible for all costs of collection, including but not limited to attorney's fees.

All PM Service calls include travel time plus normal expenses. Tolls and parking are additional. All parts, material and services not expressly included in this agreement are additional. This agreement does not guarantee service, only the rate to be charged and the agreement duration.

This agreement does not include repair work or material other than that which is listed in each PM. Additional labor and parts must be approved by the client, prior to work being done, and is charged at our standard labor rate and other conditions set forth herein.

24 hour emergency service is available and is in addition to the regularly scheduled PM Service calls and will be charged at our emergency service rate, subject to all other terms and conditions set forth herein.

PowerPro Service Co., Inc. makes no express or implied warranty not specifically included in this written agreement. PowerPro shall not be liable for any direct or indirect, incidental or consequential loss or damage to persons or property resulting from the use, inability to use or operate the serviced equipment. The customer will indemnify and hold harmless PowerPro, from any loss or obligation resulting therefrom.

At no time during the term of this agreement shall any repairs be made, or additional equipment installed, by any other party, to the equipment covered by this agreement.

This action may void the balance of this agreement and/or warranty of any service or equipment supplied by us.

The PM amount shown is for labor only unless stated otherwise. This agreement is automatically renewable for the duration shown. Either party can cancel this agreement, in writing, up to 30 days prior to the anniversary date. All parts are additional as well as any environmental fees and fuel charges. All service visits are subject to a minimum service charge.

Client acknowledges that by servicing client's equipment, PowerPro does not assume any responsibility or liability with respect to the compliance of customer's equipment, including the location thereof, with codes, ordinances and laws of any municipality having jurisdiction thereof.

Customer agrees to hold PowerPro harmless, indemnify and defend PowerPro, at customers sole cost and expense, from any and all claims in connection therewith. Under no circumstances shall PowerPro be deemed to be obligated to perform any work beyond that work specifically agreed to in writing, including modifications, if any, which might be needed to render customer's equipment in compliance with applicable codes, ordinances and laws.