

**PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE CITY OF LEE'S SUMMIT  
AND  
SPACES, INC.**

THIS PROFESSIONAL SERVICES AGREEMENT (this "Agreement") is entered into as of the Effective Date set forth below between the City of Lee's Summit, a Missouri municipal corporation (the "City"), and Spaces, Inc., a Kansas corporation (the "Supplier"). The City and the Supplier are sometimes referred to individually as the "Party" and collectively as the "Parties".

RECITALS

- A. The City issued a Request for Proposals, RFP #2026-035 Furniture for the Joint Operations Facility (the "RFP"), a copy of which is on file with the Purchasing Division and incorporated herein by reference, seeking proposals from Contractors to provide Furniture for the Joint Operations Facility (the "Services").
- B. The Supplier responded to the RFP by submitting a proposal (the "Proposal"), and the City desires to enter into an Agreement with the Supplier for the Services.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Supplier hereby agree as follows:

1. Recitals. The recitals set forth above and incorporated into this Agreement by reference and shall constitute a part of this Agreement.
2. Term of Agreement.
  - a. Initial Term. This Agreement shall be effective from the Effective Date, and remain in full force and effect until all furniture is delivered, installed, and accepted by the City'.
3. Scope of Work. Supplier shall provide the Services as set forth in the Scope of Work, attached hereto as **Exhibit A** and incorporated herein by reference.
4. Compensation. The City shall pay Supplier an amount not to exceed \$623,125.45 for the Services at the rates set forth in the Fee Proposal, attached hereto as **Exhibit B** and incorporated herein by reference. The Supplier shall not commence any billable work or provide any Materials or Services under this Agreement until the Supplier receives an executed purchase order from the City.
5. Payments. The City's standard payment terms are net 30 days. The City shall pay the Supplier per the schedule within the Scope of Work, based upon work performed and completed to date, and upon submission and approval of invoices. All invoices shall document and itemize all work completed to date, and shall include the Purchase Order number authorizing the transaction, if applicable, and shall be delivered to the City Accounts Payable address indicated on the face of the Purchase Order or email to ap@cityofls.net, unless otherwise specified. Each invoice statement shall include a record of time expended and work performed in sufficient detail to justify payment. All transportation charges must be prepaid by the Supplier. If invoice is subject to a quick payment discount, the discount period will be calculated from the date of receipt of the claim Service or the Materials or the invoice, whichever is later.
6. Safety Plan. Supplier shall provide the Services in accordance with a safety plan that is compliant with Occupational Safety and Health Administration ("OSHA"), American National Standards Institute and National Institute for Occupational Safety and Health standards. If, in the Supplier's sole determination, the Services to be provided do not require a safety plan, Supplier shall notify the City, in writing, describing the reasons a safety plan

is unnecessary. The City reserves the right to request a safety plan following such notification.

7. Documents. All documents, including any intellectual property rights thereto, prepared and submitted to the City pursuant to this Agreement shall be the property of the City.

8. Supplier Personnel. Supplier shall provide adequate, experienced personnel, capable of and devoted to the successful performance of the Services under this Agreement. Supplier agrees to assign specific individuals to key positions. If deemed qualified, the Supplier is encouraged to hire City residents to fill vacant positions at all levels. Supplier agrees that, upon commencement of the Services to be performed under this Agreement, key personnel shall not be removed or replaced without prior written notice to the City. If key personnel are not available to perform the Services for a continuous period exceeding thirty (30) calendar days, or are expected to devote substantially less effort to the Services than initially anticipated, Supplier shall immediately notify the City of same and shall, subject to the concurrence of the City, replace such personnel with personnel possessing substantially equal ability and qualifications.

9. Inspection; Acceptance. All work and services shall be subject to inspection and acceptance by the City at reasonable times during Supplier's performance. The Supplier shall provide and maintain a self-inspection system that is acceptable to the City.

10. Licenses; Materials. Supplier shall maintain in current status all federal, state, and local licenses and permits required for the operation of the business conducted by the Supplier. The City has no obligation to provide Supplier, its employees, or subcontractors any business registrations or licenses required to perform the specific services set forth in this Agreement. The City has no obligation to provide tools, equipment or material to Supplier.

11. Performance Warranty. Supplier warrants that the Services rendered will conform to the requirements of this Agreement and with the care and skill ordinarily used by members of the same profession practicing under similar circumstances at the same time and in the same locality.

12. Indemnification. To the fullest extent permitted by law, the Supplier shall indemnify, defend and hold harmless the City and each council member, officer, director, employee and agent thereof (the City and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, fines, penalties, judgments, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever (collectively "Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the intentional, reckless, or negligent acts, misconduct, errors, directives, mistakes or omissions, in connection with the work or services of the Supplier, its officers, employees, agents, or any tier of subcontractor or person for which Supplier may be legally liable in the performance of this Agreement.

The amount and type of insurance coverage requirements set forth below will in no way be construed as limiting the scope of the indemnity in this Section.

13. Insurance.

13.1 General.

- A. Insurer Qualifications. Without limiting any obligations or liabilities of Supplier, Supplier shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies authorized to do business in the State of Missouri, with an AM Best, Inc. rating of A or above with policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Agreement at the City's option.
- B. No Representation of Coverage Adequacy. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement, but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Supplier from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

- C. **Additional Insured.** All insurance coverage and self-insured retention or deductible portions, except Workers' Compensation insurance and Professional Liability insurance, if applicable, shall name and endorse, to the fullest extent permitted by law for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees as Additional Insured as specified under the respective coverage sections of this Agreement.
- D. **Coverage Term.** All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of this Agreement are satisfactorily performed, completed and formally accepted by the City, unless specified otherwise in this Agreement.
- E. **Primary Insurance.** Supplier's insurance shall be, or be endorsed to indicate, its primary, non-contributory insurance with respect to performance of this Agreement and in the protection of the City as an Additional Insured. Such coverage shall be at least as broad as ISO CG 20 01 04 13.
- F. **Claims Made.** In the event any insurance policies required by this Agreement are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for six (6) years past completion and acceptance of the services. Such continuing coverage shall be evidenced by submission of annual Certificates of Insurance citing applicable coverage is in force and contains the provisions as required herein for the six-year period.
- G. **Waiver.** All policies, except for Professional Liability, including Workers' Compensation insurance, shall contain a waiver of rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees for any claims arising out of the work or services of Supplier. Supplier shall arrange to have such subrogation waivers incorporated into each policy via formal written endorsement.
- H. **Policy Deductibles and/or Self-Insured Retentions.** The policies set forth in these requirements may provide coverage that contains deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to the City. Supplier shall be solely responsible for any such deductible or self-insured retention amount.
- I. **Automatic Escalator.** The limits of liability for each policy coverage amount stated below shall be automatically adjusted upward as necessary to remain at all times not less than the maximum amount of liability set forth in Chapter 537.610 RSMo. applicable to political subdivisions pursuant to 537.600; provided that nothing herein or in any such policy shall be deemed to waive the City's sovereign immunity. The statutory waiver of sovereign immunity for 2024 is \$3,370,137 for all claims arising out of a single accident or occurrence
- J. **Use of Subcontractors.** If any work under this Agreement is subcontracted in any way, Supplier shall either cover all sub-contractors in the Supplier's liability insurance policy or execute written agreements with its subcontractors containing the indemnification provisions set forth in this Section and insurance requirements set forth herein protecting the City and Supplier. Supplier shall be responsible for executing any agreements with its subcontractors and obtaining certificates of insurance verifying the insurance requirements.
- K. **Notice of Claim.** Supplier shall upon receipt of notice of any claim in connection with this Agreement promptly notify the City, providing full details thereof, including an estimate of the amount of loss or liability. Supplier shall also promptly notify the City of any reduction in limits of protection afforded under any policy listed in the certificate(s) of insurance in an amount such that the policy aggregate becomes less than the current statutory waiver of sovereign immunity, regardless of whether such impairment is a result of this Agreement. A breach of this provision is a material breach of the Agreement.

**Evidence of Insurance.** Prior to commencing any work or services under this Agreement, Supplier will provide the City with suitable evidence of insurance in the form of certificates of insurance and a copy of the declaration page(s) of the insurance policies as required by this Agreement, issued by Supplier's insurance insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions and limits of coverage specified in this Agreement and that such coverage and provisions are in full force and effect. The City may reasonably rely upon the certificates of insurance and declaration page(s) of the insurance policies as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or

obligations of this Agreement. If any of the policies required by this Agreement expire during the life of this Agreement, Supplier shall forward renewal certificates and declaration page(s) to the City thirty (30) days prior to the expiration date. All certificates of insurance and declarations required by this Agreement shall be identified by referencing number and title of this Agreement. Additionally, certificates of insurance and declaration page(s) of the insurance policies submitted without a reference to this Agreement, as applicable, will be subject to rejection and may be returned or discarded.

Certificates of insurance and declaration page(s) shall specifically include the following provisions:

- (1) The City, its agents, representatives, officers, directors, officials and employees are Additional Insureds as follows:
  - (a) Commercial General Liability – Under Insurance Services Office, Inc., (“ISO”) Form CG 20 10 03 97 and CG 20 37 07 04, or their equivalents.
  - (b) Auto Liability – Under ISO Form CA 20 48 or equivalent.
  - (c) Excess Liability – Follow Form to underlying insurance.
- (2) Supplier’s insurance shall be primary, non-contributory insurance with respect to performance of the Agreement.
- (3) All policies, except for Professional Liability, including Workers’ Compensation, waive rights of recovery (subrogation) against City, its agents, representatives, officers, officials and employees for any claims arising out of work or services performed by Supplier under this Agreement.
- (4) ACORD certificate of insurance form 25 (2014/01) is preferred. If ACORD certificate of insurance form 25 (2001/08) is used, the phrases in the cancellation provision “endeavor to” and “but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives” shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

All Certificates of Insurance shall name the City of Lee’s Summit as the certificate holder and send the certificate and any endorsements to:

City of Lee's Summit  
Attn: Procurement and Contract Services  
220 S.E. Green Street  
Lee's Summit, MO 64063 -2358

- M. Endorsements. Supplier shall provide the City with the necessary endorsements to ensure City is provided the insurance coverage set forth in this Subsection.

### 13.2 Required Insurance Coverage.

- A. Commercial General Liability. Supplier shall maintain “occurrence” form Commercial General Liability insurance with an unimpaired limit of not less than \$3,000,000 for each occurrence, \$3,000,000 Products and Completed Operations Annual Aggregate and a \$3,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, bodily injury, personal injury and advertising injury. Coverage under the policy will be at least as broad as ISO policy form CG 00 01 93 or equivalent thereof, including but not limited to, separation of insured’s clause. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, officials and employees shall be endorsed as an Additional Insured under ISO, Commercial General Liability Additional Insured Endorsement forms CG 20 10 03 97 and CG 20 37 07 04, or their equivalents, which shall read “Who is an Insured (Section II) is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of “your work” for that insured by or for you.” The policy shall contain an endorsement waiving rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be “follow form” equal or broader in coverage scope than underlying insurance.

- B. Vehicle Liability. Supplier shall maintain Business Automobile Liability insurance with an unimpaired limit of \$2,000,000 each occurrence on Supplier's owned, hired and non-owned vehicles assigned to or used in the performance of the Supplier's work or services under this Agreement. Coverage will be at least as broad as ISO coverage code "1" "any auto" policy form CA 00 01 12 93 or equivalent thereof. To the fullest extent allowed by law, for claims arising out of the performance of this Agreement, the City, its agents, representatives, officers, directors, officials and employees shall be endorsed as an Additional Insured under ISO Business Auto policy Designated Insured Endorsement form CA 20 48 or equivalent. The policy shall contain an endorsement waiving rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees. If any Excess insurance is utilized to fulfill the requirements of this subsection, such Excess insurance shall be "follow form" equal or broader in coverage scope than underlying insurance.
- C. Workers' Compensation Insurance. Supplier shall maintain Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Supplier's employees engaged in the performance of work or services under this Agreement and shall also maintain Employers Liability Insurance with an unimpaired limit of not less than \$500,000 for each accident, \$500,000 disease for each employee and \$1,000,000 disease policy limit. The policy shall contain an endorsement waiving rights of recovery (subrogation) against the City, its agents, representatives, officials, officers and employees.

Supplier further understands and agrees that Supplier's employees, agents, subcontractors, and directors (referred to in this paragraph as "Employees"), are not serving as employees of the City in any manner and therefore are not entitled to any of the City's industrial benefit coverages, including Workers' Compensation coverages. Supplier acknowledges and agrees that any injury its Employees sustain in the performance of this Agreement will be not be eligible for industrial benefits from the City and any necessary treatment will be Supplier's, or Supplier's insurer's, sole responsibility. Should Supplier's insurer attempt to subrogate a Workers' Compensation claim against the City, including the City's employees, director, or agents, Supplier shall defend, indemnify, and hold harmless the City and the City's employees, director, or agents for, from, and against any and all claims, liabilities, demands, damages, losses, and expenses, including attorneys' fees and litigation expenses, arising out of such subrogation efforts.

13.3 Cancellation and Expiration Notice. Insurance required herein shall not expire, be canceled, or be materially changed without thirty (30) days' prior written notice to the City.

#### 14. Termination; Cancellation.

14.1 For City's Convenience. This Agreement is for the convenience of the City and, as such, may be terminated without cause after receipt by Supplier of written notice by the City. The Notice of Termination shall specify the effective date of termination, which shall be not less than five (5) calendar days from the date the notice is personally delivered or ten (10) days from the date the Notice of Termination is sent by another method. Upon termination for convenience, Supplier shall be paid, for all undisputed materials or services that were delivered prior to the termination date.

14.2 For Cause. If either Party fails to perform any obligation pursuant to this Agreement and such Party fails to cure its nonperformance within thirty (30) calendar days after notice of nonperformance is given by the non-defaulting Party, such Party will be in default. In the event of such default, the non-defaulting Party may terminate this Agreement immediately for cause and will have all remedies that are available to it at law or in equity including, without limitation, the remedy of specific performance. If the nature of the defaulting Party's nonperformance is such that it cannot reasonably be cured within thirty (30) calendar days, then the defaulting Party will have such additional periods of time as may be reasonably necessary under the circumstances, provided the defaulting Party immediately (1) provides written notice to the non-defaulting Party and (2) commences to cure its nonperformance and thereafter diligently continues to completion the cure of its nonperformance. In no event shall any such cure period exceed ninety (90) calendar days. In the event of such termination for cause, payment shall be made by the City to the Supplier for the undisputed portion of its fee due as of the termination date.

The City shall have the right to declare the Supplier in default for the following reasons, which set forth examples, but are not the only reasons the Supplier may be declared in default:

1. Upon a breach by the Supplier of a material term or condition of this Agreement, including unsatisfactory performance of the services;
2. Upon insolvency or the commencement of any proceeding by or against the Supplier, either voluntarily or involuntarily, under the Bankruptcy Code or relating to the insolvency, receivership, liquidation, or composition of the Supplier for the benefit of creditors;
3. If the Supplier refuses or fails to proceed with the services under the Agreement when and as directed by the City;
4. If the Supplier or any of its officers, directors, partners, five percent (5%) or greater shareholders, principals, or other employee or person substantially involved in its activities are indicted or convicted after execution of the Agreement under any state or federal law of any of the following:
  - a. a criminal offense incident to obtaining or attempting to obtain or performing a public or private Agreement;
  - b. fraud, embezzlement, theft, bribery, forgery, falsification, or destruction of records, or receiving stolen property;
  - c. a criminal violation of any state or federal antitrust law;
  - d. violation of the Racketeer Influence and Corrupt Organization Act, 18 U.S.C. § 1961 et seq., or the Mail Fraud Act, 18 U.S.C. § 1341 et seq., for acts in connection with the submission of proposals or proposals for a public or private Agreement;
  - e. conspiracy to commit any act or omission that would constitute grounds for conviction or liability under any statute described in subparagraph (d) above; or
  - f. an offense indicating a lack of business integrity that seriously and directly affects responsibility as a City Supplier.
5. If the Supplier or any of its officers, directors, partners, five percent (5%) or greater shareholders, principals, or other employee or person substantially involved in its activities are subject to a judgment of civil liability under any state or federal antitrust law for acts or omissions in connection with the submission of bids or proposals for a public or private Agreement; or
6. If the Supplier or any of its officers, directors, partners, five percent (5%) or greater shareholders, principals, or other employee or person substantially involved in its activities makes or causes to be made any false, deceptive, or fraudulent material statement, or fail to make a required material statement in any bid, proposal, or application for City or other government work.

14.3 Gratuities. The City may, by written notice to the Supplier, cancel this Agreement if it is found by the City that gratuities, in the form of economic opportunity, future employment, entertainment, gifts or otherwise, were offered or given by the Supplier or any agent or representative of the Supplier to any officer, agent or employee of the City for the purpose of securing this Agreement. In the event this Agreement is canceled by the City pursuant to this provision, the City shall be entitled, in addition to any other rights and remedies, to recover and withhold from the Supplier an amount equal to 150% of the gratuity.

14.4 Agreement Subject to Appropriation. The City is obligated only to pay its obligations set forth in the Agreement as may lawfully be made from funds appropriated and budgeted for that purpose during the City's then current fiscal year. The City's obligations under this Agreement are current expenses subject to the "budget law" and the unfettered legislative discretion of the City concerning budgeted purposes and appropriation of funds. Should the City elect not to appropriate and budget funds to pay its Agreement obligations, this Agreement shall be deemed terminated at the end of the then-current fiscal year term for which such funds were appropriated and budgeted for such purpose and the City shall be relieved of any subsequent obligation under this Agreement. The Parties agree that the City has no obligation or duty of good faith to budget or appropriate the payment of the City's obligations set forth in this Agreement in any budget in any fiscal year other than the fiscal year in which the Agreement is executed and delivered. The City shall be the sole judge and authority in determining the availability of funds for its obligations under this Agreement. The City shall keep Supplier

informed as to the availability of funds for this Agreement. The obligation of the City to make any payment pursuant to this Agreement is not a general obligation or indebtedness of the City. Supplier hereby waives any and all rights to bring any claim against the City from or relating in any way to the City's termination of this Agreement pursuant to this section.

14.5 Conflict of Interest. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this Agreement, and any violation of this provision renders the Agreement void. The parties shall comply with all federal conflict of interest statutes and regulations, and all applicable provisions of Sections 105.450, *et. seq.* RSMo. Supplier covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of Services to be performed under this Agreement. Supplier further covenants that in the performance of this Agreement no person having such interest shall be employed.

15. Miscellaneous.

15.1 Independent Supplier. It is clearly understood that each party will act in its individual capacity and not as an agent, employee, partner, joint venture, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. Supplier acknowledges and agrees that all services provided under this Agreement are being provided as an independent Supplier, not as an employee or agent of the City. Supplier, its employees and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of Supplier, its employees or subcontractors. Supplier is neither prohibited from entering into other Agreements nor prohibited from practicing its profession elsewhere. City and Supplier do not intend to nor will they combine business operations under this Agreement.

15.2 Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Missouri, and a suit pertaining to this Agreement may be brought only in courts in eastern Jackson County, Missouri. The Parties expressly and irrevocably consent to the exclusive jurisdiction and venue of such courts and expressly waive the right to transfer or remove any such action.

15.3 Laws and Regulations. Supplier shall comply with all federal, state, and local laws, regulations, and ordinances applicable to its performance under this Agreement. The Supplier shall include similar requirements of all subcontractors in Agreements entered for performance of Supplier's obligations under this Agreement. Supplier shall keep fully informed and shall at all times during the performance of its duties under this Agreement ensure that it and any person for whom the Supplier is responsible abides by, and remains in compliance with, all rules, regulations, ordinances, statutes or laws affecting the Services, including, but not limited to, the following: (1) existing and future City and County ordinances and regulations; (2) existing and future State and Federal laws and regulations; and (3) existing and future Occupational Safety and Health Administration standards.

15.4 Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into Agreements on behalf of the City and the Supplier.

15.5 Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, the Agreement will promptly be physically amended to make such insertion or correction.

15.6 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a Court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.

15.7 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the Parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the Parties except as expressly set forth herein, or

in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of, or against the Party drafting the Agreement. The Parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of, and entry into this Agreement.

- 15.8 Assignment; Delegation. No right or interest in this Agreement shall be assigned or delegated by Supplier without prior, written permission of the City, signed by the City Manager. Any attempted assignment or delegation by Supplier in violation of this provision shall be a breach of this Agreement by Supplier. The requirements of this Agreement are binding upon the heirs, executors, administrators, successors, and assigns of both Parties.
- 15.9 Subcontracts. No subcontract shall be entered into by the Supplier with any other Party to furnish any of the material or services specified herein without the prior written and signed approval of the City. The Supplier is responsible for performance under this Agreement whether or not subcontractors are used. Failure to pay subcontractors in a timely manner pursuant to any subcontract shall be a material breach of this Agreement by Supplier.
- 15.10 Rights and Remedies. No provision in this Agreement shall be construed, expressly or by implication, as waiver by the City of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the City to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the City's acceptance of and payment for services, shall not release the Supplier from any responsibilities or obligations imposed by this Agreement or by law, and shall not be deemed a waiver of any right of the City to insist upon the strict performance of this Agreement.
- 15.11 Offset for Damages. In addition to all other remedies at law or equity, the City may offset from any money due to the Supplier any amounts Supplier owes to the City for damages resulting from breach or deficiencies in performance or breach of any obligation under this Agreement.
- 15.12 Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (1) delivered to the Party at the address set forth below, (2) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (3) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City: City of Lee's Summit  
220 SE Green St  
Lee's Summit, Missouri 64063  
Attn: Procurement and Contract Services

With copy to: City of Lee's Summit  
220 SE Green St  
Lee's Summit, Missouri 64063  
Attn: City Attorney's Office

If to Supplier: Spaces, Inc.  
14950 W 86<sup>th</sup> Street  
Lenexa, KS 66215  
Attn: Trisha Allenbrand

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (1) when delivered to the Party, (2) three (3) business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (3) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the



following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

15.13 Force Majeure. The Parties shall be excused from performance during the time and to the extent that they are prevented from obtaining, delivering, or performing for reasons beyond the Parties' reasonable control, including without limitation, by act of God, public health emergency, natural disaster fire, strike, loss or shortage of transportation facilities, lock-out, commandeering of materials, products, plants or facilities by the government, and any other events or circumstances beyond the reasonable control of the party, when satisfactory evidence is presented to the City, provided that it is satisfactorily established that the non-performance is not due to the fault or neglect of the Party not performing.

15.14 Confidentiality of Records. The Supplier shall establish and maintain procedures and controls that are acceptable to the City for the purpose of ensuring that information contained in its records or obtained from the City or from others in carrying out its obligations under this Agreement shall not be used or disclosed by it, its agents, officers, or employees, except as required to perform Supplier's duties under this Agreement. Persons requesting such information should be referred to the City. Supplier also agrees that any information pertaining to individual persons shall not be divulged other than to employees or officers of Supplier as needed for the performance of duties under this Agreement. Supplier shall ensure its subcontractors are aware of and comply with this provision.

15.15 Information Technology

a. Limited Access. If necessary for the fulfillment of the Agreement, the City may provide the Supplier with non-exclusive, limited access to the City's information technology infrastructure. The Supplier understands and agrees to abide by all the City policies, standards, regulations and restrictions regarding access and usage of the City's information technology infrastructure. The Supplier shall enforce all such policies, standards, regulations and restrictions with all the Supplier's employees, agents or any tier of subcontractor granted access in the performance of this Agreement, and shall be granted and authorize only such access as may be necessary for the purpose of fulfilling the requirements of the Agreement.

b. Data Confidentiality: All data, regardless of form, including originals, images and reproductions, prepared by, obtained by or transmitted to the Supplier in connection with this Agreement is confidential, proprietary information owned by the City. Except as specifically provided in this Agreement, the Supplier shall not, without the prior, written consent of the City Manager or authorized designee, (A) disclose data generated in the performance of the Services to any third party or (B) use City data and information.

c. Data Security. Personal identifying information, financial account information, or restricted City information, whether electronic format or hard copy, must be secured and protected at all times to avoid unauthorized access. At a minimum, the Supplier must encrypt and/or password-protect electronic files. This includes data saved to laptop computers, computerized devices or removable storage devices. When personal identifying information, financial account information, or restricted City information, regardless of its format, is no longer necessary or this Agreement is terminated (whichever occurs first), the information must be redacted or destroyed through appropriate and secure methods that ensure the information cannot be viewed, accessed or reconstructed. Before the information discussed in this subsection is destroyed, the Supplier shall send a copy of such information to the City in a format specified by the City.

d. Compromised Security. In the event that data collected or obtained by the Supplier in connection with this Agreement is believed to have been compromised, the Supplier shall notify the City Manager, or authorized designee, immediately. The Supplier agrees to reimburse the City for any costs incurred by the City to investigate potential breaches of this data and, where applicable, the cost of notifying individuals who may be impacted by the breach.

e. Permitted Access. The Supplier's employees, agents and subcontractors must receive prior, written approval from the City before being granted access to the City's information technology infrastructure and data and the City, in its sole determination, shall determine accessibility and limitations thereto. The Supplier agrees that

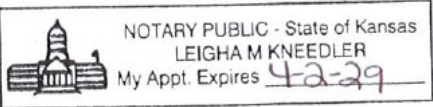
the requirements of this Section shall be incorporated into all subcontractor/subcontractor Agreements entered into by the Supplier. It is further agreed that a violation of this Section shall be deemed to cause irreparable harm that justifies injunctive relief in court. A violation of this Section may result in immediate termination of this Agreement without notice.

f. Cessation of Operation or Support. If Supplier ceases to operate, ends support of, or otherwise divests its interest in the software and materials for which it is contracted by the City and does not assign its service obligations according to these Terms and Conditions, the Supplier shall provide the City a copy of current source code. The City agrees it shall only use the source code to support its internal use of the software.

g. Disengagement. In the event the Agreement is terminated by either party, Supplier agrees to confer back to the City all of its data, in usable and normalized format, within 30 calendar days of notice of termination. There shall be no charge for the return of City data to the City.

h. Survival. The obligations of the Supplier under this Section shall survive the termination of this Agreement.

15.16 **Work Authorization Affidavit and E-Verify**. Any contract for services in excess of five thousand dollars (\$5,000), the bidder or business entity, as defined in § 285.530, RSMo, shall: 1. Provide; by sworn affidavit affirm that it does not knowingly employ any person who is an unauthorized alien and 2. Provide documentation affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with this contract. The required documentation must be from the federal work authorization program provider (e.g. the electronic signature page from the E-Verify program's Memorandum of Understanding). Letter from Consultants reciting compliance is not sufficient. The Department of Homeland Security, U.S. Citizenship and Immigration Services, (USCIS) in partnership with the Social Security Administration (SSA) operate an FREE internet-based program called E-Verify, <http://www.dhs.gov/everify> that allows employers to verify the employment eligibility of their employees, regardless of citizenship. Based on information provided by employees on their Form I-9, E-Verify checks the information electronically against records contained in DHS and Social Security Administration databases. There are penalties for employing an unauthorized alien, including suspension of the Consultant's business license, termination of the contract, debarment from city and State work for a period of three years or permanently, and withholding 25% of the total amount due the Consultant. All submittals should include the signed and notarized Work Authorization Affidavit AND the electronic signature page from the E-Verify program.

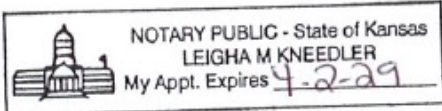
<b>CITY OF LEE'S SUMMIT, MISSOURI</b> <b>WORK AUTHORIZATION AFFIDAVIT PURSUANT TO SECTION 285.530, RSMo</b> <b>(FOR ALL BIDS FOR SERVICES IN EXCESS OF \$5,000.00)</b> <b>Effective 1/1/2009</b>	
County of <u>Johnson</u> ) State of <u>Kansas</u> ) ss.	
<p>My name is <u>Leigha Kneeder</u> I am an authorized agent of <u>Sparks, Inc.</u> ("Bidder"). Bidder is enrolled and participates in a federal work authorization program for all employees working in connection with services provided to the City of Lee's Summit, Missouri. Bidder does not knowingly employ any person who is an unauthorized alien in connection with the services being provided.</p>	

Bidder shall not knowingly employ or contract with an illegal alien to perform work for the City of Lee's Summit, Missouri or enter into a contract with a subbidder that knowingly employs or contracts with an illegal alien.

Affiant \_\_\_\_\_

Printed Name \_\_\_\_\_

Subscribed and sworn to before me this 17<sup>th</sup> day of November, 2025.

 \_\_\_\_\_

Notary Public

SEAL

15.17 Conflicting Terms. In the event of any inconsistency, conflict or ambiguity among the terms of this Agreement, the Scope of Work, any City-approved Purchase Order or Work Order, the Fee Proposal, the RFP and the Supplier's Proposal, the documents shall govern in the order listed herein.

Notwithstanding the foregoing, unauthorized exceptions, conditions, limitations or provisions in conflict with the terms of this Agreement (collectively, the "Unauthorized Conditions"), other than the City's project-specific quantities, configurations or delivery dates, are expressly declared void and shall be of no force and effect. Acceptance by the City of any invoice containing any such Unauthorized Conditions or failure to demand full compliance with the terms and conditions set forth in this Agreement shall not alter or relieve Supplier from, nor be construed or deemed a waiver of, its requirements and obligations in the performance of this Agreement. If the Agreement is renewed pursuant to Section 1 above and such renewal includes any conflicting terms, other than price, those terms will be null and void unless amended as set forth in this Agreement.

15.18 Non-Exclusive Agreement. This Agreement is entered into with the understanding and agreement that it is for the sole convenience of the City. The City reserves the right to obtain like goods and services from another source when necessary.

15.19 Prevailing Wages. Pursuant to RSMo. § 290.230.5, if this Agreement exceeds seventy-five thousand dollars (\$75,000.00) and involves construction of public works, Supplier shall all its workers the prevailing hourly rate of wages for work of a similar character in Lee's Summit. If there is a dispute whether this Agreement is subject to prevailing wages as required by RSMo. § 290.210, et. seq., the City's determination shall control. Prevailing Wage Order 32 shall apply to this project. See separate attachment for the wage order.

15.20 Cooperative Purchasing. Supplier, by submitting a proposal to the RFP, acknowledges that other specific eligible political subdivisions and nonprofit institutions ("Eligible Procurement Unit(s)") are permitted to utilize procurement agreements developed by the City, at their discretion and with the agreement of the awarded Supplier. Supplier may, at its sole discretion, accept orders from Eligible Procurement Unit(s) for the purchase of the materials and/or services at the prices and under the terms and conditions of this Agreement, in such quantities and configurations as may be agreed upon between the Parties. All cooperative procurements under this Agreement shall be transacted solely between the requesting Eligible Procurement Unit and Supplier. Payment for such purchases will be the sole responsibility of the Eligible Procurement Unit. The exercise of any rights, responsibilities or remedies by the Eligible Procurement Unit shall be the exclusive obligation of such unit. The City assumes no responsibility for payment, performance or any liability or obligation associated with any cooperative procurement under this Agreement. The City shall not be responsible for any disputes arising out of transactions made by others.

15.21 Time of the Essence. Time is of the essence in this Agreement. Unless otherwise specifically provided, any consent to delay in Supplier's performance of its obligation is applicable only to the particular transaction to which it relates, and is not applicable to any other obligation or transaction.

15.22 Signatory Authority. Each person signing this Agreement represents that such person has the requisite authority to execute this Agreement on behalf of the entity the person represents and that all necessary formalities have been met.

15.23 E-Signature and Counterparts. The Parties agree that this Agreement may be signed in two or more counterparts and/or signed electronically, and all such counterparts together shall constitute one and the same Agreement; such signatures shall bind the signing party in the same manner as if a handwritten signature had been delivered.

15.24 Anti-Discrimination Against Israel Act. If this Agreement has a total potential value of \$100,000 or more and Supplier has 10 or more employees, the following applies. Pursuant to Section 34.600, RSMo and to the fullest extent permitted by law, Supplier certifies that Supplier is not engaged in a boycott of Israel as of the Effective Date of this Agreement, and agrees for the duration of this Agreement to not engage in a boycott of Israel as defined in Section 34.600, RSMo.

15.25 Debarment. By submission of its response, the Supplier certifies that neither it nor its principals are presently debarred or suspended by any Federal Department or agency, including listing in the U.S. General Services Administration’s List of Parties Excluded from Federal Procurement or Non-Procurement programs; or if the amount of this response is equal to or in excess of \$100,000, that neither it nor its principals nor its subcontractors receiving sub-awards equal to or in excess of \$100,000 is presently disbarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal Department, agency or provision of law. If the Supplier is unable to certify any of the statements in this certification, the responder must attach an explanation to its response.

15.26 Special Provisions. Intentionally omitted.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date the City Manager, or the City Manager’s designee, executes the Agreement (“Effective Date”).

**CITY OF LEE’S SUMMIT**

**SPACES, INC.**

\_\_\_\_\_  
Mark Dunning, City Manager                      Date

By \_\_\_\_\_

Print Name \_\_\_\_\_

**ATTEST:**

Title \_\_\_\_\_

\_\_\_\_\_  
Trisha Fowler Arcuri, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Edward Rucker, Chief Counsel of Management and Operations

EXHIBIT A  
TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE CITY OF LEE'S SUMMIT  
AND  
SPACES, INC.

SCOPE OF WORK

**PROJECT TIMELINE**

- Purchase Order - Jan. 16, 2026
- Furniture Install - May 4-29, 2026
- Project Completion Date - May 29, 2026

**PREVAILING WAGE**

**NOTE: PREVAILING WAGE ORDER 32 EFFECTIVE 6/26/2025 SHALL APPLY TO THIS PROJECT.**

Specialty/Role with this Project:

FourSpoke

17501 W. 98th St. #18-59 Lenexa, KS 66219

**Receive, deliver, and install furniture for project. Provide ongoing post-occupancy services.**

**PAYMENT MILESTONES**

- Deposit of 50% will be accepted on product only. Product = \$540,560.99 / 2 = **\$270,280.50**.
- 2<sup>nd</sup> Milestone Payment will be remaining 50% of product, installation and freight minus 5% retention:  
 $\$270,280.50 + \$65,557.78 + \$17,006.78 = \$352,844.96 - 5\% = \mathbf{\$335,202.71}$
- Final Payment will be at final acceptance: Retainage at 5% = **\$17,642.25**

**PAYMENT TERMS**

City standard payment terms are Net 30. There will be no late fees assessed.

**SUPPLIER RESPONSIBILITIES**

- Coordinate with the City and Supplier on all deliveries and installation of the product
- Take precautions to protect the building from damage during delivery and installation. Any damage to the building deemed the responsibility of the furniture Supplier shall be repaired or replaced at no cost to the Owner.
- Removal of any packaging, crating, and other refuse associated with the purchase/delivery from the site
- Storage of product for a minimum of 60 days beyond the completion date listed above at no additional cost in the event that the schedule changes
- Installation of all necessary trim, gang plates, adapters, etc. in coordination with construction Supplier. Construction Supplier will provide and install standard power and data cabling, in accordance with equipment requirements.
- The furniture warranties shall be clearly defined in the RFP response including all conditions and exclusions, as well as the policies and procedures for replacing items. The warranty period will begin immediately following installation.
- Field Verification of conditions, room sizes, and coordination with power/data locations
- Confirm exact locations for items to be attached to the walls and grommet openings in furnishings prior to commencing work.
- Furnishings should be left clean and free of dust and ready for use.

## **PRODUCT WARRANTIES**

**Allsteel:** <https://www.allsteeloffice.com/information/warranty>

**BlueDot:** [https://www.bludot.com/pages/5-yearwarranty?srsId=AfmBOorWQA4WGnGnlPPBa0loHQCoee37mPCVdmRvZ6TuXNkqJ7SLPq\\_A](https://www.bludot.com/pages/5-yearwarranty?srsId=AfmBOorWQA4WGnGnlPPBa0loHQCoee37mPCVdmRvZ6TuXNkqJ7SLPq_A)

**OFS:** [https://assets.ofs.com/s3fs-public/2018-06/OFS\\_Warranty\\_0.pdf](https://assets.ofs.com/s3fs-public/2018-06/OFS_Warranty_0.pdf)

**ERG:** [https://www.erginternational.com/downloads/ERG\\_Product\\_Warranty\\_Info\\_2019\\_1.pdf](https://www.erginternational.com/downloads/ERG_Product_Warranty_Info_2019_1.pdf)

**SitOnIt:** [https://www.sitonit.net/contact/warranty\\_service.htm](https://www.sitonit.net/contact/warranty_service.htm)

**IGlobal:** <https://www.globalfurnituregroup.com/customerservice/warranty>

**Nucraft:** <https://www.nucraft.com/resources/general-information>

**Hightower:** <https://hightower.design/pages/warranty>

**HON:**

[https://www.hon.com/warranty?gad\\_source=1&gad\\_campaignid=23131585427&gbraid=0AAAAADugPDCCayKWcHeYvfGkfjFltwbn&gclid=CjwKCAiAz\\_DIBhBJEiwAVH2XwEm2T0rBPdkscjurXTyQ4IJLFDuByEV5ZtRZSH9LF0HbkQVcFEmGARoCSkoQAvDBwE](https://www.hon.com/warranty?gad_source=1&gad_campaignid=23131585427&gbraid=0AAAAADugPDCCayKWcHeYvfGkfjFltwbn&gclid=CjwKCAiAz_DIBhBJEiwAVH2XwEm2T0rBPdkscjurXTyQ4IJLFDuByEV5ZtRZSH9LF0HbkQVcFEmGARoCSkoQAvDBwE)

**Krug:** <https://krug.ca/wp-content/uploads/2024/05/Krug-Warranty-PDF.pdf>

**Hollman:** <https://www.holman.com/terms-ofservice/warranty/?srsId=AfmBOop7zinSDPe4sOiyDvUNM8mbePVC1KwRGHRNg1MF648RcNd6rMgl>

**Humanscale:**

[https://www.humanscale.com/about/legalinformation/termsconditions.cfm?srsId=AfmBOoqT3L5QCAiDa\\_FPpg1R\\_CnA8IA-Qz0zow5foB6mv6BYvtgy1IH](https://www.humanscale.com/about/legalinformation/termsconditions.cfm?srsId=AfmBOoqT3L5QCAiDa_FPpg1R_CnA8IA-Qz0zow5foB6mv6BYvtgy1IH)

**VIA:** <https://viaseating.com/warranty>



EXHIBIT B  
TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE CITY OF LEE'S SUMMIT  
AND  
SPACES, INC.  
PROPOSAL FEES / COSTS

CODE	FURNITURE ITEM	MFG-PRODUCT	UNIT COST	QTY	EXTENDED	NOTE
A1	LECTERN	OFS LAYER TRAINING LECTURN	\$888.19	2	\$1,776.38	
A2	QUIET FLOOR LAMP	BLUEDOT VERGE FLOOR LAMP	\$479.17	4	\$1,916.68	
A3	MONITOR STAND	HUMANSIZE QUICKSTAND ECO	\$433.78	1	\$433.78	
A4	MIRROR	BOBRICK B-165 2460 FRAME MIRROR	\$211.06	3	\$633.18	
B1	SHOWER BENCH	HOLLMAN HILO BENCH	\$2,000.00	2	\$4,000.00	
B2	DRESSING BENCH	KRUG TATE BENCH	\$1,645.38	3	\$4,936.14	
C1	TASK CHAIR	SITONIT - FOCUS TASK	\$434.00	50	\$21,700.00	SPACES COUNT: 48
C2	EOC TASK CHAIR	VIA GENIE	\$796.31	40	\$31,852.40	
C3	TYP OFFICE GUEST CHAIR	SITONIT - FOCUS SIDE W/ ARMS	\$453.84	43	\$19,515.12	
C4	DISPATCH OFFICE GUEST CHAIR	SITONIT - FOCUS SIDE W/O ARMS	\$433.59	8	\$3,468.72	
C5	CONFERENCE CHAIR	HON COFI HIGH BACK	\$673.33	73	\$49,153.09	SPACES COUNT: 72
C6	TRAINING CHAIR	GLOBAL ROMA W/ ARMS	\$371.37	66	\$24,510.42	SPACES COUNT: 68
C7	TRAINING CHAIR	GLOBAL ROMA W/O ARMS	\$343.63	22	\$7,559.86	SPACES COUNT: 32
C8	BREAKROOM CHAIR	HIGHTOWER FOURCAST 2 CHAIR	\$429.44	8	\$3,435.52	
C9-A	LOBBY LOUNGE CHAIR	OFS DESS LOUNGE CHAIR	\$1,715.81	6	\$10,294.86	
C9-B	COLLAB LOUNGE CHAIR	OFS DESS LOUNGE CHAIR	\$1,993.22	4	\$7,972.88	
C9-C	BREAKROOM LOUNGE CHAIR	OFS DESS LOUNGE CHAIR	\$1,853.68	1	\$1,853.68	
C9-D	CHIEF OFFICE LOUNGE CHAIR	OFS DESS LOUNGE CHAIR	\$2,056.72	2	\$4,113.44	
CR1	TRAINING CREDENZA	OFS ROWEN CREDENZA	\$2,260.18	2	\$4,520.36	
CR2	CONFERENCE CREDENZA	NUCRAFT PERFORMANCE CREDENZA	\$4,542.00	1	\$4,542.00	
D1	TYPICAL OFFICE DESK	BOD: ALLSTEEL APPROACH	\$3,026.96	15	\$45,404.70	
D2	DIRECTOR OFFICE DESK	BOD: ALLSTEEL APPROACH	\$3,576.01	3	\$10,728.03	
D3	CHIEF OFFICE DESK	BOD: ALLSTEEL APPROACH	\$8,515.28	1	\$8,515.28	
F1	STORAGE 106 LATERAL FILE	HON BRIGADE 800 SERIES LATERAL	\$1,077.33	3	\$3,231.99	
F2	IT WORK 047 FILE PEDS	ALLSTEEL MOBILE PED	\$629.94	2	\$1,259.88	
L1-A	LOBBY LOVESEAT	OFS DESS LOVESEAT	\$2,203.36	2	\$4,406.72	
L2-B	BREAKROOM LOVESEAT	OFS DESS LOVESEAT	\$2,347.91	1	\$2,347.91	
M1	MURPHY BEDS	WALL BEDS MANUFACTURING	\$2,753.33	4	\$11,013.32	
O1	OUTDOOR CHAIR	VIA CORTINA.026 1 SEATER	\$524.40	8	\$4,195.20	
O2	OUTDOOR BENCH	VIA CORTINA.026 2 SEATER	\$833.89	2	\$1,667.78	
O3	OUTDOOR TABLE LARGE	VIA CORTINA.026 TABLE	\$812.78	2	\$1,625.56	
O4	OUTDOOR TABLE SMALL	VIA CORTINA.026 TABLE	\$460.22	2	\$920.44	
R1	QUIET ROCKER RECLINER	DREAMSEATS STANDARD SIZE	\$832.22	2	\$1,664.44	
R2	QUIET MASSAGE STANDARD	TBD - STANDARD	\$3,611.11	1	\$3,611.11	



R3	QUIET MASSAGE BARIATRIC	TBD - BARIATRIC	\$3,611.11	1	\$3,611.11	
S1	COLLAB SOFA	OFS DESS SOFA	\$2,513.77	1	\$2,513.77	
SH1	IT WORK 047 SHELVING	ULINE STORAGE SHELF	\$788.88	1	\$788.88	SPACES COUNT: 2
SH2	IT WORK 047 WALL SHELVING	ULINE WIRE WALL MOUNTED SHELF	\$222.22	1	\$222.22	
ST1	OPEN OFFICE STOOL	HON SOLVE STOOL	\$416.89	8	\$3,335.12	SPACES COUNT: 10
ST2	BREAKROOM STOOL	HIGHTOWER FOURCAST 2 STOOL	\$437.78	3	\$1,313.34	
T1	DIRECTOR OFFICE CONF TABLE	GLOBAL SWAP	\$1,124.51	3	\$3,373.53	
T2	CHIEF OFFICE CONF TABLE	GLOBAL SWAP	\$1,937.00	1	\$1,937.00	
T3	OPEN OFFICE TABLE	GLOBAL SWAP BAR HEIGHT TABLE	\$613.16	2	\$1,226.32	
T4	TYP CONFERENCE TABLE	NUCRAFT TWO4SIX TABLE	\$3,311.50	5	\$16,557.50	
T5	CONFERENCE 105 TABLE	NUCRAFT TWO4SIX TABLE	\$7,355.00	1	\$7,355.00	
T6	CONFERENCE 140 TABLE	NUCRAFT TWO4SIX TABLE	\$10,751.00	1	\$10,751.00	
T7	TRAINING TABLE	GLOBAL TERINA TABLE 72" W	\$1,036.97	40	\$41,478.80	SPACES COUNT: 44
T8	TRAINING TABLE	GLOBAL TERINA TABLE 60" W	\$991.90	4	\$3,967.60	
T9	BREAKROOM TABLE	ERG BRANDON TABLE	\$2,016.00	1	\$2,016.00	
T10	QUIET TABLE	SITONIT UNI TABLE	\$226.92	4	\$907.68	
T11	IT WORK TABLE	ERG OSLO WORK TABLE	\$2,103.50	1	\$2,103.50	
T12	LOBBY COFFEE TABLE	OFS X&O CIRCLE COFFEE TABLE	\$1,879.58	2	\$3,759.16	
T13	COLLAB COFFEE TABLE	OFS X&O SQUARE COFFEE TABLE	\$2,106.85	1	\$2,106.85	
T14	OCCASSIONAL TABLES	OFS X&O OCCASSIONAL TABLE	\$1,138.03	5	\$5,690.15	
W1	OPEN OFFICE WORKSTATIONS	BOD: ALLSTEEL TERRACE	\$6,264.57	10	\$62,645.70	
W2	RECPT WORKSTATION	BOD: ALLSTEEL TERRACE	\$6,756.67	1	\$6,756.67	
W3	CHECK IN WORKSTATION	BOD: ALLSTEEL GALLERY/ALIGN	\$1,887.26	1	\$1,887.26	
W4	988 WORKSTATIONS	BOD: ALLSTEEL TERRACE	\$3,911.18	3	\$11,733.54	
W5	IT WORKSTATIONS	BOD: ALLSTEEL TERRACE	\$4,820.31	7	\$33,742.42	
					Product Subtotal	\$540,560.99
					Freight	\$17,006.68
					Installation	\$65,557.78
					Tax	EXEMPT
					<b>Grand Total</b>	<b>\$623,125.45</b>

EXHIBIT C  
TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE CITY OF LEE'S SUMMIT  
AND  
SPACES, INC.

SIGNED ACKNOWLEDGEMENT OF ADDENDUM(S)

See following page(s).