

2003-293-CD
JAY SWETZER

VS

DUBOIS REALTY PARTNERS, L.P.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

JAY SWEITZER

Contractor,

vs.

DUBOIS REALTY PARTNERS, L.P.

Owner,

and

MENEELY FAMILY II, LLC

Tenant.

DUBOIS REALTY PARTNERS, L.P.

Owner,

and

MENEELY FAMILY II, LLC

Tenant,

vs.

JAY SWEITZER

Contractor.

CIVIL DIVISION

CASE NUMBER: 2003-293-cv

TYPE OF PLEADING: Contract
Stipulation/No-Lien Agreement

Filed on behalf of Owner, DuBois
Realty Partners, L.P. and Tenant,
Meneely Family II, LLC

Counsel of Record for DuBois
Realty Partners, L.P.:

Donald T. Dulac, Jr., Esquire
Pa. I.D. No. 27671

WATKINS DULAC & ROE P.C.
Two Gateway Center, 17 East
603 Stanwix Street
Pittsburgh, PA 15222-1102
Phone: 412-434-5544
Fax: 412-434-5554

FILED

MAR 03 2003
012-10544
William A. Shaw
Prothonotary

NO LIEN AGREEMENT AND WAIVER OF LIENS

JAY SWEITZER ("Contractor") and **MENEELY FAMILY II, LLC** ("Tenant"), have entered into an Agreement or Contract dated MARCH 3, 2013 (the "Contract"), pursuant to which Tenant will engage Contractor to make certain improvements to an existing Premises, including without limitation interior metal framing, drywall, paint, carpet, and minor electrical work, all upon certain property situate in Sandy Township, Clearfield County, Pennsylvania, more particularly described on Exhibit A attached hereto (the "Property"). The Property is owned by **DUBOIS REALTY PARTNERS, L.P.**, a Pennsylvania limited partnership ("Owner"). Owner and Tenant have requested Contractor, for itself and any and all subcontractors, materialmen and parties acting for, through and under Contractor, to waive and relinquish the right to have, file or maintain any mechanics' liens or claims against the Property or buildings or other improvements.

AGREEMENT AND WAIVER OF LIENS

NOW, THEREFORE, Contractor, intending to be legally bound hereby and incorporating the foregoing recital by reference, in consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, as well as for and in consideration of the entry by Tenant into the Contract, and intending to be legally bound hereby, does hereby, for Contractor and any and all subcontractors, materialmen and parties acting for, through and under Contractor, covenant and agree with Owner and Tenant that no mechanics' liens or claims shall be filed or maintained by Contractor or any subcontractor, materialmen or other party acting for or through Contractor, against the Property or the buildings or other improvements erected or to be erected thereon, or the estate (including a leasehold estate), interest or title thereto of Owner or Tenant, for or on account of any work done or materials furnished under the Contract or under any supplemental contract, verbal or written, or contract for extra work relating to the construction and completion of said buildings or other improvements; and Contractor, for Contractor and any and all subcontractors, materialmen and parties acting through or under Contractor, hereby expressly waives and relinquishes the right to have, file or maintain any mechanics' liens or claims against the Property or buildings or other improvements.

Contractor hereby covenants, promises and agrees that all subcontractors, material suppliers, and laborers on the work shall look to and hold Contractor personally liable for all subcontracts, materials furnished and work and labor done, so that there shall not be any legal or lawful claim of any kind whatever against Owner or Tenant, or any other person with an estate (including a leasehold estate) in the Property, for any work done or labor or materials furnished under the Contract or otherwise.

This agreement waiving the right of lien shall be an independent covenant and shall operate and be effective to any work and labor done and materials furnished under the Contract as well as in respect to work done and materials furnished under any supplemental contract for extra work in the construction and completion of the said buildings and other improvements.

Contractor hereby represents and warrants that prior to the date hereof no work has been done and no materials have been furnished with regard to the construction which is the subject of the Contract or with regard to any supplemental contract, verbal or written, or contract for extra work in or about the contraction and completion of any buildings or other improvements on the Property.

In order to give Owner, Tenant and any other person having an estate in the Property (including a leasehold estate), full power and authority to protect itself and themselves, the Property, the buildings or other improvements to be constructed thereon, and the curtilages appurtenant thereto, against any and all liens or claims filed by the Contractor or anyone acting under or through it in violation of the aforesaid covenant by Contractor, **THE CONTRACTOR HEREBY IRREVOCABLY AUTHORIZES AND EMPOWERS ANY ATTORNEY OF ANY COURT OF COMMON PLEAS OF THE COMMONWEALTH OF PENNSYLVANIA, TO APPEAR AS ATTORNEY FOR IT, THEM, OR ANY OF THEM, IN ANY SUCH COURT, AND IN ITS OR THEIR NAME OR NAMES, (1) TO THE EXTENT PERMITTED BY THE LAW, TO MARK SATISFIED OF RECORD AT THE COST AND EXPENSE OF CONTRACTOR OR ANY SUBCONTRACTOR, LABORER OR MATERIAL SUPPLIER, ANY AND ALL CLAIMS OR LIENS FILED IN VIOLATION OF THE FOREGOING WAIVER AND COVENANT, OR (2) TO CAUSE TO BE FILED AND SERVED IN CONNECTION WITH SUCH CLAIMS OR LIENS (IN THE NAME OF CONTRACTOR OR ANY SUBCONTRACTOR, LABORER OR MATERIAL SUPPLIER, OR ANYONE ELSE ACTING UNDER OR THROUGH IT) ANY PLEADING OR INSTRUMENT, OR ANY AMENDMENT TO ANY PLEADING OR INSTRUMENT PREVIOUSLY FILED BY IT OR THEM, TO INCORPORATE THEREIN, AS PART OF THE RECORD THE WAIVER CONTAINED IN THIS INSTRUMENT, AND FOR SUCH ACT OR ACTS THIS INSTRUMENT SHALL BE GOOD AND SUFFICIENT WARRANT AND AUTHORITY, AND A REFERENCE TO THE COURT, TERM AND NUMBER IN WHICH AND WHERE THIS WAIVER OF LIENS SHALL HAVE BEEN FILED SHALL BE A SUFFICIENT EXHIBIT OF THE AUTHORITY HEREIN CONTAINED TO WARRANT SUCH ACTION, AND THE CONTRACTOR FOR ITSELF AND FOR THEM DOES HEREBY REMISE, RELEASE AND QUIT-CLAIM ALL RIGHTS AND ALL MANNER OF ERRORS, DEFECTS AND IMPERFECTIONS WHATSOEVER IN ENTERING SUCH SATISFACTION OR IN FILING SUCH PLEADING, INSTRUMENT OR AMENDMENT, OR IN ANY WAY CONCERNING THEM.**

This No Lien Agreement and Waiver of Liens may be filed with the Prothonotary of the Court of Common Pleas of the County of Clearfield, Commonwealth of Pennsylvania.

WITNESS Contractor's signing of this Agreement on the 27th day of
February, 2003.

Attest:



[SEAL]

By: _____
Title: _____

ACKNOWLEDGMENT

)
COUNTY OF _____) SS:
)

On this _____ day of , before me, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____ a corporation existing under the laws of the State of _____, and that he/she as _____, executed the foregoing No Lien Agreement and Waiver of Liens and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A

DESCRIPTION OF PROPERTY

Exhibit A

LEGAL DESCRIPTION OF SHOPPING CENTER

ALL that certain piece, parcel or lot of land situate in the Township of Sandy, Clearfield County, Pennsylvania, and being bounded and described as follows, to wit:

BEGINNING at a 3/4 " rebar at the southwest corner of a parcel of land conveyed by Nedza Real Estate Development Corporation to Dubois Realty Partners, L.P. on the northern line of a 16 foot unopened alley as shown on the Harriet Bogle Plan of Lots and surveyed by George Kirk, C.E. in 1916; said rebar being North 74° 15' 46" West, 694.45 feet from a 3/4" rebar set at the intersection of the rights-of-way of said unopened alley and Shaffer Road:

Thence by the northern line of the 16 foot unopened alley North 74° 15' 46" West 1021.21 feet to 3/4" rebar set at the southeast corner of land of Ida Mae Lockhart and Alberta G. Larson;

Thence by the line of lands of Lockhart and Larson the following courses and distances:

North 15° 44' 14" East, 150.00 feet to a 1" rebar;

North 74° 15' 29" West 200.00 feet to a 1" rebar;

South 15° 44' 14" West, 150.00 feet to a 3/4" rebar set on the northern line of an unopened 16 foot alley;

Thence by the northern line of the 16 foot unopened alley North 74° 15' 46" West, 124.17 feet to a 3/4" rebar set at the southwest corner of this parcel;

Thence by a line through lands of the Nedza Real Estate Development Corporation, North 16° 05' 56" East, 758.96 feet to a 3/4" iron pin;

Thence continuing by a line through land of the Nedza Real Estate Development Corporation and Catherine Nedza North 74° 21' 30" East, 1365.50 feet to a 3/4" rebar at the northeast corner of this parcel and at the northwest corner of a parcel conveyed by Nedza Real Estate Development Corporation to Dubois Realty Partners, L.P., as straw party;

Thence by the easterly line of this parcel and the western line of the parcel of land conveyed by the Nedza Real Estate Development Corporation the following courses and distances:

South 16° 04' 09" West, 406.81 feet to a point;

South 54° 25' 38" West, 33.03 feet to a point;

Exhibit A

LEGAL DESCRIPTION OF SHOPPING CENTER

(Continued)

South 16° 04' 09" West, 328.66 feet to a 3/4" rebar set on the northern line of a 16 foot unopened alley and the place of beginning.

Said parcel of land containing 22.94 acres of land.

BEING all of the land conveyed by Nedza Real Estate Development Corporation to Dubois Realty Partners, L.P. by Deed dated October 28, 1999, recorded in the Clearfield County Recorder's Office as Instrument No. 199918025.

TOGETHER WITH the free and common use, right liberty and privilege of a perpetual easement for ingress and egress over lands of Dubois Realty Partners, L.P., Nedza Real Estate Development Corporation and Developac, Inc. pursuant to and as set forth and more particularly described in (a) that certain Industrial Drive Easement among Dubois Realty Partners, L.P., Nedza Real Estate Development Corporation and Developac, Inc. dated of even date herewith and recorded in the office of the Recorder of Deeds of Clearfield County as Instrument No. 199918027, and (b) that certain Agreement dated March 27, 1992 between David C. Dubois and Nedza Real Estate Corporation recorded in the office of the Recorder of Deeds of Clearfield County in Volume 1451, Page 426, as modified by certain Modification of Easement date of even date herewith and recorded in the office of the Recorder of Deeds of Clearfield County as Instrument No. 199918024.

ERIE INSURANCE GROUP
100 Erie Insurance Place • Erie, PA 16530**CERTIFICATE OF INSURANCE**

— THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY —

DATE (MM/DD/YY)
2/27/03

NAME AND ADDRESS OF AGENCY MC MICHAEL INSURANCE AGENCY 38 S. FOURTH STREET YOUNGWOOD, PA 15697-1202				AGENT'S NO. AA6551	INSURANCE CO. AND INSURANCE CO. EXCHANGES Co.: C ERIE INSURANCE COMPANY Co.: D ERIE INSURANCE PROPERTY & CASUALTY COMPANY Co.: E ERIE INSURANCE EXCHANGE 6th Infantry Co., Attorney-in-Fact Co.: G FLASSNIP CITY INSURANCE COMPANY																	
NAME AND MAILING ADDRESS OF INSURED JAY SWEITZER MAINTENANCE SERV R D 1 BOX 506 HUNKER, PA 15639-9730				This Certificate is issued for information purposes only. It does not list, amend, extend, or otherwise alter the terms and conditions of insurance coverage contained in the Policy(ies) indicated below issued by The ERIE. The terms and conditions of the Policy(ies) govern the insurance coverage as applied to any given situation. Any party can request a policy and/or Declaration by asking the Insured or the Agent. Limits shown may have been reduced by claims paid.																		
This is to certify that policies, as indicated by the Policy Number below, are in force for the Named Insured at the time that the Certificate is being issued.																						
E	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR	Q33 0120271	9/1/02	9/1/03	<table border="1"> <tr><td>GENERAL LIABILITY</td><td>\$ 1,000,000</td></tr> <tr><td>PERSONAL INJURY</td><td>\$</td></tr> <tr><td>PROPERTY DAMAGE</td><td>\$</td></tr> <tr><td>PERSONAL PROPERTY</td><td>\$</td></tr> <tr><td>EXTRA CONTRACTUAL</td><td>\$ 2,000,000</td></tr> <tr><td>EXTRA CONTRACTUAL</td><td>\$</td></tr> <tr><td>EXTRA CONTRACTUAL</td><td>\$</td></tr> <tr><td>EXTRA CONTRACTUAL</td><td>\$</td></tr> </table>		GENERAL LIABILITY	\$ 1,000,000	PERSONAL INJURY	\$	PROPERTY DAMAGE	\$	PERSONAL PROPERTY	\$	EXTRA CONTRACTUAL	\$ 2,000,000	EXTRA CONTRACTUAL	\$	EXTRA CONTRACTUAL	\$	EXTRA CONTRACTUAL	\$
	GENERAL LIABILITY				\$ 1,000,000																	
	PERSONAL INJURY				\$																	
	PROPERTY DAMAGE				\$																	
	PERSONAL PROPERTY				\$																	
EXTRA CONTRACTUAL	\$ 2,000,000																					
EXTRA CONTRACTUAL	\$																					
EXTRA CONTRACTUAL	\$																					
EXTRA CONTRACTUAL	\$																					
GENERAL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC																						
AUTOMOBILE LIABILITY <input type="checkbox"/> "ANY AUTO" (OWNED, HIRED, NON-OWNED) <input checked="" type="checkbox"/> OWNED <input type="checkbox"/> HIRED <input type="checkbox"/> NON-OWNED <input type="checkbox"/> GARAGE																						
EXCESS LIABILITY <input type="checkbox"/> OCCURRENCE <input type="checkbox"/> RETENTION \$																						
WORKERS COMPENSATION & EMPLOYERS LIABILITY																						
OTHER																						

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

CANCELLATION FOR NON-PAYMENT, CAUSE OR NAMED INSURED'S REQUEST: When an automobile policy is cancelled, written notice will be mailed to the Certificate Holder. When any of the above described policies (other than automobile) are cancelled before the expiration date thereof, The ERIE will endeavor to mail written notice to the Certificate Holder after the decision to cancel. Failure to mail such notice shall impose no obligation or liability of any kind upon The ERIE, its Agents or representatives.

CANCELLATION FOR SPECIAL CONTRACTS: (If the box is checked, this Certificate involves a special contract and the following cancellation provisions apply) When an automobile policy is cancelled, written notice will be mailed to the Certificate Holder. When any of the above described policies (other than automobile) are cancelled before the expiration date thereof, The ERIE will endeavor to mail 30 days written notice to the Certificate Holder after the decision to cancel. Failure to mail such notice shall impose no obligation or liability of any kind upon The ERIE, its Agents or representatives.

CERTIFICATE HOLDER ADDITIONAL INSURED; COMPANY LETTER E

CARDSMART 136 COMMONS SHOPPING CENTER DUBOIS, PA 15801	If your firm is a Certificate Holder for other policies of this Insured, Certificates of Insurance for these other policies will be forwarded to you as soon as they are processed.
ERIE INSURANCE GROUP An Independent Agent Representing	AUTHORIZED REPRESENTATIVE <i>John Angel</i>