

ELITE SECURITY AGENCY

Security Contract

For

Treasure Cove Home Owner's Association
Yamacraw Hill Road
P. O. Box EE - 16131
Nassau, Bahamas

Date: November 1st, 2014

Presented by:

Andrew Johnson
President, CEO

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INTRODUCTION

Nowadays, good security needs to be at the forefront of every business.

With the amount of criminal activities that we face today, **Elite Security Agency**., regularly review its budget to be prepared to obtain the necessary resources to secure client's assets. The private sector needs to support strong defensive measures, recommended by proven reputable security providers who have proper qualifications training, experience, resources, credentials and management skills.

Risk assessments and physical surveys should be first and foremost to ascertain a proper understanding of the operational requirements to guarantee as much as possible, a secure and safe facility. Security professionals should also have technical knowledge and business experience to determine whetherwhat is required of them.....is achievable or not.

To be effective, the management of Elite Security Agency realizes that we will only invest in resources to carry out an activity, if we are likely to succeed and/or can make a considerable difference. A few basic notions that helps us to establish our priorities for each client....is to be effective, realistic and profitable.

THE COMPANY

Elite Security Agency, since November, 2002, have professionally trained uniformed officers, who are trained to meet and exceed your expectations by identifying and anticipating potential security issues. Elite recognizes the massive diversity of security requirements based on the unique conditions, characteristics and facilities presented by each post and position.

With Elite vast exposure in security and law enforcement, our people...our assets.....have been taught to distribute such knowledge, resulting in added value in customer service....ensuring that challenges and threats are met and diffused quickly with employees and client assets secured. This has proven to be a competitive advantage for Elite Security Agency. We pride ourselves in being result oriented.

OUR MISSION

Elite's mission is to provide and protect our clients with providing the optimal environment to meet their business and personnel objectives by providing the most effective security while striving to consistently develop an attitude of excellence, operating with integrity and a high level of responsiveness to exceed the expectations of our clients.

THE AGREEMENT

This Agreement is made in duplicate this 1st day of November 2014 between Elite Security Agency Limited (hereinafter called "The Contractor") of one part AND Treasure Cove Homeowners Association under the laws of the said Commonwealth of The Bahamas and carrying on business therein and having its principal place on Collins Avenue, Nassau, Bahamas (thereinafter called "Customer") of the other part.

WHEREAS IT IS AGREED as follows:-

1. The Contractor shall diligently and thoroughly carry out security guard services with regard to security services as directed by the Customer. The directions will come through the President, Property Administrator or Head of Security Committee.
2. The Contractor will commence services November 1, 2014 at 7:00am. The Contractor shall continue its services until either party terminates this agreement as hereinafter provided. If the contract is terminated, the customer must not retain for themselves any of Elite security personnel. Either party shall be given one month's notice.
3. The Customer shall for the duration of this agreement pay to the Contractor a rate of seven dollars and twenty-five cents (\$7.75) per hour, per officer and fourteen dollars and fifty cents (\$15.50) per hour per officer on public holidays if needed. The Customer shall make payment on receipt of a statement or invoice by the Contractor, which will be rendered bi-monthly on the 16th and the 30th of the month. Payments will be paid by the Customer no later than three (3) working days after statement due date. The Contractor agrees with the Customer to provide services as agreed; however, the days and times may be varied by mutual agreement.

4. The Contractor shall supply the security guard(s) with all necessary security equipment such as needed to perform security services.
5. The Contractor shall take every reasonable precaution to ensure that all persons employed by it shall be competent and honest and will not employ any person to whom the Customer may reasonably object.
6. The terms, conditions and services covered in this agreement shall be deemed to cover any properties in which the Customer has an expressed security interest.
7. The laws of The Commonwealth of The Bahamas shall govern this agreement and all of its various terms, conditions and provisions.

WHEREAS IT IS AGREED as follows:-

The Contractor will agree to the follow "New Security Procedures" set out by Treasure Cove Association Board:

1. All persons entering through visitor's entrance (vehicles and pedestrians) must present photo identification. Visitors must be logged in on entry. RESIDENTS USING THE VISITOR'S ENTRANCE MUST ALSO PROVIDE IDENTIFICATION. The persons FULL NAME, LICENSE PLATE NUMBER, TIME IN and house they are visiting must be recorded. If the resident is on the delinquent list they should be asked if they have received a delinquent notice and should be given one if they have not received one prior. If they are not on the delinquent list they should be encouraged to request a barcode.
2. All visitors must give the residents name they will be visiting. Residents delinquency status must be checked BEFORE the visitor is allowed into the community. If that Resident is on the delinquent list the visitor must make a U-turn and be met at the gate by the resident. NO CALLS ARE TO BE MADE TO RESIDENTS WHO ARE ON THE DELINQUENT LIST.
3. The permanent guest list should be checked before calling the resident to determine if a call is necessary before allowing the visitor in. The visitors ID MUST STILL BE RECORDED.

4. If a resident calls security alerting them that they are expecting a visitor, the resident does not need to be called unless the visitor does not have identification.
5. If a visitor does not have identification, and the Resident is not on the delinquent list, the resident may give permission to the Security to allow the visitor in (the resident and visitor should be encouraged to remember to have ID during the next visit). This does not apply if the Resident is on the Delinquent list.
6. Resident's entrance should remain open 24 hours a day.
7. All visitors in trucks or vans must be given a Treasure Cove pass and leave their ID at the gate. Once they are leaving the vehicle must be checked before the ID is returned and the visitor is allowed to leave.
8. A security report is mandatory every 2 weeks about Security incidents in the community. Failure to provide reports consistently will be considered a breach of the agreement
9. Lights are to remain on at night in the Security Office.
10. Security Officers must patrol every 2 hours at night.
11. Security Officer's must comply with the Statute Law of The Bahamas Chapter 210 "Inquiry Agents and Security Guards Act". More specifically, Security Officer's must be licensed under the act, must be Bahamian and must wear their badges at all times.
12. The Security Officers while on duty will receive instructions from the Office Administrator from time to time and is expected to carry out these instructions as this office represents the Treasure Cove Association Board of Directors.

COST

Billing invoices will be submitted bi-monthly (16th & 30th) with payments to be expected and received not later than 3 business days after your being in receipt of the invoice(s).

2 Security Officers

24 Hours Per Day/7 Days A Week

Monthly \$ 11,315.00

Annually \$135,780.00

PERFORMANCE CLAUSE

In the event the Contractor and/or Security Officers fail or is found to be in breach of the aforementioned procedures the Treasure Cove Association has the right to apply a performance penalty charge (*equivalent to the hourly rate*) over the period in which the breach occurs. These charges will only apply after three written warnings to the Contractor and if the breach still persists. Prolonged non-performance/breach's can result in termination of the agreement.

This agreement is subject to an annual performance review and will expire November 1, 2015, unless either party terminates this agreement prior to it's expiration.

For and on behalf of
Elite Security Agency
LTD.



For and on behalf of
Treasure Cove Homeowner's
Association (President)

For and on behalf of
Treasure Cove Homeowner's
Association (1st Vice President)