

Subcontract Rider #1

Project: _____

This rider is attached to, and made a part of, the contract dated _____ (date) between _____ (general contractor), hereafter called "contractor," and _____ (subcontractor), hereafter called "subcontractor."

Acceptance of this proposal by Contractor shall be construed as acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Contractor's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Contractor's agreement herewith shall be evidenced by Contractor's signature hereon or by permitting Subcontractor to commence work for project.

1. Subcontractor shall be paid monthly progress payments on or before the 15th of each month for the value of work completed plus the amount of materials and equipment suitably stored on or off site. Final payment shall be due 30 days after the work described in the Proposal is substantially completed. No provision of this agreement shall serve to void the Subcontractor's entitlement to payment for properly performed work or suitably stored materials or to require the Subcontractor to continue performance if timely payments are not made to Subcontractor for suitably performed work or stored materials or to void Subcontractor's right to file a lien or claim on its behalf in the event that any payment to Subcontractor is not made in a timely manner.
2. The Contractor will withhold no more retention from the Subcontractor than is being withheld by the Owner from the Contractor with respect to the Subcontractor's work.
3. All sums not paid when due shall bear an interest rate of 1½% per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including a reasonable attorney's fee, will be paid by Contractor.
4. No back-charges or claims of the Contractor for services shall be valid except by an agreement in writing by the Subcontractor before the work is executed, except in the case of the Subcontractor's failure to meet any requirement of the subcontract agreement. In such event, the Contractor shall notify the Subcontractor of such default, in writing, and allow the Subcontractor reasonable time to correct any deficiency before incurring any cost chargeable to the Subcontractor.
5. Contractor is to prepare all work areas so as to be acceptable for Subcontractor work under the subcontract. Subcontractor will not be called upon to start work until sufficient areas are ready to ensure continued work. The Contractor shall furnish all temporary site facilities including suitable storage space, hoisting, and temporary electrical and water at no cost to Subcontractor.
6. Subcontractor shall be given a reasonable time in which to make delivery of materials and/or labor to commence and complete the performance of the contract. Subcontractor shall not be responsible for delays or defaults where occasioned by any causes of any kind and extent beyond its control, including, but not limited to: delays caused by the owner, general contractor, architect and/or engineers, delays in transportation, shortage of raw materials, civil disorders, labor difficulties, vendor allocations, fires, floods, accidents, and acts of God. Subcontractor shall be

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entitled to equitable adjustment in the subcontract amount for additional costs due to unanticipated project delays or accelerations caused by others whose acts are not the Subcontractor's responsibility and to time extensions for unavoidable delays. The Contractor shall make no demand for liquidated damages for delays in excess of the amount specified in the subcontract agreement and no liquidated damages may be assessed against Subcontractor for more than the amount paid by the Contractor for unexcused delays to the extent actually caused by Subcontractor.

7. The Subcontractor's equipment and work are guaranteed for a period of one year from the date of substantial completion or use by the Contractor or the Contractor's customer, whichever is earlier. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANT OR FITNESS FOR A PARTICULAR PURPOSE. The exclusive remedy shall be that Subcontractor will replace or repair any part of his/her work which is found to be defective. Subcontractor shall not be responsible for damage or defect caused by abuse, modifications not executed by the Subcontractor, improper or insufficient maintenance, improper operation, or normal wear, tear, and usage.
8. Work called for herein is to be performed during Subcontractor's regular working hours. All work performed outside of such hours shall be charged for at rates or amounts agreed upon by the parties at the time overtime is authorized.
9. Contractor shall, if the Owner does not, purchase and maintain all risk insurance upon full value of the entire work and/or materials delivered to the jobsite, which shall include the interest of Subcontractor.
10. The Subcontractor shall indemnify and hold harmless the Contractor, Owner, Architect, or others from damages only to the extent such damages were caused by any negligent act or omission of the Subcontractor or anyone for whose acts the Subcontractor is liable.
11. The subcontract form used between the Subcontractor and the Contractor will be AIA Standard Form Subcontract Document A401. Where there is a conflict between provisions of either the AIA Standard Form or the contract documents between the Owner and Contractor and this Proposal, then this Proposal shall govern.

Date: _____

Contractor: _____

Subcontractor: _____

By: _____

By: _____

Title: _____

Title: _____