

# Contract Agreement

This Agreement made Thirtieth day of August 2022 by and between **The K&T Institute, LLC** , hereinafter called the Contractor and **Braedon Mason** , hereinafter called the owner.

Witnessed, that the Contractor and the owner for the consideration names as follows:

## Scope of the Work

The contractor shall furnish all the materials and perform all the work shown on the Drawings and/or described in the specifications entitled in the attached estimate as it pertains to work to be performed on property at **2555 Lavender, New Orleans, LA 70122**.

## Time of completion

The work shall be to be performed under this contract shall commence within two weeks after receiving the permit from the City of New Orleans and shall be complete within one month from that date.

**All rain days and change orders shall be recorded and adjusted to time of contract.**

## The Contract Price

The owner shall pay the contractor for the material and labor to be performed under the contract in the sum of **Twelve Twenty thousand and five hundred dollars (\$12,500.00)**

**Subject to additions and deductions pursuant to authorized change order.**

## Progress Payments

Payments of the Contract Price shall be paid in the manner following:

**Pay applications shall be submitted every 14 Days for the percentage work completed, owners approved.**

## General Provisions

**Any alteration or deviation from the above specifications, including but not limited to any such alterations of deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made.**

**In addition, the following general provisions apply:**

- 1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.**
- 2. To the extent required by law and all work shall be performed by individuals duly licensed and authorized by law to perform said work.**

3. Contractor may at its discretion engage sub-contractors to perform work hereunder, provided Contractor shall fully pay said sub-contractor and in all instances remain responsible for the proper completion of the Contract.
4. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.
5. All change orders shall be in writing and signed both by Owner and Contractor, and shall be incorporated in, and become part of the contract.
6. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees or sub-contractors.
7. Contractor agrees to remove all debris and leave the premises in broom clean condition.
8. In the event owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
9. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
10. Contractor shall not be liable for any delay due to circumstances beyond its control included strikes, casualty or general unavailability of materials.
11. Contractor warrants all work for a period of 12 months following completion.

Owner   
Braedon Mason

Signed this August 30, 2022

Contractor: Jude Kernaghan

The K&T Institute LLC  
License #: 884474 