Madison City Council Chambers
211 S. Lincoln Street
Madison, NE 68748

# CITY COUNCIL AGENDA

## Wednesday, October 14th, 2026 – 5:30pm

***Welcome and reminder to turn off electronic devices.***

ACKNOWLEDGEMENT OF OPEN MEETINGS ACT

ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA ***(one motion to approve items 1 –11)***

1. Regular Agenda
2. September 9th, 2026 Budget Hearing Minutes
3. September 9th, 2026 Meeting Minutes
4. Claims
5. Treasurer's Report
6. Approval to Hire Karla Higby as Part-time Janitor at a rate of $18.00
7. Approval of Wyatt Zessin to the Madison Fire Department.
8. Ratify the Mayor's approval of the PointClickCare agreement for electronic health records and related software services for Countryside Home in preparation for the City's assumption of operations effective November 1, 2026.
9. Ratify the Mayor's approval of Letter of Participation and Commitment with US Foods, Inc. as a Participating Member Facility for Countryside Home in preparation for the City's assumption of operations effective November 1, 2026.
10. Ratify the Mayor's approval of a Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement with Accelerated Care Plus Leasing Inc. in preparation for the City's assumption of operations for Countryside Home effective November 1, 2026.

The City Council will review the above matters and take such action as they deem appropriate and necessary.
*The City Council reserves the right to enter executive session on certain matters authorized under the Nebraska Open Meetings Act.*

11. Ratify the Mayor's approval of a Facility Agreement with the Compliance Store, LLC for the required documents and uploads in preparation for the City's assumption of operations for Countryside Home effective November 1, 2026.

PUBLIC HEARINGS AND RELATED ACTION

REGULAR AGENDA

1. Discussion/Action on Employment Agreement and Appointment of Linda Anderson as Countryside Home Administrator effective November 1, 2026, with authorization to begin work on October 15, 2026, to assist with transition planning and preparation for the City's assumption of operations.
2. Discussion/Action on the Approval of Linda Anderson, Rob Fite, and Paula Biehle as Signers for the Countryside Home Checking Account.
3. Discussion/Action on the Assumption of a Lease Agreement and Managed IT Services Agreement with Computer systems Inc. in preparation for the City's assumption of operations for Countryside Home effective November 1, 2026.
4. Discussion/Action on the Cost of Living for the Wage Schedule.
5. Discussion/Action on Adopting the 2018 International Fire Code.

ADJOURN

**PUBLIC NOTICE**
**MADISON CITY COUNCIL**

Notice is hereby given that a meeting of the City Council will be held **WEDNESDAY, October 14th**, 2026, at **5:30 PM**, in the **Madison Council Chambers at 211 South Lincoln Street**, in Madison, Nebraska. This meeting will be open to the public. An agenda for such meetings kept continuously current, is available for public inspection at the office of the City Clerk at City Hall.

Ruth Yuman
City Clerk
City of Madison

**City Council**
**Meeting Minutes**
**September 9th, 2026 - Immediately Following the Budget Hearing**

## REGULAR MEETING OF THE COUNCIL

The Mayor and City Council of the City of Madison met in regular session at the City Council Chambers, Madison, Nebraska, on September 9th, 2026, immediately following the Budget Hearing.

## CALL TO ORDER

Mayor Rob Fite called the meeting to order. Roll call found the following council members present: Rick Schommer, Paula Biehle, Mindy Spray, and Steve Ainsworth. Staff members present: City Treasurer and Deputy Clerk Amy Wegener, City Clerk Ruth Yuman, Economic Development Director Andy Colvin, City Attorney Mike Brogan, Utilities Superintendent Matt Schnebel, and Police Chief Mike Hopen.

The Mayor presided over the meeting, and the City Clerk recorded the proceedings. Upon opening the meeting at 5:30 p.m. the Mayor welcomed all guests.

The Mayor informed the public about the location of the current copy of the Open Meetings Act at the front of the City Council room and made it accessible to members of the public.

Notice of the meeting was given in advance thereof by posting in the Madison Star Mail and three public places.

Notice was given to the Mayor and all members of the Council, and a copy of their Acknowledgement of Receipt for Notice is attached to the Minutes. Availability of the agenda was communicated in advance to the Mayor and Council of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the public.

## CONSENT AGENDA

**Motion** made by Councilmember Biehle, Seconded by Councilmember Schommer to approve the Consent Agenda; Motion will include 1 through 10 as one,

1. Regular Agenda
2. August 12th, 2026 Regular Meeting Minutes
3. August 18th, 2026 Presentation Minutes
4. August 27th, 2026 Special Meeting Minutes
5. August 31st, 2026 Special Meeting Minutes
6. Claims
7. Treasurer's Report
8. Approval to Pay and Sign the Pay App in the amount of $65,237 in reference to the Senior Center Grant.
9. Approval of Resolution 2026-11 pertaining to the Environmental Services Supplement No. 3 Agreement for Jackson Street.
10. Approval of Property and Liability Insurance Renewal with LARM in the amount of $317,687.

Roll Call: Yeas: Biehle, Schommer, Spray, and Ainsworth Nays: None. Motion Carried.

**BUSINESS**

**Open Public Hearing for the 1&6 Year Plan**

**Presentation:** NENEDD gave an informational presentation on all the federal, local, and state funding resources it can provide for the City of Madison as a member of their organization. The presentation also addressed how NENEDD can work together with the Economic Development Department.
Park Board Vice President Josh O'Brien had a few questions, which the presenters addressed. The parties will continue to communicate and provide assistance as needed.

**Presentation/Discussion:** City Street Engineer John Zwingman gave a presentation on the Street Improvement Projects and Concrete Repairs for FY 2027 and authorizing the Mayor to sign an agreement with Advanced Consulting Engineering Services, Inc for final design, bidding and construction administration. He also presented potential FY 2028 Street Improvement and Concrete Repair Projects.

**Motion** made by Councilmember Schommer, Seconded by Councilmember Spray, to approve the Engineering Agreement with Advanced Consulting Engineering Services with a contingency of up to $42,000, subject to review by the City Attorney Mike Brogan. Roll Call: Yeas: Schommer, Spray, Biehle, and Ainsworth. Nays: None. Motion Carried.

**Motion** made by Councilmember Spray, Seconded by Councilmember Biehle, to approve Resolution No. 2026-13 Granting Authority to set the City's Annual Property Tax Request. Roll Call: Yeas: Spray, Biehle, Ainsworth, and Schommer Nays: None. Motion Carried.

**Motion** made by Councilmember Biehle, Seconded by Councilmember Spray, to approve Resolution No. 2026-14 Granting Authority to exceed the Budget Limit for Fiscal Year October 1st, 2026, through September 30th, 2027, by an additional one percent. Roll Call: Yeas: Biehle, Spray, Schommer, and Ainsworth. Nays: None. Motion Carried.

**Motion** made by Councilmember Ainsworth, Seconded by Councilmember Spray, to approve the Budget for the 2026-2027 Fiscal Year. Roll Call: Yeas: Ainsworth, Spray, Biehle, and Schommer. Nays: None. Motion Carried.

**Motion** made by Councilmember Schommer, Seconded by Councilmember Ainsworth, to introduce Ordinance 839 to amend the electricity franchise fee from 12% to 6% effective October 1, 2026, to waive three readings, to approve on final passage, and to publish in pamphlet form. Roll Call: Yeas: Schommer, Ainsworth, Spray, and Biehle. Nays: None. Motion Carried.

**Motion** made by Councilmember Ainsworth to move forward with a one-year contract between Consultant Susan Morris and the Parks and Recreation Board. There is no second, the motion was declared dead.

**Motion** made by Councilmember Schommer, Seconded by Councilmember Ainsworth, to approve the transfer of the budgeted amount of $20,000 from the Economic Development funds to the CRA. Roll Call: Yeas: Schommer, Ainsworth, Spray, and Biehle. Nays: None. Motion Carried.

**Motion** made by Councilmember Biehle, Seconded by Councilmember Spray, to approve the HOA Solutions Pricing Proposal on Water Control System Upgrades. Roll Call: Yeas: Biehle, Spray, Ainsworth, and Schommer. Nays: None. Motion Carried.

**Motion** made by Councilmember Biehle, Seconded by Councilmember Spray, to **Close Public Hearing** for the 1&6 Year Plan. Roll Call: Yeas: Biehle, Spray, Ainsworth, and Schommer. Nays: None. Motion Carried.

**Motion** made by Councilmember Spray, Seconded by Councilmember Ainsworth, to approve the 1&6 Year Improvement Plan as presented. Roll Call: Yeas: Spray, Ainsworth, Schommer, and Biehle. Nays: None. Motion Carried

**Motion** made by Councilmember Ainsworth, Seconded by Councilmember Schommer, to approve Resolution 2026-12 on the Municipal Annual Certification of Program Compliance Roll Call: Yeas: Ainsworth, Schommer, Biehle, Spray. Nays: None. Motion Carried

**Motion** made by Councilmember Biehle, Seconded by Councilmember Schommer, to approve the Annual Certification of Program Compliance to Nebraska Board of Public Roads Classifications and Standards. Roll Call: Yeas: Biehle, Schommer, Spray, and Ainsworth. Nays: None. Absent: Schommer. Motion Carried

**Motion** made by Councilmember Schommer, Seconded by Councilmember Spray, to approve authorizing Mayor Fite to obtain available dates and rates according to Albracht, for a potential City Clean Up in October. Roll Call: Yeas: Schommer, Spray, Biehle, and Ainsworth. Nays: None. Motion Carried

**Motion** made by Councilmember Schommer, Seconded by Councilmember Ainsworth, to go into a Closed Session at 7:34PM to discuss and negotiate vendor contracts and other matters related to the Transfer of Operations of Countryside Home to the City of Madison, including related transition matters; closed session pursuant to Neb. Rev. Stat. § 84-1410(1)(a) for negotiation strategy and protection of the public interest; possible action following reconvening in open session. Roll Call: Yeas: Schommer, Ainsworth, Spray, and Biehle. Nays: None. Motion Carried

**Motion** made by Councilmember Schommer, Seconded by Councilmember Ainsworth, to go out of executive session at 8:36PM. No action. Roll Call: Yeas: Schommer, Ainsworth, Spray Biehle. Nays: None. Motion Carried

**Motion** made by Councilmember Biehle, Seconded by Councilmember Spray to Adjourn at 8:36PM. Roll Call: Yeas: Biehle, Spray, Ainsworth, and Schommer. Nays: None. Motion Carried.

_____ _____

**Ruth Yuman, City Clerk** **Robert Fite, Mayor**

**I, the undersigned City Clerk, hereby certify that the foregoing is the full, true and correct original document of the Madison City Council Meeting proceedings had and done by the Mayor and City Council; that all of the subjects included in the proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said Minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.**

**Ruth Yuman, City Clerk**

**City Council**
**Budget Hearing Minutes**
**September 9th, 2026-5:30PM**

## BUDGET HEARING OF THE COUNCIL

The Mayor and City Council of the City of Madison met in regular session at the City Council Chambers, Madison, Nebraska, on Wednesday, September 9th, 2026, beginning at 5:30 p.m.

## CALL TO ORDER

Mayor Rob Fite called the meeting to order. Roll call found the following council members present: Paula Biehle, Rick Schommer, Steve Ainsworth, and Mindy Spray. Staff members present: City Treasurer Deputy Clerk Amy Wegener, City Clerk Ruth Yuman, Economic Development Director Andy Colvin, City Attorney Mike Brogan, Police Chief Mike Hopen, and Utilities Superintendent Matt Schnebel.

The Mayor presided over the meeting, and the City Clerk recorded the proceedings. Upon opening of the meeting at 5:30 p.m. the Mayor welcomed all guests.

The Mayor informed the public about the location of the current copy of the Open Meetings Act at the front of the City Council room and made it accessible to members of the public.

Notice of the meeting was given in advance thereof by posting in the Madison Star Mail and three public places.

Notice was given to the Mayor and all members of the Council, and a copy of their Acknowledgement of Receipt for Notice is attached to the Minutes. Availability of the agenda was communicated in advance to the Mayor and Council of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the public.

## BUSINESS

**At 5:30PM, Mayor Rob Fite opened the public hearing to discuss the budget for the 2026-2027 fiscal year.**

**Motion** made by Councilmember Schommer, Seconded by Councilmember Ainsworth to close the public hearing at 5:35PM and end discussion on the budget for the 2026-2027 fiscal year. No public comments were made. Roll Call: Yeas: Schommer, Ainsworth, Biehle, and Spray. Nays: None. Motion Carried.

**Motion** made by Councilmember Biehle, Seconded by Councilmember Ainsworth to Adjourn at 5:36PM. Roll Call: Yeas: Biehle, Ainsworth, Schommer, and Spray. Nays: None. Motion Carried.

_____ _____

**Ruth Yuman, City Clerk** **Robert Fite, Mayor**

**I, the undersigned City Clerk, hereby certify that the foregoing is the full, true and correct original document of the Madison City Council Meeting proceedings had and done by the Mayor and City Council; that all of the subjects included in the proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to the meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said Minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.**

_____

**Ruth Yuman, City Clerk**

**TREASURER'S REPORT**

| 09/30/26 | *Begin Balance* | *Disbursed* | *Received* | *End Balance* |
|---|---|---|---|---|
| **CDBG Non-Interest** | $ 0.35 | | $65,237.16 | $ 65,237.51 |
| **CRA - TIF Funds** | $ 58.30 | (2,831.74) | $2,831.15 | $ 57.71 |
| **CRA - Operations** | $ 9,011.29 | 0.00 | $20,523.72 | $ 29,535.01 |
| **CRA - Land Purchase** | $ 52,528.25 | (5,000.00) | $109.76 | $ 47,638.01 |
| **Youth Rec** | $ 465.87 | | $0.04 | $ 465.91 |
| **Countryside Home** | $ 65,401.41 | (17,038.78) | $19,279.71 | $ 67,642.34 |
| **General Checking** | $ 100,220.82 | (2,100,466.06) | $2,100,458.94 | $ 100,213.70 |

**Current Available balance as of 9-30-26 $7018448.39**

*CSH Therapy/RTU replacement Loan Principal Balance* $ 360,432.26 (Monthly Pmts: $17,038.78) Pinnacle Bank

# USF Letter of Participation and Commitment

**Value First/HPSI ("GPO")** and US Foods, Inc. **("USF," "us," "we," or "our")** have negotiated that certain Master Distribution Agreement dated as of **10-1-26** (the **"Agreement")** whereby we have agreed to purchase, warehouse and distribute food and non-food products to GPO's Member Facilities. You, the undersigned Participating Member Facility **("Participating Member Facility," "you,"** or **"your"),** acknowledge and agree that you desire to receive the benefits of the Agreement as of the date on which: (i) your purchases are linked in our internal systems to the contract number assigned by us to the Agreement, and (ii) you began purchasing products pursuant to the terms of the Agreement. Terms used in this Letter of Participation and Commitment **("LOP")** and not otherwise defined have the meanings given them in the Agreement. In consideration of the foregoing, Participating Member Facility and USF agree as follows: You understand that you will receive the benefit of only those provisions of the Agreement specifically applicable to Participating Member Facilities. You agree to: the terms of the Agreement; be responsible for the obligations, terms and conditions applicable to Participating Member Facilities set forth in the Agreement, including, without limitation, financial responsibility for all products we sell to you. Your payment terms will be established by us independently of the payment terms applicable to any other Participating Member Facility and will be subject to your prior and ongoing corporate credit approval. We charge interest on all monies due beyond the agreed upon payment terms. To the extent there is any change in your creditworthiness or financial capabilities, or to the extent you experience other circumstances which affect your ability to meet the payment terms established under this LOP or the Agreement, as determined by us in our reasonable discretion, we have the right to change the terms under this Joinder Agreement or the Agreement and your Credit Agreement, including, without limitation your payment terms. You also authorize GPO to enter into any changes or modification to, or waive any provision of, the Agreement on your behalf without further notification to you.

IN WITNESS WHEREOF, the parties have entered into this Letter of Participation and Commitment as of the latter of the dates set forth below.

**Countryside**
**Address:** 703 N Main Street
**City, State, Zip:** Madison, NE, 68748
**Customer Number:**

**By:** _____ *(signature)*
**Print Name:** Rob Fite
**Title:** Mayor, City of Madison **Date:** 10/12/2026

**US FOODS, INC.**
**DIVISION**
By: _____
Print Name: _____
Title: _____ Date: _____

11-1-26

To Whom It May Concern,

Please be advised that the community listed below will no longer be utilizing the Premier contract with US Foods effective November 1, 2026. Moving forward, the community will be purchasing under the HPSI contract.

**Countryside**

703 N Main Street

Madison, NE 68748

Thank you for your assistance.

Print Name: Robert Fite

Signature: [signature]

Title: Mayor

# SUMMARY OF TERMS

***This page summarizes the key points from the attached Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement ("Agreement"). For further details, please refer to the Lease, which is the formal and definitive contract between the Parties.***

| | |
|---|---|
| **Lessee:** | Countryside Home |
| **Type of Agreement:** | Operating Lease Agreement |
| **Termination:** | Sixty (60) Days' written notice requirement at any time during the Term of the Agreement, terminate for any reason |
| **Clinical Support and Education:** | No Support |
| **Equipment Included:** | OmniVersa® Medical Cart<br>OmniVersa® Multi-Modality Therapy System<br>OmniSWD® Shortwave Diathermy System |
| **Equipment Maintenance:** | All service, repairs, preventative maintenance, and annual calibration, included; equipment replaced if non functional |
| **Monthly Rent Payment:** | *$547.96 billed prospectively: invoice sent on or before the 10th every month, covering Monthly Rent Payment due for the following month. |
| **Transportation, Shipping and Delivery:** | $0.00* |
| **Initial Start-Up Supplies:** | $0.00* |

** Amounts do not include any applicable sales taxes, property taxes, or other fees imposed by the federal, state or local governmental agencies.*

# CLINICAL SERVICE AND THERAPEUTIC REHABILITATION EQUIPMENT

# OPERATING LEASE AGREEMENT

This Operating Lease Agreement ("Agreement") is made by and between **Accelerated Care Plus Leasing Inc.** a Delaware corporation ("Lessor") and Countryside Home ("Lessee") (jointly, the "Parties") for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged as follows. It is the intent of the parties that this Agreement, based upon the nature of the equipment, imbedded intellectual property, and responsibilities of the Lessor hereunder, as well as the other terms and conditions, creates a "true lease" and not a security or financing agreement.

1. Clinical Support and Education

Lessor shall provide to Lessee certain evidence-based education programs and training for therapy treatment of the prevalent medical conditions within the Lessee patient population, as well as use of equipment for therapeutic treatment of those conditions ("Clinical Support and Education"). Such integrated clinical programs enable treatment of a broader range of conditions, and include proprietary treatment protocols, advanced therapist on-site Continuing Education Unit ("CEU") approved training, and ongoing support. Clinical training and education materials are also offered on-line for convenient access by Lessee therapy staff, with additional modules/courses added periodically.

In addition to providing the Clinical Support and Education services in-person at Lessee's location, Lessor may provide said services via virtual care technologies, including real-time interactive audio, and audio-video communications between the Lessor licensed clinicians and Lessee's therapy staff.

The role of the Lessor is advisory only, and Lessee understands that its own therapy staff remain ultimately responsible for exercising independent professional judgment regarding all treatment or medical decisions, diagnoses, and other health care services regarding patients.

The Clinical Support and Education provided specifically for the Lessee under this Agreement is specified in Attachment 1.

2. Equipment

Lessor leases to Lessee, under the terms and conditions herein, therapeutic rehabilitation equipment as listed in Attachment 1 ("Equipment").

Lessee may choose to lease from Lessor additional Equipment during the Term of this Agreement. Attachment 2 defines the process for all Equipment added during the Term. Such additional Equipment shall be subject to the terms and conditions of this Agreement.

Lessee shall have no option to purchase Equipment under this Agreement.

3. Supplies

Lessor shall make available for purchase to Lessee the disposable medical and other supplies necessary for use of Equipment ("Supplies").

4. Upgrades

With consent of Lessee, Lessor may periodically alter or replace items of Equipment, separately or collectively, with items of comparable or better quality and function, including, without limitation, updated and/or improved models of Equipment.

5. Lease and Billing Start Dates

The date when the Equipment is installed at Lessee facility, and the effective start of this Agreement (the "Lease Start Date") is: 11/01/2026 (insert date, or mark as "TBD" if not identified at the time of execution of this Agreement). The date for the start of the Monthly Rent Payment (the "Billing Start Date") is: 11/01/2026 (insert date, or mark as "TBD" if not identified at the time of execution of this Agreement).

If the Lease Start Date and/or Billing Start Date are not identified at the time of execution of this Agreement, or if these dates need to be subsequently changed, then following the execution of this Agreement, Lessor and Lessee shall mutually agree upon and document the Lease Start Date and/or Billing Start Date through an electronic mail (email), per method defined in Attachment 2. This electronic mail, when acknowledged by authorized representatives of both Parties, shall amend and be considered part of this Agreement.

6. Delivery

Lessor shall ensure that the Equipment is available for use at Lessee's facility on or prior to the Lease Start Date. Lessee shall pay all charges in connection with transportation, shipment, and delivery of Equipment at the assigned rate as defined in Attachment 1 within thirty (30) days of the invoice date. An initial start-up Supply package may be included, and if included, it shall be separately billed to Lessee in accordance with pricing reflected in Attachment 1.

7. Maintenance and Service

Lessor shall at its expense maintain Equipment in good repair and operating condition and shall perform maintenance, repair, calibration and safety checks of Equipment in a timely manner and in accordance with all applicable laws and regulations at no additional cost to Lessee. When Lessee identifies a problem with an item of Equipment, Lessor shall repair or replace such Equipment within three (3) business days following telephone, facsimile or written notice from Lessee, with the exception that Equipment requiring special handling and/or ground based shipment may require up to six (6) business days, depending on the location of the facility. For the purposes of this section, 1:00 PM Pacific time shall be considered the cut-off time for notification and delivery of Equipment. Any notification after that time shall be counted for the next business day. If Lessor chooses to replace non-functioning Equipment under the terms of this clause, the Lessee shall, at Lessor's expense, return the non-functioning Equipment to the service center designated by the Lessor within five (5) business days of receiving replacement Equipment. Any Equipment for which a replacement has been sent, that is not shipped to Lessor within the five (5) business days of receipt of replacement Equipment, shall be considered as lost and shall be invoiced as lost Equipment in accordance with Section 8. of this Agreement.

Lessor, its employees, agents and designees may, at reasonable times, and with Lessee consent, enter Lessee's premises where the Equipment is kept to test, inspect and service Equipment.

8. Loss

Lessee shall promptly notify Lessor of any loss, theft, damage or destruction of Equipment, except normal wear and tear from proper use. Lessor shall promptly repair or replace any such lost, stolen, damaged or destroyed Equipment and promptly inform Lessee as to any and all costs and charges related thereto. Lessee shall, within thirty (30) days following invoice date, pay Lessor the lost Equipment fee for any item of Equipment that may become lost, stolen, damaged or destroyed.

9. Returns

Upon termination of this Agreement for any reason, Lessee shall return Equipment to Lessor in "as is" condition. Lessor shall, at no cost to Lessee, ship all required packaging to Lessee to use in return of the Equipment and other materials. Lessee may request additional packaging material, which will be provided by Lessor and invoiced to Lessee at Lessor's then

prevailing price list. Lessee shall be responsible for packaging of the Equipment using the Lessor provided packaging materials and per Lessor's instructions. Return shipment will be at Lessor's cost and expense, but only if the Lessee complies with the requirements of this Section and if the Equipment is shipped to Lessor within 10 days of the termination date. If the Lessee does not allow access to third party shipping companies at the time when there is a prearranged schedule for the return shipment, the Lessor shall invoice Lessee and the Lessee shall pay for any additional third party shipping costs incurred by the Lessor.

Lessee shall return all items provided by Lessor during the Term of this Agreement, including Equipment, and all Written Materials as defined in Section 20 below. The only items not to be returned are Supplies. Upon termination of this Agreement for any reason, Lessor shall be under no obligation to accept return of consumable supplies or to provide any credit, discount or other reduction in price for amounts otherwise due from Lessee to Lessor hereunder, except as otherwise expressly set forth.

If Lessee does not ship the Equipment to Lessor within 10 days of the date of termination, the Equipment will be treated as lost Equipment and Lessor shall have the right to invoice the Lessee as such per Section 8. of this Agreement.

10. Ownership and Use

Equipment shall at all times be the sole and exclusive property of Lessor. Lessee shall have no right, title or interest in Equipment, except possessory and use rights thereto under the terms hereof. Equipment shall be and remain personal property, even if installed on, attached or affixed to real property. Lessor may, in Lessor's sole discretion, and without constituting any admission that this Agreement is not a "true lease," file at its expense in the public records of Lessee's state of incorporation and where the Equipment is located one or more financing statements to evidence and reflect Lessor's interest in the Equipment, even though no filing may be necessary or required under applicable law. Lessee shall not remove, transfer or reinstall Equipment to or at other locations or facilities without prior written consent of Lessor. Lessee shall obtain any and all licenses and permits required for the operation of Equipment. Lessee agrees this Agreement and any attachments and schedules constitute an agreement under Section 365 of Title 11 of the United States Code if not terminated and performance remains due on the part of both parties at the time of commencement of any case by Lessee under Title 11.

11. Patient Information

Lessor shall not, at any time during the Term of this Agreement and thereafter, except with the written consent of the Lessee, disclose any confidential patient information or confidential information relating to Lessee's operations to any person. Lessor and Lessee agree to comply with the provisions of The Health Insurance Portability and Accountability Act of 1996 ("HIPAA") as well as comply with the HIPAA Security and Privacy regulations pursuant to Subtitle D of the Health Information Technology for Economic and Clinical Health Act ("HITECH"), including Sections 164.308, 164.310, 164.312 and 164.316 of Title 45 of the Code of Federal Regulations if, and to the extent applicable. The Parties acknowledge that from time to time, HIPAA and other regulations may require an amendment or modification to the Agreement for compliance purpose, and agree that they will work to promptly effectuate any such required amendment or modification.

12. Documentation

Lessee shall obtain required prescriptive orders for use of Equipment, obtain all necessary authorization and consent from patients and any third parties that may be necessary or advisable on behalf of patients, maintain records related to all Equipment, Supplies and related medical care in accordance with applicable laws, rules, professional practice requirements, accounting standards, and third party payor policies, including without limitation, Medicare.

13. Rent and Charges

Commencing on Billing Start Date Lessee shall pay Lessor monetary amount as specified in Attachment 1 ("Monthly Rent Payment") plus applicable taxes and other charges for use of Equipment, Clinical Support and Education, and other services provided, in advance, during the term hereof in the amount per month, pro-rated for periods of less than one (1) month, commencing with the Billing Start Date and monthly thereafter.

14. Billing and Payment

Within ten (10) days of the start of each month, Lessor shall submit an invoice to Lessee for the total amount of Monthly Rent Payment due for the following month, plus applicable taxes and other charges. The invoice shall be for all Equipment listed in Attachment 1, and for any additional Equipment added to the Agreement using the email process defined in Attachment 2. Lessor shall invoice Supplies furnished, as shipped to Lessee. Lessee shall pay Lessor the amounts invoiced within thirty (30) days of the invoice date, by check, credit card or inter-bank wire transfer to an account designated by Lessor without further invoice or demand for payment. Lessee shall pay interest on any amounts remaining due and outstanding at one and one half (1½%) percent per month, but in no event more than permitted by applicable law. Payments received by Lessor which have not been identified by Lessee as applicable to a specific invoice due, may be applied by Lessor towards any outstanding amount owed to Lessor by Lessee. Lessor reserves the right to suspend any Clinical Education and Support, or other educational and/or service support, as well as not providing Supplies to Lessee during the time the Lessee account is not current. If the Lessor refers Lessee delinquent account to an attorney or collection agency, Lessee agrees to pay all reasonable attorneys' fees, court costs, and other collection costs in connection with Lessor's collection efforts.

15. Use

Lessee shall cause Equipment to be used only as medically necessary and appropriate in the practice of medicine for rehabilitation therapeutic procedures and treatments performed on patients. Lessee shall use Equipment in the normal course of business for the sole purpose of providing therapy and other clinical services in accordance with the terms hereof. Lessee shall use the Equipment in accordance with operating guidelines and infection control procedures as detailed in the user manual and other associated documentation for each item of Equipment. Lessee shall cause Equipment to be operated by competent and qualified personnel in accordance with all laws, regulations and applicable instructions and insurance policies.

16. Insurance

Lessor shall maintain or arrange for Equipment manufacturers to maintain insurance for product liability claims against or related to Equipment, of not less than one million dollars per occurrence and three million dollars in the aggregate. Lessee shall be responsible, at its sole cost, for maintaining comprehensive general liability and professional liability insurance or maintaining self-insurance funds for such coverage as it shall determine to be necessary or desirable to insure Lessee, its employees and agents against liability or damages related to the operation and use of Equipment and Supplies. Lessee shall be responsible, at its sole cost, for maintaining insurance against all risk of loss, theft, damage and destruction of Equipment or maintaining self-insurance funds for such coverage as it shall determine to be necessary or desirable to insure Lessee, its employees and agents against costs related to such loss, theft, damage and destruction of the Equipment.

17. Indemnification

Each Party shall indemnify the other, its managers, members, affiliates, its successors and assignees, and their respective officers, directors, employees and agents, against, and hold the same harmless from, all liability, losses, damages, obligations, judgments, claims, causes of action and expenses associated therewith including, without limitation, settlements, awards, judgments, court costs and attorneys' fees, resulting from

or arising out of, directly or indirectly, any negligent or intentional act or omission or any failure to perform any obligation undertaken in or any covenant under this Agreement. Upon notice, each Party shall resist and defend at its own expense, and by counsel reasonably satisfactory to the other, any such claim or action. The provisions of this section shall survive termination of this Agreement for any reason for five (5) years thereafter or until final resolution of any claim arising under this section following notice within such five (5) year period.

In no event shall either Party be liable to the other for indirect, special, or consequential damages or lost profits arising out of or related to this Agreement or the performance or breach thereof, even if such Party has been advised of the possibility thereof.

18. Taxes and Liens

Lessor shall remit all applicable fees, assessments, charges and taxes to the appropriate authorities, including without limitation, sales, use, excise and personal property taxes imposed by federal, state and local laws relating to ownership, leasing, renting, sale, use or possession of Equipment. Such costs will be added as additional amounts to the Monthly Rent Payment, unless and until such a time as the Lessee provides appropriate tax exemption certification.

Lessor shall be entitled to such deductions, credits and other benefits with respect to Equipment as may be provided to an owner of Equipment by the Internal Revenue Code of 1986, as amended. Lessee shall not incur or suffer to exist any mortgage, lien, pledge, security interest or other encumbrance on Equipment by any third party, provided that Lessor may, in its sole discretion, sell or convey Equipment to one or more third parties without consent of Lessee.

19. Term and Termination

This Agreement shall commence on Lease Start Date, for one (1) year following the Lease Start Date, and shall be automatically renewed thereafter for successive periods of one (1) year unless otherwise terminated as provided herein ("Term").

This Agreement may be terminated by Lessor (i) following ten (10) days' notice to Lessee of its failure to make payment when due of any invoice for Monthly Rent Payment or other amount due and owing to Lessor hereunder; or (ii) following notice of Lessee's material breach and failure to cure within thirty (30) days of any representation or duty to perform any obligation hereunder. This Agreement may be terminated, for any reason, by either Party following receipt by the other Party of sixty (60) days written notice, per notice requirement specified in Section 24. This Agreement may be terminated by either Party immediately upon notice, if the other Party suspends or terminates doing business as a going concern, or the other Party's owners, shareholders or directors vote to liquidate or dissolve the corporation or business entity; provided that any merger, consolidation, reorganization, transfer or sale of stock or ownership by either Party shall not constitute a default or breach in the absence of any failure to perform or other breach hereunder.

Notwithstanding anything herein to the contrary, Lessee may terminate any specific Equipment and/or services under this Agreement following sixty (60) days notice to Lessor per the method defined in Attachment 2. The termination of any specific Equipment and/or services shall not affect the status of other Equipment and/or services under this Agreement.

In all cases, for billing purposes termination shall be effective as of the date the Equipment is shipped from the Lessee facility, or the end of the notice period, whichever date is later.

20. Written Material and Intellectual Property

(a) Written Materials Lessor may provide Lessee with written materials which may include, but not be limited to, clinical training materials, instruction and user manuals, reference materials, patient education materials and desk references ("Written Materials"). The Written Materials are, and will remain the property of Lessor, and shall be returned to Lessor with the Equipment upon the expiration or earlier termination of this Agreement. Lessee acknowledges that the Written Materials are confidential information of Lessor. Lessee shall not use the Written Materials for any purpose other than for providing clinical services using the Equipment under this Agreement. Lessee shall not modify, improve upon, create derivative works based upon, duplicate, market, sell or exploit the Written Materials in whole or in part during this Agreement, or subsequent to termination of the Agreement. Lessee may only use the Written Materials in those facilities covered by an executed Agreement with the Lessor.

(b) Intellectual Property. Lessee acknowledges that Lessor is the owner and/or has license to use certain trade secrets, patents, trademarks, copyrights and other intellectual property rights relating to the Equipment, Written Materials and their use (the "Intellectual Property"). Lessor grants to Lessee a personal, non-transferable, non-sublicensable, non-exclusive sublicense to use the Intellectual Property only for providing clinical services using the Equipment as contemplated herein. The term of this sublicense shall extend only so long as the Agreement hereunder is in force for an item of Equipment. The costs associated with this sublicense shall be included in the Monthly Rent Payment paid by Lessee hereunder. Nothing in this Agreement shall restrict Lessor from extending similar licenses to any other parties. During the Term of this Agreement and thereafter, Lessee agrees not to use the Intellectual Property in association with Equipment or written materials obtained from other parties and agrees not to use Equipment or written materials obtained from other parties in a manner that would infringe the Intellectual Property.

(c) Electronic Media. Lessor may provide certain Intellectual Property to Lessee in electronic form or as an electronic document, or the Lessee may use certain Written Materials in electronic form (the "Electronic Media"). Such Electronic Media content may be used in either electronic form or as printed output, as follows:

i. Lessee shall be permitted to use the Electronic Media provided all such media and copies of such media are only used in the Lessee facility covered by this Agreement.

ii. Lessee shall be permitted to upload the Electronic Media to Lessee's internal computer network (e.g. intranet, LAN, etc.) provided that such network is only accessible by Lessee personnel at the facility covered by this Agreement.

iii. Upon the expiration or earlier termination of this Agreement, Lessee shall return or destroy all copies of the Electronic Media, whether stored on a disk, tape or uploaded to Lessee's internal computer network.

(d) Marketing Materials. Lessor may make available to the Lessee, for an additional fee, various promotional and informational materials related to the use of the Equipment and its clinical applications (the "Marketing Materials"). Lessee agrees to the following with respect to the use of the Marketing Materials:

i. Lessee shall not modify, duplicate, or copy any portion of the Marketing Materials including its content, images, design or Logos, Copyrights and Trademarks without express written authorization from the Lessor.

ii. Any copies of the Marketing Materials required by the Lessee shall be ordered and purchased from the Lessor.

iii. The Lessee may make the Marketing Materials available only in those facilities which are using Equipment under an executed Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement with the Lessor.

iv. The Lessee may not use the Marketing Materials in any way following the termination of this Agreement and shall return the unused Marketing Materials to the Lessor within ten business days of termination.

v. The Lessee agrees not to use Marketing Materials in association with equipment or written materials obtained from other parties.

vi. The Lessee acknowledges that by ordering, purchasing and using the Marketing Materials, it has reviewed and accepted them for use by the Lessee and authorizes the distribution of the Marketing Materials within its corporate divisions and facilities

under this Agreement. All Marketing Materials are provided "as is" and without any representation or warranty, express or implied.

The Lessee acknowledges that by receiving and/or purchasing any of the Written Materials and/or Marketing Materials, the Lessee has the rights to use such materials only while under an executed Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement with the Lessor.

The terms of this Section 20. shall survive the termination of this Agreement between the Parties and shall continue for five (5) years following such termination.

21. Non-Solicitation

Unless mutually agreed upon by the Parties, the following applies:

During the Term of this Agreement (including any extensions and/or renewal thereof) and for two (2) years following the date of any termination of this Agreement, either Party shall not, without the other Party's prior written consent, directly or indirectly, knowingly solicit or encourage or attempt to influence any individual who is then an employee of the other Party or any of its affiliates and with whom that Party had regular contact as a result of the transactions provided for by the Agreement, to leave the employment of the other Party or such affiliate of the other Party, as applicable. Nothing in the preceding sentence is meant to prohibit an employee of either Party or its affiliates from becoming employed by another entity, nor shall it apply to solicitation for employment made through publications of general circulation that are not specifically targeted at employees of the other Party or its affiliates.

22. Force Majeure

Neither Party shall be deemed in breach hereof if it is, or reasonably determines that it is, prevented from performing any of its duties or obligations hereunder for any reason beyond such Party's control including, without limitation, flood, storm, labor strike, act of God or the public enemy, or statute, ordinance, regulation, rule or action of any applicable government entity.

23. Amendments

This Agreement may be amended, altered, waived or terminated in writing, and with mutual agreement of the Parties. Attachment 2 specifies one such process, using electronic mail, the Parties agree may be used to amend this Agreement.

24. Notices

Except as otherwise provided herein, all notices, statements, consents, approvals, requests, demands or other communications required or permitted herein shall be in writing, and shall be deemed delivered immediately if by hand, telecopy or other electronic mail transmission, or on the next business day if by nationally recognized overnight courier service, or within three (3) calendar days if by United States mail, postage prepaid, return receipt requested, to the Parties' respective addresses below.

The signee for any such correspondence shall represent that he/she is an officer or representative vested (explicitly, implicitly, or through conduct) authorized to represent and legally bind the company on which behalf the correspondence is being sent.

25. Fair Market Value

The amounts to be paid to Lessor hereunder have been determined by the Parties through good faith and arms-length bargaining to be the fair market value of the eservices to be rendered hereunder. No amount paid or to be paid hereunder is intended to be, nor will it be construed as, an offer, inducement or payment, whether directly or indirectly, overtly or covertly, for the referral of patients by Lessor to Lessee, or by Lessee to Lessor, or for the recommending or arranging of the purchases, lease or order of any item or service. For purposes of this section, Lessor and Lessee will include each such person or entity and any affiliate thereof. No referrals are required under this Agreement.

26. Elder Justice Act

The Lessor agrees to comply with Section 1150B of the Social Security Act, as established by Section 6703(b)(3) of the Patient Protection and Affordable Care Act, and all requirements imposed by or pursuant to the regulation of the Department of Health and Human Services issued pursuant to that title, to the end that, the Lessor agrees to report reasonable suspicions of a crime to the Lessee and self-report the suspicion of a crime to the appropriate governing body and local law enforcement. Lessor will not be retaliated against for reporting suspicion of a crime. The Lessor is solely responsible for ensuring that a suspicion of a crime is reported to the Lessee. Further, the Lessor indemnifies and holds harmless the Lessee against all claims, losses and damages arising from or relating to the failure to report a suspicion of a crime pursuant to 1150B of the Social Security Act.

27. General Provisions

This Agreement shall be governed by and construed in accordance with the laws of the State in which Lessor is located. This Agreement represents the entire Agreement between the Parties and supersedes all prior agreements, written and oral, with respect to the subject matter hereof. The Agreement shall be binding on and inure to the benefit of the Parties and their respective successors and permitted assigns, provided that, Lessee shall not assign its rights, duties or obligations hereunder, but Lessor may, in its sole discretion, assign its rights, duties and obligations hereunder, or grant a security interest in this Agreement to one or more third parties at any time upon written notice to Lessee (such notice to include the name and address of such assignee or secured party, and whether such secured party must consent to any amendments). The Agreement includes provisions that are severable and to the extent any such provision may be unenforceable or impair the enforcement of any other provision, shall be modified or deleted here from; and may be executed in counterparts. The Parties agree that an electronic copy of this executed Agreement shall be valid for all legal purposes.

Nothing in this Agreement shall be construed as limiting or restricting in any manner Lessor's right to render the same or similar services to other individuals or entities, including but not limited to other Skilled Nursing Facilities, long term care or acute care facilities during or subsequent to the Term of this Agreement. This Agreement shall not create any relationship between the Parties other than that of independent contractors.

**IN WITNESS WHEREOF,** the Parties have executed this Agreement as of the date identified below:

LESSOR: Accelerated Care Plus Leasing Inc.

By: _____
Signature

Name: Amy Hobbs

Title: VP & GM, ACP

Address: 1170 Trademark Dr Suite 104

City, State, Zip: Reno, NV 89521

Phone: 775-685-4000

Fax: 775-335-1343

E-Mail: acp-leasing@hanger.com

Date Signed:
2026-10-08

LESSEE: Countryside Home

By: _____
Signature

Name: Robert Fite

Title: Mayor

Address: 703 NORTH MAIN STREET

City, State, Zip: Madison, NE, 68748

Phone: 402-454-3373

Fax:

E-Mail: fiterob@gmail.com

Date Signed: 10-8-26

NOTE: Lessor is required by law to collect applicable Sales Tax on Lessee's invoice, unless a valid Exemption Certificate is obtained. It is the Lessee's responsibility to provide a valid Exemption Certificate to Lessor. Lessor will recognize Lessee's exempt status upon receipt of a valid Exemption Certificate.

Please indicate if your organization is exempt from Sales Tax

[ __ ] NO, we are not exempt from Sales Tax

[ X ] YES, we are exempt from Sales Tax

Please fax a valid Exemption Certificate to (877) 745-7711 or email to: acp-taxaccounting@hanger.com.

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

# Nebraska Resale or Exempt Sale Certificate
## for Sales Tax Exemption

**FORM 13**

| Name and Mailing Address of Purchaser | Name and Mailing Address of Seller |
|---|---|
| Name: CITY OF MADISON | Name: |
| Legal Name: 211 SOUTH LINCOLN | |
| Street or Other Mailing Address: PO BOX 527 | Street or Other Mailing Address: |
| City: MADISON State: NE Zip Code: 68748-0527 | City: State: Zip Code: |

**Check Type of Certificate**

☐ Single Purchase — If single purchase is checked, enter the related invoice or purchase order number _____.

☑ Blanket — If blanket is checked, this certificate is valid until revoked in writing by the purchaser.

I hereby certify that the purchase, lease, or rental by the above purchaser is exempt from the Nebraska sales tax for the following reason:

**Check One** ☐ Purchase for Resale (Complete Section A.) ☑ Exempt Purchase (Complete Section B.) ☐ Contractor (Complete Section C.)

## Section A—Nebraska Resale Certificate

Description of Property or Service Purchased

I hereby certify that the purchase, lease, or rental of _____ from the seller listed above is exempt from the Nebraska sales tax as a purchase for resale, rental, or lease in the normal course of our business. The property or service will be resold either in the form or condition in which it was purchased, or as an ingredient or component part of other property or service to be resold.

I further certify that we are engaged in business as a: ☐ Wholesaler ☐ Retailer ☐ Manufacturer ☐ Lessor

of _____

My Nebraska Sales Tax ID Number is 01-_____.

If none, state the reason _____,

or Foreign State Sales Tax Number _____ State _____.

## Section B—Nebraska Exempt Sale Certificate

The basis for this exemption is exemption category 1 (See the list of Exemption Categories and corresponding numbers on reverse side).

If exemption category 2 or 5 is claimed, enter the following information:

Description of Property or Service Purchased _____ Intended Use of Property or Service Purchased _____

If exemption category 3 or 4 is claimed, enter your Nebraska Certificate of Exemption State ID number. 05-_____

Do **not** enter your Federal Employer ID Number.

If exemption category 6 is claimed, the seller must enter the following information and sign this form below:

| Description of Items Sold | Date of Seller's Original Purchase | Was tax paid when purchased by seller? | Was item depreciable? |
|---|---|---|---|
| | | ☐ Yes ☐ No | ☐ Yes ☐ No |

## Section C—For Contractors Only

**1. Purchase of building materials or fixtures.**

☐ As an Option 1 or Option 3 contractor, I hereby certify that the purchase of building materials and fixtures from the seller listed above are exempt from Nebraska sales tax. My Nebraska Sales or Use Tax ID Number is: _____.

**2. Purchases made by an Option 2 contractor under a Purchasing Agent Appointment on behalf of** _____ (exempt entity) _____.

☐ As an Option 2 contractor, I hereby certify that the purchase of building materials and fixtures from the seller listed above is exempt from Nebraska sales tax pursuant to the **attached** Purchasing Agent Appointment and Delegation of Authority for Sales and Use Tax, Form 17.

Any purchaser, agent, or other person who completes this certificate for any purchase which is not for resale, lease, or rental in the regular course of the purchaser's business, or is not otherwise exempted from sales and use taxes is subject to a penalty of $100 or ten times the tax, whichever amount is larger, for each instance of presentation and misuse. With regard to a blanket certificate, this penalty applies to each purchase made during the period the blanket certificate is in effect. Under penalties of law, I declare that I am authorized to sign this certificate, and to the best of my knowledge and belief, it is correct and complete.

**sign here** ▶ _____ TREASURER 10/8/2026

Authorized Signature — Title — Date

AMY R WEGENER

Authorized Signature Name (please print)

**Do not send this certificate to the Nebraska Department of Revenue (DOR). Keep it as part of your records. Sellers cannot accept incomplete certificates.**

The DOR is committed to the fair administration of the Nebraska tax laws. It is unlawful to claim an exemption for purchases of property or services that are subject to tax. Sellers are encouraged to notify the DOR of any unlawful use of this form.

**revenue.nebraska.gov, 800-742-7474 (NE and IA), 402-471-5729**

6-134-1970 Rev. 7-2022
Supersedes 6-134-1970 Rev. 3-2018

# CLINICAL SERVICE AND EQUIPMENT SCHEDULE
# ATTACHMENT 1

**LESSOR:**

Accelerated Care Plus Leasing Inc.

1170 Trademark Dr Suite 104

Reno, NV 89521

**LESSEE:**

Equipment Location: Countryside Home

Address: 703 NORTH MAIN STREET

City: Madison State: NE ZIP: 68748

*** MONTHLY RENT PAYMENT:** $547.96

| DESCRIPTION | QTY. |
|---|---|
| OmniVersa® Medical Cart | 1 |
| OmniVersa® Multi-Modality Therapy System | 1 |
| OmniSWD® Shortwave Diathermy System | 1 |
| | |
| | |
| | |
| | |

***EQUIPMENT MAINTENANCE, SERVICE AND ANNUAL CALIBRATION INCLUDED***

| | |
|---|---|
| ***EQUIPMENT TRANSPORTATION, SHIPPING AND DELIVERY:** | $0.00 |
| ***INITIAL START-UP SUPPLY PACKAGE** | $0.00 |
| **CLINICAL SUPPORT AND EDUCATION:** | No Support |

** The amounts do not include any applicable sales taxes, property taxes, or other fees imposed by the Federal, State or Local governmental agencies. All prices are in US dollars.*

# AGREEMENT AMENDMENTS
# ATTACHMENT 2

In order to facilitate and expedite changes to this Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement (Agreement), the Parties agree to the following process:

- Email may be initiated to change specific requirements of this Agreement. Such email must clearly state the intent to amend the Agreement, by including the following statement:
    - "This email is to confirm that the following changes are being made to the executed Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement between our two companies:"
- The email must be sent in accordance with the Section 24 notification requirements.
- The email must be acknowledged by the receiving Party, with a reply confirming agreement with the change.
- Once the email was confirmed and accepted by the receiving Party, the Parties agree that the email shall change the requirements of the Agreement and for all purposes, legal and otherwise, will be considered as an Amendment to the Agreement.

**********

To: (Lessee/Lessor representative)

Lessee / Facility Name: Countryside Home

This email is to confirm that the following changes are being made to the executed Clinical Service and Therapeutic Rehabilitation Equipment Operating Lease Agreement between our two companies:

*(Fully detail the changes to the executed Agreement: what is being changed, effective date, etc.)*

In order to proceed with timely implementation of the changes, please reply to this email confirming the above changes.

Sincerely,

(Lessee/Lessor representative)

Company Name

The signee represents that he/she is an officer or representative vested (explicitly, implicitly, or through conduct) and authorized to represent and legally bind the company on which behalf the email is being sent.
**********

# FACILITY AGREEMENT

THE COMPLIANCE STORE
355 Industrial Park Boulevard
Montgomery, AL 36117

**Effective Date: 10/06/2026**

**Customer:**

**Name:** CountrySide Home

**Address:** 703 North Main Street
Madison, NE 68748

**Contact Name: Robert Fite**

**Phone: 402-335-7383**

**Email: scolling@lanternhs.com**

## Agreement

This Facility Agreement (the "**Agreement**") is entered into as of the Effective Date, by and between The Compliance Store ("**TCS**") and the Customer identified above. This Agreement is governed by and subject to the Terms and Conditions attached to this Agreement.

**Authorized Users License Term/Fees:**

| Initial Term (Years) | Start/Effective Date | Number of Designated Skilled Facilities | Price Per Skilled Facility Annual Fee | Invoice Price to be billed Yearly |
|---|---|---|---|---|
| 1 | 10/06/2026 | 1 | $3,300 | $3,300 |

***Note:*** *Designated Facilities listed in Exhibit A.*

**Premium Access Fees:**

| Number of Customized Guidelines | Annual Fee |
|---|---|
| Document Café – Unlimited Documents/Uploads | **Included** |

**Facility Access License:** This Agreement allows for unlimited use for the Customer and for each Designated Facility identified in Exhibit A (the "**Designated Facilities**").

**Term:** After the initial term, this Agreement shall automatically renew in successive for 1 year periods unless either party notifies the other in writing of its intent not to renew at least 30 but no more than 90 days prior to any renewal date.

**Payment:** TCS will invoice Customer on a yearly basis as noted above. If Customer prefers to have Designated Facilities invoiced separately, please check here [ ]. Note that having Designated Facilities separately invoiced does not relieve Customer of responsibility for the entire Annual Fee for all Designated Facilities.

**Payment Terms:** Payment is due within 15 days from date of invoice. Annual Fees are non-refundable once paid. If Customer fails to make payment within 15 days of the due date for each payment, the payment will accrue interest at the rate of 9% per year, prorated on a monthly basis, until payment in full is made. In addition, if Customer fails to make payment by the due date, TCS reserves the right to suspend Customer's and its Authorized Users' access to the Website and/or use of the Services for Customer and all of Customer's Authorized Users.

The parties to this Agreement have caused it to be executed and effective as of the Effective Date.

**The Compliance Store, LLC**

By: Robert Fite

Name: [signature]

Title: Mayor

**CUSTOMER**

By: **COUNTRYSIDE HOME**

Name: Robert Fite

Title: City of Madison Mayor

# ADMINISTRATOR CONTRACT

THIS CONTRACT is entered into effective October 15th, 2026 by and between **Linda Anderson** ("Administrator") and the City of Madison, d/b/a Countryside Home in Madison, Nebraska ("Employer"). For mutual consideration, Employer agrees to employ Administrator as the Administrator of Countryside Home and Assisted Care Facility, under the following terms and conditions:

1. This contract commences October 15th, 2026 and ends on December 31, 2027. At any time within the term of this contract, Employer may terminate the employment of Administrator for good and sufficient cause, which shall be defined as: (1) misrepresentation or fraud by Administrator; (2) failure of Administrator to be properly licensed as a nursing home administrator by the State of Nebraska; (3) a material breach by Administrator of any provision of this Contract; or (4) the significant failure or refusal of Administrator to comply with state and federal law, government regulations, or the policies and procedures of the City of Madison and Countryside Home and Assisted Care Facility as adopted and communicated to Administrator by Employer and the Countryside Home Board of Directors ("Board") from time to time. In the event that Employer shall elect to terminate the employment of Administrator for good and sufficient cause as aforesaid, a notice of termination shall specify the grounds for termination.

2. The position of Administrator is a salaried position in which expected work time shall be no less than 40 hours per week, with average hours per week not to exceed a maximum of 55 hours. Administrator shall have a salary rate of one-hundred twenty thousand dollars per year $_120,000 per year. An added benefit is Administrator's continued enrollment in Employer's current group health insurance plan for employees, wherein Employer pays for the monthly premium for life, dental and vision insurance.

3. **Benefits, Holidays, and Leave Accrual**

Until Countryside Home establishes its own employee benefit programs and personnel policies, the Administrator shall be eligible for the employee benefits, paid holidays, and leave benefits generally provided to eligible City of Madison employees, subject to applicable City policies and eligibility requirements.

Upon commencement of employment, the Administrator shall be credited with ten (10) days of paid vacation leave. Thereafter, vacation leave and sick leave shall accrue at the rates applicable to City of Madison employees in accordance with City policies.

Once Countryside Home establishes its own employee benefit programs and personnel policies, the City and the Administrator shall work together in good faith to establish appropriate benefit and leave provisions for the Administrator through a mutually agreed-upon written amendment to this Agreement. The amendment shall address the transition to Countryside Home's policies and benefit programs, including the continuation or transfer of accrued leave balances, recognition of prior service and seniority, and applicable eligibility requirements for insurance, retirement, and other benefits.

Until such amendment is executed, the existing provisions of this Agreement and applicable City policies shall govern the Administrator's benefits and leave, as applicable.

4. Administrator shall be at all times appropriately dressed in professional office/casual business attire.

5. Administrator shall be generally responsible to the Madison City Council and the Countryside Home Board of Directors for the administration of all policies and directives established by such governing bodies for the operation and promotion of Countryside Home and Assisted Living Facility. Administrator's specific job responsibilities include, but are not limited to, the following:

• Conduct and administer fiscal operations, including accounting, planning budgets, authorizing expenditures, establishing rates for services, and coordinating financial reporting.
• Consult with medical, business, and community needs, enhance public relations, coordinate problems, respond to community needs, enhance public relations, coordinate activities and plans, and promote health programs.
• Develop and implement organizational policies and procedures for the facility or medical unit.
• Direct or conduct recruitment, hiring and training of personnel.
• Direct, supervise and evaluate work activities of medical, nursing, technical, rehabilitation services, clerical, service, maintenance, and other personnel.
• Establish work schedules and assignments for staff, according to workload, space and equipment availability.
• Maintain awareness of advances in medicine, computerized diagnostic and treatment equipment, data processing technology, government regulations, health insurance changes and financing options.
• Maintain communication between governing boards, medical staff, and department heads by attending board meetings and coordinating interdepartmental function.
• Plan, implement and administer programs and services in a health care or medical facility, including Maintaining liaison, through meetings and periodic reports, among the governing body, medical and nursing staff, and other professional and supervisory staff of the facilities.
• The facilities' protection and promotion of residents' health, safety and well-being; promotion of resident individuality, privacy and dignity; and resident participation on decisions regarding care and services; Preadmission evaluation of residents; establishment and implementation of criteria for admission to the facilities.
• Ensuring staffing appropriate in number and qualification to meet the resident needs.
• Designating an appropriate person to act as a substitute in his or her absence who is responsible and accountable for management of the facilities. The administrator remains responsible for the acts of the designated person. In case of an extended absence, an appropriate person means one who holds a current license or provisional license issued by the Nebraska Department of Health and Human Services to act as a nursing home administrator.
• Ensuring that facilities staff identify and review incidents and accidents, resident

complaints and concerns, patterns and trends in overall facilities operation such as provisions of resident care and service and take action to alleviate problems and prevent recurrence.

• Ensuring that a report is made on any alleged abuse of a resident by a staff member, volunteer, family member, visitor, or any other person to Adult Protective Services or local law enforcement as directed in the Adult Protective Services Act, *Neb. Rev. Stat.* §§ 28-348 to 28-387 (Reissue 1995), as amended. All alleged abuse must be investigated and residents protected from further abuse throughout the investigation.

• Ensuring the establishment of a quality assurance/performance improvement committee and that the recommendations of the committee are addressed.

IN WITNESS WHEREOF, this Contract was executed in duplicate effective the date first above written.

_____

LINDA ANDERSON, Administrator

THE CITY OF MADISON, d/b/a Countryside Home and Assisted Care Facility, Employer

_____

Rob Fite, Mayor.
City of Madison

ATTEST:

_____

Ruth Yuman, City Clerk

COMPUTER SYSTEMS, INC.

# IT Conversion and Ongoing Support

## Proposal & Service Options

Prepared for:


Andy Colvin

Economic Development Director

City of Madison

211 S. Lincoln Street

Madison, NE 68748



**Submitted by: Computer Systems Inc. (CSI)**

14510 F Street, Suite 102 | Omaha, NE 68137

149 W Broadway | Council Bluffs, IA 51503

www.csiomaha.com | 402-330-3600


October 13, 2026


Prepared by: Greg Jacobs | President / Owner

gregj@csiomaha.com

## Executive Summary

CSI has been the IT services provider for the current Countryside nursing home for over seven years. As the incumbent service provider Andy Colvin reached out to us on Tuesday, October 6th to discuss moving the center's IT assets to the city of Madison, NE.

After several interactions with Andy, he has asked us to provide a proposal for the process, timeline and cost of transferring the IT assets and infrastructure to the city.

# Proposal Summary

Our proposal is broken into several sections. They are:

A. Transfer of our equipment lease from Arbor Care to the City of Madison.
B. Labor costs to migrate systems and email accounts to the city.
C. Ongoing Managed Services for IT management.

Our proposal is on the following pages.

### Why CSI

- Guaranteed 1-hour response time on all support tickets during normal business hours.
- Average response time of 17 minutes across more than 3,900 tickets last quarter.
- Average ticket resolution time of 15 minutes over that same period.
- 99.9% customer satisfaction rating.
- We are your neighbors - offices in Omaha and Council Bluffs, serving businesses and organizations throughout Iowa and Nebraska.

**Computer Systems Inc. was ranked #143 on the 2026 MSP 501 - the most prestigious ranking in the managed services industry, measuring financial performance, operational efficiency, and business health.**

**CSI was also named to the 2025 CyberRisk Alliance and MSSP Alert "Top 250 Managed Security Service Provider" list - awarded only to MSPs demonstrating leadership, innovation, and commitment to excellence in cybersecurity.**

## The CSI Team

Computer Systems Inc. has been family-owned and operating for over 44 years. We have exceptional tenure within our team:

- Greg Jacobs - Principal / Owner (44+ Years)
- Jeff Gustafson - Chief Technology Officer (17+ Years)
- Jake Braddy - Cybersecurity Analyst, UNO Cybersecurity Graduate (4+ Years)
- Justin Grech - Help Desk Supervisor / Lead (13+ Years)
- Jesse Regier - Senior Network Engineer (27+ Years)
- Tina Staiert - Office Manager / Financial Controller (26+ Years)
- Tyler Jacobs - Lead Account Manager (10 Years)
- Sean Davis - Director of Business Development

CSI offers a 100% money-back guarantee on our services. After 120 days, if you are not satisfied with your experience with CSI, you may terminate our agreement with 30-day notice. We believe that strongly in our ability to support and protect our clients.

## About Computer Systems Inc.

In today's fast-paced world, organizations need agility and efficiency to thrive. Our Network Technology Care plans are backed by Cyber Sentry, our comprehensive cybersecurity suite - built to protect businesses and organizations handling sensitive data.

**All Plans Include: Managed Detection and Response with a 24/7 staffed Security Operations Center.**

### Flexible Plans Backed by Cyber Sentry




### The Reality of Cyber Threats: Why 24/7 Monitoring Matters

Businesses and organizations are increasingly targeted by cybercriminals. Ransomware attacks across the Omaha and Council Bluffs area have become more frequent, and the consequences - locked systems, exposed data, and operational shutdowns - can be devastating. CSI's Managed Detection and Response platform ensures Countryside's systems are watched around the clock.

#### Continuous Monitoring: Real-Time Threat Detection

Unlike conventional security systems that may only flag issues after a breach has occurred, MDR delivers proactive, continuous monitoring - detecting and responding to threats as they emerge.

#### Rapid Incident Response: Swift Action, Minimal Damage

When a potential breach is detected, MDR ensures that an expert team responds immediately to contain and neutralize the threat, regardless of the time of day.

#### Beyond Software: The Human Touch

This is not just more software - this is a dedicated team of cybersecurity professionals actively watching your systems around the clock.

#### A Robust Strategy for Ongoing Protection

Together, Continuous Monitoring and Rapid Incident Response form the core of a robust cybersecurity strategy. For a business entrusted with sensitive data and critical operations, 24/7/365 coverage is not optional - it's essential.

## Equipment Lease Assumption

The lease currently in place is for 48 months and is for 16 laptops and desktop PCs that were installed in late 2025. The lease start date was December 1, 2025.

With a lease assumption date of 11-1-2026 there will have been 11 payments made of the 48-month term.

The current lease payment is $614.72 per month. The remainder of the lease can be transferred to the city as of 11-1-2026.

I have attached a revised lease agreement that reflects this new term.

## Network and Email Migration to the City of Madison

These costs are one-time costs and are estimates. We only charge for actual time used so it is likely your cost will be less than our estimate.

### Labor and License Costs for Network Migration

| | Labor Estimate | License Cost | Total |
|---|---|---|---|
| Removing the Madison network from the Arbor Care wide area network. Two hours by Senior Network Engineer | $400.00 | N/A | $400.00 |
| Creating a new email domain on 365 and moving email profiles. Nine hours of labor performed by our helpdesk engineers | $1,125.00 | N/A | $1,125.00 |
| Email migration – Transfer of current mailboxes to new domain. Four hours of labor performed by Senior Network Engineer | $800.00 | $192.00 | $992.00 |
| **Total for Migration Services** | | | $2,517.00 |

These migration services will performed remotely by our team.

If we are to move existing email to a separate folder in each mailbox, this will result in an additional $1,600.00 in labor charges.

## Ongoing Network Managed Services

All pricing below is based on Countryside's confirmed environment: Currently there are 27 workstations, 1 file server, 1 FortiGate 50G firewall managed, on-site Backup server with cloud replication, and Microsoft 365 licensing managed by CSI. Core rates are fixed for 12 months. Pricing may be subject to change if the IT architecture is determined to differ materially from the environment described above.

### Plan Comparison Summary

| | SYSTEM CARE | SYSTEM CARE+ | NOTES |
|---|---|---|---|
| Workstations (27) | $45 / monthly | $65 / monthly | Per endpoint |
| Managed Firewall (FortiGate 50G) | $85 / monthly | $85 / monthly | Billed under both plans |
| File Server | $60.00 | $90.00 | |
| Datto Backup Server | $240.00 | $240.00 | |
| Microsoft 365 Business Standard – 16 Accounts | $200.00 / monthly | $200.00 / monthly | $12.50 per license, |
| **Monthly Total Price** | **$1,800.00** | **$2,370.00** | |

**All Plans include the full Cyber Sentry Security Suite. The managed FortiGate 50G firewall is billed at $120 per month under both plans. Google Workspace License Overage reflects the 23 licenses Centese is currently paying for beyond its active users. CSI will complete a license review during onboarding and bill only what Countryside actually needs, which we expect to reduce this line to $0. Base Google Workspace licensing is not included in these prices and is billed separately at Google's current rates.*

### Standard Rates

- Helpdesk Engineer Rate: $125/Hour
- System Engineer Rate: $125/Hour
- Network Engineer Rate: $200/Hour
- Cybersecurity Analyst Rate: $200/Hour
- After-Hours (M-F, outside 8am-5pm): 1.5x the applicable rate
- Weekend: 2.0x the applicable rate
- Clients will always be notified of after-hours/weekend charges before work is performed.

*System Care plan support tickets are billed in 15-minute increments at the applicable engineer rate. For example, a 15-minute Helpdesk Engineer call would be billed at $25.00.*

## Invoicing

CSI provides monthly invoices with a detailed description of the base fee and an itemized breakdown of any services beyond the base contract. All hardware orders over $5,000 are payable at time of order. All other charges are payable monthly.

## Contract Terms

- Agreements are for 1 year. Core rates are fixed for 12 months.
- After 120 days, Countryside may exit the agreement with a 30-day written notice and payment of all outstanding balances.
- CSI offers a 100% money-back guarantee: if you are not satisfied after 120 days, you can opt out with 30 days' notice.
- System Care Plus includes unlimited remote help desk ticketing. All remote support tickets are included in the monthly fee. The only additional charges would be for necessary on-site support, billed at the Helpdesk Engineer Rate.
- System Care plan includes additional costs for support tickets generated and billed in 15-minute increments at the Standard Rates listed in the Plan Comparison Summary.
- Google Workspace licenses will be managed by CSI. Base licensing is billed at Google's current rates with no markup. License overage is billed at $15.00 per license per month and will be reduced to only what Countryside needs following CSI's license review at onboarding.
- Any changes to scope, pricing, or service levels will be documented in writing and require advance written approval from Countryside.

## Individual Plan Detail - System Care

| Computer Systems, Inc. - System Care for Countryside | Quantity | Unit Price | Monthly Total |
|---|---|---|---|
| **Workstation Pricing** | | | |
| System Care (Workstations) | 27 | $45.00 | $1,215.00 |
| Managed Firewall (FortiGate 50G) | 1 | $85.00 | $85.00 |
| Server (no on-site server) | 1 | $60.00 | $60.00 |
| Datto Backup Server | 1 | $240.00 | $240.00 |
| Microsoft 365 Business Standard licenses | 16 | $200.00 | $200.00 |
| | | **Monthly Total Price:** | **$1,800.00** |

Accepted By Printed Name:

_____

Accepted By Signature:

_____

Title:

_____

Date:

_____

As an authorized representative of Countryside, I accept the above schedule of equipment and services. I understand that all installation and labor amounts are estimates and actual labor used will be billed at the listed appropriate hourly rates. All hardware orders over $5,000.00 are payable at the time of order. All other charges are payable monthly. Agreements are for 1-Year. After 120 days, Countryside may leave this agreement by giving Computer Systems Inc. a 30-day notice and paying all outstanding balances.

## Individual Plan Detail - System Care Plus

| Computer Systems, Inc. - System Care Plus for Countryside | Quantity | Unit Price | Monthly Total |
|---|---|---|---|
| **Workstation Pricing** | | | |
| System Care Plus (Workstations) | 27 | $65.00 | $1,755.00 |
| Managed Firewall (FortiGate 50G) | 1 | $85.00 | $85.00 |
| Server (no on-site server) | 1 | $60.00 | $60.00 |
| Datto Backup Server | 1 | $240.00 | $240.00 |
| Microsoft 365 Business Standard licenses | 16 | $200.00 | $200.00 |
| **Monthly Total - Current License Count:** | | | **$2,370.00** |

Accepted By Printed Name:

_____

Accepted By Signature:

_____

Title:

_____

Date:

_____

As an authorized representative of Countryside, I accept the above schedule of equipment and services. I understand that all installation and labor amounts are estimates and actual labor used will be billed at the listed appropriate hourly rates. All hardware orders over $5,000.00 are payable at the time of order. All other charges are payable monthly. Agreements are for 1-Year. After 120 days, Countryside may leave this agreement by giving Computer Systems Inc. a 30-day notice and paying all outstanding balances.

## Client Communication & Reporting

At CSI, proactive communication is a cornerstone of how we serve our clients. Countryside will always have full visibility into the health of their technology environment and any security threats that have been identified and addressed. The following outlines our standard communication cadence:

### Monthly Technology Business Review Report

Every month, Countryside will receive a comprehensive Monthly Technology Business Review (TBR) Report covering:

- Overall IT infrastructure health - total device count, patch status, antivirus compliance, and hardware lifecycle status.
- Security analysis deep dive - a full review of all security events monitored, escalated, investigated, and responded to by the Blackpoint Cyber SOC during the month.
- Email security report - a breakdown of inbound email volume and threats blocked by Proofpoint at every filtering layer, including spam, phishing, malware, and business email compromise attempts.
- Backup status - current status of all DataCare Off-Site Backup confirming data protection is active and current.
- Offline devices and hardware lifecycle - a list of any unresponsive devices and a full hardware inventory with age-based replacement recommendations.

A sample Monthly Technology Business Review Report is included at the end of this proposal for your reference. The sample shown is an actual report from one of our existing clients, with all identifying information redacted.

### Security Incident Notification

In the event of a serious security breach or incident, CSI will:

- Notify Countryside leadership within one business hour of confirming the incident.
- Deliver a full written incident report within 5 business days, covering root cause, impacted data, remediation steps taken, and a prevention plan.
- Maintain active communication throughout the response process until the situation is fully resolved.

## Quarterly Technology Business Review - In Person

Each quarter, CSI will conduct an in-person Technology Business Review with Countryside leadership and your dedicated CSI Client Manager. This meeting will cover:

- Review of the quarterly security posture and any notable incidents or trends.
- IT infrastructure roadmap discussion - hardware lifecycle planning, upcoming projects, and technology recommendations.
- Service performance review - SLA metrics, ticket volume, response times, and CSI's own performance data.
- Forward-looking technology discussion - AI tools, platform updates, and anything on the horizon that could benefit Countryside.

# ADVANCED IT & SECURITY SOLUTIONS FOR YOUR BUSINESS

### KEY FEATURE MANAGED DETECTION & RESPONSE/ SOC

Provides additional threat detection, analysis, and rapid response through world-class 24/7 SOC.

blackpoint

### NEXTGEN ENDPOINT AV/EDR

Advanced antivirus and threat detection to protect your business's devices from evolving cyber threats.

Bitdefender

### OFFICE 365/GOOGLE SAAS BACKUP

Ensures your Office 365 and Google Workspace data is safely backed up and easily recoverable.

datto

### MICROSOFT PATCH MONITORING

Ensures all Microsoft applications and operating systems are updated with the latest security patches to protect against vulnerabilities.

datto

### SECURITY AWARENESS TRAINING & PHISH TESTING

Educates your team to recognize and avoid cyber threats.

proofpoint.

### REMOTE ACCESS VPN MFA

Extra security for remote connections, requiring multi-factor authentication for safe access.

FORTINET

### DMARC EMAIL REPUTATION MANAGEMENT

Protect your email domain from spoofing and phishing by verifying and improving your email reputation.

POWERDMARC

### OFFICE 365 & GOOGLE MFA MANAGEMENT

Secure system access with multi-factor authentication for your critical business applications and data.

Microsoft 365

### ADVANCED EMAIL PROTECTION/ENCRYPTION

Additional AI powered detection for business email compromise; Sandboxing URLs/attachments and advanced BEC defense.

proofpoint.

### DARK WEB MONITORING

Scans hidden online areas for compromised business data and breaches.

blackpoint

### CLOUD RESPONSE

Monitors Microsoft 365 for breaches, detecting and responding to security threats.

blackpoint

### DISC ENCRYPTION FOR LAPTOPS

Protects data with encryption to prevent unauthorized access and theft.

Bitdefender

### MANAGED APPLICATION CONTROL

Curated application blacklisting based on threat intel.

blackpoint

### EXTERNAL VULNERABILITY SCANS

Identify security weaknesses in your network from outside threats.

Qualys.

### PASSWORD MANAGEMENT

Securely stores, generates, and manages passwords for better security.

N-ABLE Passportal

### VULNERABLE SOFTWARE UPDATES (100+ APPLICATIONS)

Keeps more applications updated including Adobe, Java, Chrome, Firefox and many more.

datto

## COMPLIANCE READINESS ADD-ONS

### COMPLIANCE DOCUMENTATION

Ensures you meet regulatory requirements with organized, up-to-date records and evidence.

COMPUTER SYSTEMS, INC.

### AUTOMATED EXTERNAL PENETRATION TESTING

Simulates attacks to identify vulnerabilities and improve your network security.

VONAHI SECURITY

### DUO MFA FOR LOCAL WINDOWS LOGINS

Adds multi-factor authentication for secure local access.

DUO

### INTERNAL VULNERABILITY ASSESSMENTS

Identifies perimeter security weaknesses of your network for proactive protection and improvement.

Qualys.

### ADVANCED FIREWALL MANAGEMENT/LOGGING

Tracks traffic and threats with one year of detailed logs and insights.

FORTINET

### WINDOWS EVENT LOG MANAGEMENT

Hyper-efficient collection of device logs and file integrity monitoring events.

blackpoint

COMPUTER SYSTEMS, INC.

CONTACT US TODAY TO GET STARTED
402-330-3600 | FEEDBACK@CSIOMAHA.COM

LOCALLY OWNED FOR OVER 40 YEARS

# ADVANCED IT & SECURITY SOLUTIONS
## FOR YOUR BUSINESS

COMPUTER SYSTEMS, INC.

24/7 | 1 HOUR | 100% GUARANTEE



### SYSTEM CARE PLAN

Pay-as-you-go program for remote, onsite and project support. We step in when you need us.

Add a UTM Firewall as needed.

*$65/PC; $95/Server per month*

### SYSTEM CARE+ PLAN

Unlimited remote help desk and cyber security support; also includes a managed UTM firewall.

Add-on projects and onsite support as needed.

*$95/PC; $125/Server per month*

### TOTAL CARE PLAN

Unlimited remote, onsite and new PC Setup; projects and cyber security support; also includes a managed UTM firewall.

*$175/PC; $350/Server per month*

*All Plans include our Cyber Sentry Security Suite

Our Optional Data Care Offsite Backup Add-On ensures secure, remote storage of your data, protecting it from local failures and disasters. Required for businesses with servers.

## SERIOUS SECURITY. NO SHORTCUTS.

Cyber Sentry Security Suite Features included in all plans:

- Managed Detection and Response with 24/7 Security Operations Center
- NextGen Endpoint AV/Endpoint Detection and Response
- Office 365/Google SaaS Backup
- Advanced Email Protection/Encryption
- Cloud Response Detection
- Managed Application Control
- Microsoft Patch Monitoring
- Office 365 and Google MFA Management
- Security Awareness Training and Phish Testing
- Remote Access VPN Multi-Factor Authentication
- DMARC Email Reputation Management - Advanced Email Protection/Encryption
- Dark Web Monitoring
- External Vulnerability Scans
- Password Management
- Disc Encryption for Laptops
- Vulnerable Software Updates (100+ applications)

## COMPLIANCE READINESS ADD-ONS

- Automated External Penetration Testing
- Duo MFA for Local Windows Log-ins
- Advanced Firewall Management/Logging
- Windows Event Log Management
- Internal Vulnerability Assessments
- Compliance Documentation

99.9% CUSTOMER SATISFACTION | 12 MINUTE AVERAGE RESPONSE TIME

CONTACT US TODAY TO GET STARTED
402-330-3600 | FEEDBACK@CSIOMAHA.COM

## Appendix - Sample Monthly Technology Business Review

The following pages contain a sample Monthly Technology Business Review Report. This is the same format Countryside will receive each month from CSI, with data specific to your environment populated in place of the sample data shown. All identifying information has been redacted from this sample.

# Monthly Technology Report

## Executive Summary

- Displays total machine count
- Displays (Windows) patch status of all machines
- Displays executive health scores (aggregated across all machines).
- Displays uptime of servers, if applicable

## Blackpoint Security Analysis Summary

- Displays number of events tracked by Blackpoint.
- Displays number of actionable events analyzed by Blackpoint
- Displays number of actions taken by Blackpoint

## Proofpoint Inbound Spam Breakdown

- Displays total number of emails received by all company emails
- Displays number of emails filtered out by Proofpoint (per filter category)

## Server/Email Backup Status

- Displays current status of SAAS Backup (email, onedrive, and sharepoint)
- Displays current status of any server backups, if applicable

## Offline Devices

- Lists all computers, laptops, and servers that are unresponsive or offline for 90+ days

## Hardware Lifecycle Report

- Lists all devices under CSI management (this is the count used for billing)
- Categorizes devices based on age. – Typical recommendation is a 5->7 year lifecycle

# Technology Business Review

[redacted]

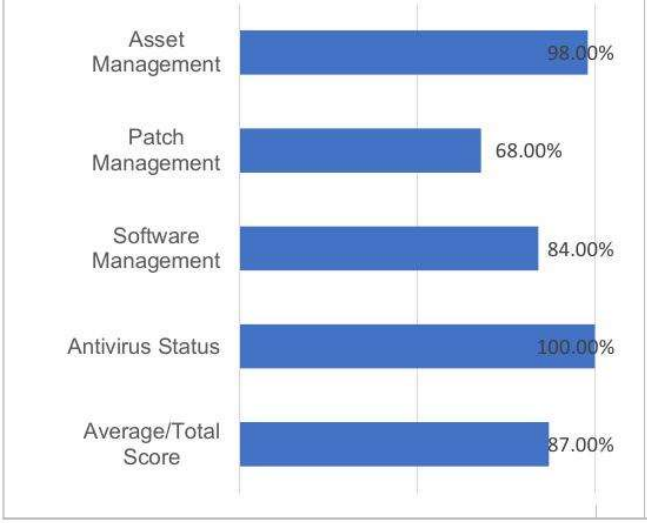
Duration: 1 month

| # of Workstations | # of Servers |
|---|---|
| 22 | 3 |

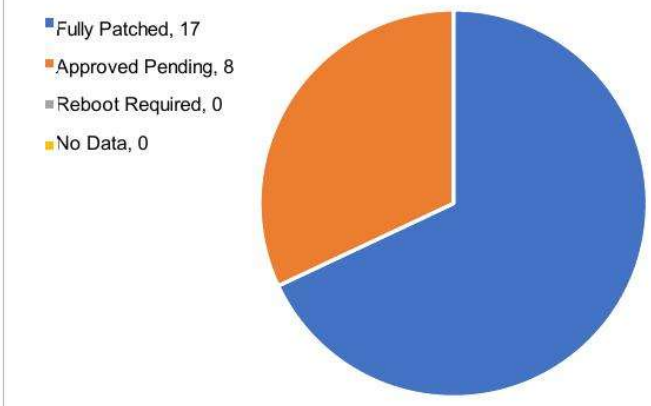
## Areas of Coverage

| Server Backup and Disaster Recovery | 24/7/365 Detection and Response(MDR) | Spam Filter | Anti-Virus (EDR) | Phishing Simulations | 365 Backup |
|---|---|---|---|---|---|
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

## Network Health Score

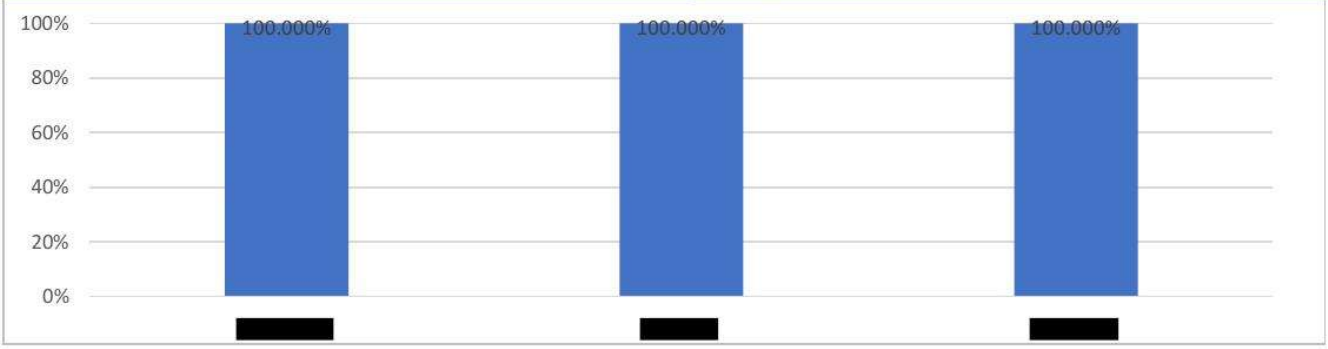



## Patch Status




Patches Installed: 25

## Server UpTime




^ **Note:** If this table appears empty, that means no servers were automatically detected.

**Asset Management:** Represents the capability of the network to function by today's standards. Included in the checks are Warranty Status, Disk Capacity, Memory Capacity, and if the Operating system is still supported.

**Patch Management:** Regularly installing Microsoft Updates is essential for keeping the network secure. This score represents the current state of Microsoft Updates in the network.

**Software Management:** Attackers often try to exploit security vulnerabilities in 3rd party applications (e.g. browsers). This score indicates the compliance level of the managed devices as it pertains to these updates.

**Antivirus:** An Antivirus product is non-negotiable for keeping the network protected against malware and other threats. The Antivirus Score represents if the Antivirus solution is installed, running and up to date on all devices.

COMPUTER SYSTEMS, INC.

Tyler Jacobs: 402.330.3600 | tylerj@csiomaha.com

# SUMMARY: **SERVICES & SECURITY ANALYSIS**

MDR
30 Devices Protected

Cloud RESPONSE
28 Users Protected

MANAGED Application Control

## Security Analysis [redacted]




Prepared for: [redacted]

## Inbound Email Protection Breakdown

The "Inbound Email Protection Breakdown" report illustrates the various engines and techniques employed to identify malicious inbound emails.

Report generated: 4/1/2026




**16K Threats Blocked** **429 Threats Blocked**

Message counts for **Advanced Malware, Phishing and BEC Threats** are aggregated for your organization

[redacted]



## Device Overview

Local Storage 1.46 TB

| | | | |
|---|---|---|---|
| **Total Protected Data** | 1.15 TB | **Service Plan** | Time-Based Retention (1 year) |
| **Last Checkin** | [redacted], 7:17 AM | **Warranty Expires** | [redacted] |
| **Offsite Location** | US-EAST-1 | **Model** | S4X2 |
| **Iris Version** | [redacted] | **Serial Number** | [redacted] |
| | | **Local IP** | 10.0.0.17 |

## Most Recent Screenshots




[redacted] [redacted]

## SaaS Protection Overview -- Microsoft 365

| | | | |
|---|---|---|---|
| Domain | [redacted] | | |
| Retention Type | TBR | Total Protected Data | 728.07 GB |
| Backup Success Rate | 100% | | |

# Offline Devices

Please review this section carefully and inform us if a device is no longer in use. (We will remove it from support and billing).

| Last Seen | Device Hostname | Device Description | Last User | Type | Manufacturer | Serial Number |
|---|---|---|---|---|---|---|
| | | | | | | |

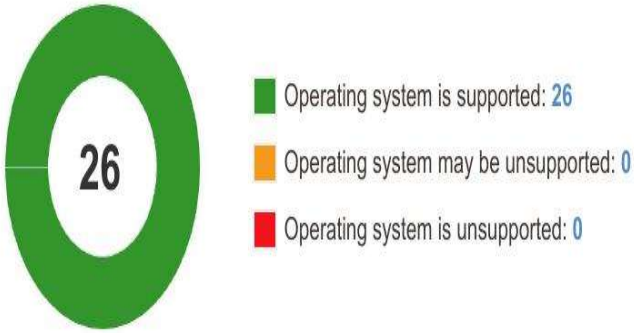
## SUMMARY

### Hardware Replacement Recommendations




| Period | Age | Quantity |
|---|---|---|
| Replacement recommended within 12 months | 4 years+ | 3 |
| Replacement recommended within 12-24 months | 3-4 years | 0 |
| Suitable for 24 months+ | < 3 years | 22 |
| Unknown | | 1 |
| Total Devices | | 26 |

### Operating System Support




| Operating System Support* | Quantity |
|---|---|
| Operating system is supported | 26 |
| Operating system is unsupported unless manufacturer extended support has been arranged | 0 |
| Operating system is unsupported | 0 |
| Total Devices | 26 |

Windows operating system support only. Non-Windows OS are counted as supported.

[redacted]

**Hardware replacement advised within 12 months (Over 4 years old)**

| Device Name | Device Description | Operating System | OS Support | Last User | Serial Number | Disk Space | RAM Quantity | Under Warranty | Online Within Last 30 Days | Build Date* |
|---|---|---|---|---|---|---|---|---|---|---|
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26200 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 31 OCT 2018 |
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26200 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 10 JAN 2019 |
| [redacted] | [redacted] | Microsoft Windows Server 2019 Standard 10.0.17763 | ✔ | [redacted] | [redacted] | ✔ | ✔ | ✘ | ✔ | 25 OCT 2020 |

**Hardware suitable for 24+ months (Less than 3 years old)**

| Device Name | Device Description | Operating System | OS Support | Last User | Serial Number | Disk Space | RAM Quantity | Under Warranty | Online Within Last 30 Days | Build Date* |
|---|---|---|---|---|---|---|---|---|---|---|
| [redacted] | [redacted] | Microsoft Windows 11 Pro | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 10 APR 2024 |
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26100 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 20 FEB 2025 |
| [redacted] | [redacted] | Microsoft Windows 10 Pro 10.0.19045 | ✔ | [redacted] | [redacted] | ✘ | ✔ | | ✔ | 06 APR 2025 |
| [redacted] | [redacted] | Microsoft Windows 10 Pro 10.0.19045 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 06 APR 2025 |
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26200 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 06 APR 2025 |
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26200 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 03 SEP 2025 |
| [redacted] | [redacted] | Microsoft Windows 11 Pro 10.0.26200 | ✔ | [redacted] | [redacted] | ✔ | ✔ | | ✔ | 03 SEP 2025 |