



CENTRAL STATES MANUFACTURING INC.
20 YEAR
STANDARD WEATHERTIGHTNESS WARRANTY AGREEMENT
ELITE COVERAGE

THIS LIMITED WARRANTY AGREEMENT issued XXXXXX ("Date of Issuance") sets forth the complete understanding and agreement with respect to the following:

OWNER:

PROJECT:

PRODUCT:

INVOICED TO:

ORDER NUMBER(S):

INVOICE DATE(S):

Central States Manufacturing Inc. ("CSMI") and the Roofing Contractor or Customer identified below ("Customer") severally extend this 20 Year Standard Weathertightness Warranty for the metal roofing panels and related hardware as well as flashings ("Roofing System") as manufactured by CSMI and installed on a building or buildings ("Building") for the original Project identified above ("Project") for the original Building owner identified above ("Owner") subject to the terms, conditions and limitations set forth in this Document. No terms or conditions other than those stated herein, and no agreement or understanding, oral or written, purporting to modify these terms or conditions, shall be binding on CSMI or the Customer unless hereinafter made in writing by CSMI.

In consideration for the Owner agreeing to the terms herein as the sole basis of the bargain, CSMI and the Customer warrant that CSMI's materials and the Customer's workmanship on the Project, subject to the terms and conditions set forth in this document, will be adequate to prevent leaks through the Roof System for a period of twenty (20) years commencing with the Date of Substantial Completion (as defined herein). In the event of leaks, this warranty will be fully satisfied by repair or replacement of the Roof System, and any such repairs or replacements shall carry a similar warranty against leaks only for any remaining balance of the original warranty period. This warranty is not an insurance policy or maintenance agreement. The Owner has the sole responsibility to perform routine inspections and maintenance of the Roof System on a regular basis.

There shall be no liability or responsibility on CSMI or the Customer for any leakage or damage to the Roof System caused by or associated with:

- A. Corrosion or deterioration caused by exposure to marine (salt water) atmosphere; moisture containing salt from atmospheric conditions; constant spray of any type of

- water; condensation of water vapor; drainage from rooftop equipment including venting stacks; or corrosive chemicals such as ash or fumes generated from chemical plants, foundries, plating works, kilns, fertilizer factories, paper plants, and the like.
- B. Alterations to the Project or Roof System without prior written approval and authorization of such alterations from CSMI.
 - C. Ventilators, skylights, internal or valley gutters, flashings or penetrations of the Roof System associated with signs, vents, equipment or other causes unless specifically shown and detailed on the Construction Drawings.
 - D. Damage to all or any part of the Roof System caused by acts of God or unspecified natural disasters such as but not limited to lightning, hail, fire, explosion, earthquake, winds in excess of those specified, accidents, vandalism, falling objects, civil commotions, terrorism, acts of war, or any other cause outside the direct control of CSMI.
 - E. Conditions that block the drainage or free flow of rainwater or snow or ice melt, or allow or encourage ponding or standing water, or allow or encourage uncontrolled drainage onto any part of the Roof System.
 - F. Inadequate vapor barriers or lack of adequate ventilation of attic spaces.
 - G. Roofing underlayments that have granular or abrasives surfaces that can abrade any portion of the Roof System.
 - H. Lack of regular, normal, or routine care in maintaining the Roof System.

In the event of a leak in the Roof System, both CSMI and the Customer must be notified in writing within 30 days. The Owner must allow representatives of CSMI and the Customer reasonable time and opportunity to inspect the Roof System. CSMI shall, at its sole option, have the right to specify the repair work for stopping the leak, and reserves the rights to undertake, supervise or approve the repair work. Owner agrees to reimburse CSMI for all reasonable investigation costs incurred by CSMI for leaks not warranted hereunder. Failure of Owner to properly notify or reimburse CSMI releases CSMI from any further liability under this agreement.

The Roofing System, if found to be defective, will be repaired, restored, or replaced at CSMI's discretion. CSMI reserves the right to discontinue items in its product line or offering. Should the product covered under this warranty be discontinued, CSMI shall have the right to substitute a product of equal quality at its sole discretion. It is understood that normal exposure to the elements may preclude a perfect color or finish match with replacement material. The warranty on repaired, restored, or replaced products supplied hereunder shall be for the remainder of the original warranty period.

This Warranty Agreement shall be null and void if CSMI's details and specifications are not followed in performing any installation, repair, restoration, or replacement work covered by this Warranty Agreement. Any attempts by the Owner or Customer to repair leaks with exterior sealing, such as surface caulking or coating, void this warranty. This Warranty Agreement is tendered for the sole benefit of the original owner as named above and is not transferable or assignable. This Warranty Agreement becomes valid only when signed by the original Owner, the Customer, and an authorized representative of CSMI. This Warranty Agreement shall not apply and shall be null, void and of no effect if CSMI and the Customer have not been paid in full for all their materials and services provided for the Project.

The "Date of Substantial Completion" is hereby defined as the earlier of (i) the date of the Owner's certificate of substantial completion for the Building or the Project, (ii) the date of

the Owner's certificate of occupancy or actual occupancy of the Building or the Project, or (iii) six (6) months after the Date of Issuance of this Warranty Agreement.

THE LIMITED WARRANTY SET FORTH IN THIS DOCUMENT SHALL BE CSMI'S AND THE CUSTOMER'S SOLE WARRANTY AND SHALL BE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WHICH ARE HEREBY DISCLAIMED AND EXCLUDED INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE OR USE AND ALL OBLIGATIONS OR LIABILITIES ON THE PART OF CSMI OR THE CUSTOMER FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE USE, REPAIR, OR PERFORMANCE OF THE BUILDING, THE PROJECT OR THE ROOF SYSTEM .

LIABILITY UNDER THIS WARRANTY AGREEMENT SHALL BE LIMITED TO THE ACTUAL COST OF THE WARRANTY REPAIR WORK, SUBJECT TO THE LIMITATIONS SET FORTH HEREIN. THE SOLE AND EXCLUSIVE REMEDIES FOR BREACH OF THIS WARRANTY AND THE LIABILITY OF ANY KIND (INCLUDING LIABILITY FOR NEGLIGENCE AND INCLUDING ANY CLAIM OR CAUSE OF ACTION) WITH RESPECT TO THE BUILDING, THE PROJECT AND THE ROOF SYSTEM SHALL BE LIMITED TO ITS REPAIR, RESTORATION, OR REPLACEMENT AT CSMI'S OPTION AND IN CSMI'S DISCRETION. THE ENTIRE LIABILITY OF CSMI AND THE CUSTOMER SHALL NOT EXCEED THE LESSER OF EITHER (i) THE AMOUNT SET FORTH IN THE MANUFACTURERS LIABILITY SECTION BELOW OF THIS AGREEMENT FOR THE ROOFING MATERIALS AND THE PAYMENTS MADE TO THE CUSTOMER FOR THE INSTALLATION OF THOSE MATERIALS ONLY, OR (ii) THE DIRECT COST TO REPAIR, REPLACE, OR RESTORE THAT PORTION OF THE ROOF SYSTEM EVIDENCING LEAKS. IT IS EXPRESSLY AGREED THAT THE REMEDIES UNDER THIS AGREEMENT SHALL BE EXCLUSIVE.

IN NO EVENT SHALL CSMI OR THE CUSTOMER BE LIABLE FOR ANY SPECIAL, PUNITIVE, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES OR LOSSES EVEN IF CSMI OR THE CUSTOMER SHALL HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH POTENTIAL LOSS OR DAMAGE, WITH RESPECT TO THE PROJECT, THE OWNER, THE BUILDING, THE BUILDING'S CONTENTS OR OTHER MATERIALS, AND/OR CLAIMS OF THIRD PARTIES, WHETHER BASED UPON CONTRACT WARRANTY, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE.

The respective responsibilities of CSMI and the Customer shall be as follows:

During the first two (2) years, plus any applicable extension period(s), Customer shall be solely liable for leaks in the Roof System caused by workmanship or improper installation of Roof System materials and for all such costs and expenses of repair, restoration, or replacement of the Roof System as covered hereunder. In the event that such roof repair, restoration, or replacement is necessary during the first two (2) years, or any extension thereof, then the Customer's liability shall be extended for a two (2) year period from the date of the last such repair, restoration, or replacement. CSMI shall be solely liable for leaks of the Roof System caused by defects of materials manufactured by CSMI only.

AFTER THE EXPIRATION OF SUCH TWO (2) YEAR PERIOD AND ALL APPLICABLE EXTENSIONS, CSMI SHALL BE SOLELY LIABLE FOR REPAIR, RESTORATION, OR REPLACEMENTS OF THE ROOF SYSTEM. CSMI TOTAL CUMULATIVE LIABILITY AT ALL TIMES SHALL NOT EXCEED \$0.32 PER SQUARE FOOT.

CSMI's course of dealing or forbearance from or delay in the exercise of any of CSMI's rights contained in this Warranty Agreement shall not be construed as a waiver by CSMI, unless any such waiver is in writing and signed by an authorized representative of CSMI. The provisions contained in this Warranty Agreement may not be amended, except through a written amendment which is signed by CSMI, the Customer, and the Owner. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof. The laws of the State of Arkansas shall govern the construction, interpretation, and performance of this Agreement. The parties consent to the jurisdiction of the courts of Arkansas over their person and the Agreement and agree that the forum for such any litigation to interpret or enforce this Agreement regardless of which party brings suit, shall be in the State of Arkansas. In the event that any provision of these terms and conditions shall be deemed illegal, unenforceable, or null and void, all remaining provisions shall remain in effect.

ACCEPTED AND AGREED TO BY:

Central States Manufacturing Inc.:

Original Owner:

Signature of Authorized Representative:

Signature of Authorized Representative:

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Customer:

Company Name: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____