

AGREEMENT

Between

Service Employees International Union,
Local 32BJ

and

Building and Realty
Institute of Westchester &
The Mid-Hudson Region,
Inc.

October 1, 2014 - September 30, 2018

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AGREEMENT made this 30th day of September 2014 by and between the SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 32BJ, hereinafter called the "UNION" and the BUILDING AND REALTY INSTITUTE OF WESTCHESTER & THE MID-HUDSON REGION, INC., located at 80 Business Park Drive, Suite 309, Armonk, New York 10504, hereinafter called the "ASSOCIATION" or "BRI";

WHEREAS, the Association is composed, consists of, made up of and represents owners, managers, agents and/or operators of apartment buildings, condominiums and cooperative apartment buildings, and other types of structures employing members of the Union (hereinafter collectively referred to as "Employers"); and

WHEREAS, the Union represents a majority of the employees and has been duly designated as their collective bargaining representative; and

WHEREAS, the Parties are desirous of maintaining the prevailing customs of the industry based on their collective bargaining experience; and

WHEREAS, the Parties are desirous of promoting a better understanding between labor and management in this industry, promoting industrial tranquility and harmony for the mutual security and betterment of the owners and employees, and securing to the public the benefits to be derived from such industrial peace; and

WHEREAS, it is the profound desire of the Parties to give and grant added benefits and security to the employees and dependent members of their families; and

WHEREAS, the Association is organized and authorized by its members, hereinafter called "members" or "employers" to collectively bargain with the Union for and on behalf of its present and future members; and exists for such purpose; and

WHEREAS, the Parties hereto mutually agree to cooperate with one another and to further their respective interests; and

WHEREAS, the Union covenants, agrees and undertakes for itself and its members all essential services, and the supervision thereof to safeguard the properties of the Employers who are members of the Association;

NOW, THEREFORE, in consideration of the mutual promises, covenants, conditions and provisions herein contained, and for other good and valuable consideration, it is agreed as follows:

FIRST

UNION SHOP

The Employer-Members of the Association shall as hereinafter provided, employ members of the Union to the fullest extent permitted

by law, to perform the duties and work of Superintendent, Assistant Superintendent, Janitor, Handyman, Porter, Fireman, Doorman, Elevator Operator and all other persons necessary for the maintenance of the premises and grounds owned by the said Employer-Members of the Association and regularly employed for more than sixteen (16) hours per week. When used herein the terms employee and service employee shall mean Superintendent, Assistant Superintendent, and all other service employees including, Janitor, Handyman, Porter, Fireman, Doorman, Helper, Elevator Operator, and other job titles heretofore used to describe the duties of service employees.

A. The Association and its members recognize the Union as the sole and exclusive bargaining representative for the purpose of bargaining in respect to rates of pay, wages, hours of employment and all other terms and conditions pertaining to employment of all employees in the aforementioned categories and classifications.

B. The Association and its members recognize the Union as the sole and exclusive bargaining representative for its members and the Association and its members agree not to negotiate individually with any of said members.

C. It shall be a condition of employment that all employees covered by this agreement and hired on or after its effective date shall, on the thirty-first day following the beginning of such employment or the date of execution of this Agreement, whichever is later, become and remain members in good standing of the Union or tender to the Union the initiation fees and periodic dues that are the obligations of members.

D. In the event the Union security provision of this Agreement is held to be invalid, unenforceable or of no legal effect generally or with respect to any building because of interpretation or a change of federal or state statute, city ordinance or rule or decision of any government administrative body, agency or subdivision, the permissible Union security clause under such statute, decision or regulation shall be enforceable as a substitute for the Union Security clause provided for herein.

E. New employees hired by the members of the Association, with the exception of the job classification of superintendent, shall be deemed for the first ninety (90) days of their employment to be engaged in a trial period. Those employees hired for the position of superintendent shall be deemed for the first one hundred twenty (120) days of employment to be engaged in a trial period. Employees who have worked less than their respective trial period may be laid off or dismissed during said trial period with or without cause. After the trial period the employees shall be deemed regular employees.

F. Employees who are promoted shall be subject to an appropriate trial period at that position as set forth in section (e) above. The promoted employees may be returned to their former position with or without cause during the trial period. If the employer deems that the employees are unable to perform at the promoted position, the

Employer shall return the employees to their former position with no loss of any rights enjoyed under their former position. In the event an employee promoted to superintendent is returned to his former position during the trial period, the Employer may, if it has hired a replacement, lay off the replacement notwithstanding that such employee may have been employed in excess of his or her trial period.

G. This Agreement shall cover all service employees at each building committed to this Agreement in Westchester, Rockland, Orange, Putnam, Dutchess, and Sullivan Counties.

SECOND

HIRING

A. There shall be no discrimination against any employee by reason of race, color, creed, national origin, gender, age or sexual orientation.

B. No employee shall be required to give any security to the Employer for any reason or purpose whatsoever.

C. Seniority shall be a consideration on all vacation selections, layoffs and recalls. Seniority shall be a consideration on transfers, shift changes, promotions and assignments to preferential jobs. Seniority is understood to mean length of service in the building and/or for the same employer. In addition, special consideration shall be given to graduates of the Union's training school, based upon openings.

THIRD

SUBCONTRACTING

The Employer shall be allowed to subcontract bargaining unit work, provided bargaining unit employees will not lose their job, hours, compensation levels, contributions or staffing level.

FOURTH

STAFF REDUCTION

Where an employer wishes to reduce the level of staffing for any reason, the following procedure and rules shall apply:

A. The Employer-member shall give written notice to the Union thirty (30) days in advance of any contemplated staff reduction notifying the Union of the intent to reduce staff.

B. The Employer and the Union shall meet as soon as possible to discuss the Employer's proposed staff reduction. If the parties agree on a staff level, they shall fix such terms and conditions as shall be fair, just and equitable.

C. If the parties cannot agree, the matter shall be referred to arbitration on a priority basis. The parties agree to have the arbitration within twenty (20) days if the matter can be scheduled by the arbitrator. The arbitration shall be conducted in accordance with the terms and conditions of this Agreement.

D. The arbitrator shall note that it is a reduction of the required work, insufficient workload for the employees filling existing bargaining unit positions subject to the proposed reduction, or the economics which serve as the basis for the staff reduction. No reduction of staff may occur under this provision that results in an increased workload to remaining employees which regularly exceeds 40 hours per week or results in an unreasonable workload.

FIFTH

SICK LEAVE/PERSONAL LEAVE

The Employer agrees that all full-time and regular part-time employees shall be allowed ten (10) sick/personal days with pay, each calendar year. For employees hired on or after September 15, 2000, an employee shall be allowed a maximum of five (5) days sick/personal leave during the first year of employment. Sick days may be prorated during the first calendar year of employment. The Employer must approve the use of two (2) or more consecutive personal days, which shall not be unreasonably withheld.

A. After the completion of the first calendar year's employment, the employee shall be allowed ten (10) days sick/personal leave in each succeeding calendar year.

B. In the event that the employees do not use or take any of the ten (10) days sick/personal leave herein provided during each calendar year, such employees shall receive on or before the 1st day of February of the following calendar year, an amount in cash equal to the wages due for those days not utilized by the employees as sick/personal leave.

C. Employees shall call into the Employer prior to the scheduled start of their workday giving the Employer notification that they will be unable to work due to illness.

D. An employee shall be entitled to one-half (1/2) day off per year with pay for the sole purpose of visiting a medical facility. If unused, it shall not be accumulated.

E. Employees unable to perform their jobs because of illness, injury or disability shall retain their seniority for 150 days, except

for superintendents who shall retain their seniority for 120 days. The only payment required of the Employer for employees unable to perform their duty because of illness, injury or disability shall be payment to the Pension fringe benefit fund for not more than 150 days.

F. Employees shall be entitled to three (3) paid days leave due to the birth or adoption of a child. A birth or adoption certificate shall be provided upon the Employer's request.

SUBSTANCE ABUSE

The Employer may require the employee to submit to testing for the presence of illegal substances or alcohol, if in its judgment it has reasonable cause to believe that an employee is using alcohol and/or illicit drugs.

Only "state of the art" testing for the presence of alcohol or illicit drugs as administered through a third-party may be used to conduct such tests, including "state of the art" chain-of-custody procedures for any specimens and test results.

In the event an employee is found to have his/her work performance impaired through the use of alcohol, or to have ingested illegal drugs, or to have abused a lawfully possessed controlled substance, such employee shall, on the first offense, be afforded the opportunity to attend a bona fide substance abuse rehabilitation treatment program and shall not be subject to discipline if the employee successfully completes such treatment program and provides verification of his/her successful completion of the program.

Should the test results not show impairment by alcohol abuse and/or the presence of illicit drugs, the Employer agrees to pay the employee lost wages and all other benefits lost as a result of the time lost in completing the testing procedure. The employee's personnel records shall contain no reference to such physical examination and/or tests.

If the employee refuses to submit to such tests as above described, or follow the recommended treatment plan, such employee shall be subject to disciplinary action up to and including discharge. Any employee who is a second time offender, or is involved in distributing any controlled substances shall be subject to disciplinary action. The Employer will exercise reasonable precaution to preserve the confidentiality of the fact of any such testing and any records of such testing: i.e., only those employees of the Employer who have a need to know such facts or records will have access thereto. The results of the test will be used only for the monitoring of controlled substances or alcohol by employees.

If an employee approaches his/her employer, before being caught, and admits to a problem with alcohol or substance abuse, such employee shall not be subject to discipline provided the employee attends a drug/alcohol rehabilitation center. This allowance to the employee

shall not exceed three (3) separate occasions during the course of the employee's employment.

SIXTH

ARBITRATION, DISCIPLINE, DISCHARGE, & EVICTION

A. Arbitration

1. Any dispute, controversy or grievance arising under the Agreement between the parties or between any Employer or Employer-member of the Association and the Union or any of its members shall first be submitted in writing by the party claiming to be aggrieved to the other within 30 days for discharges or suspensions and 120 days for other grievances except for fund delinquencies. Fund delinquencies must be brought within 6 years of their occurrence.

a. Step 1 - Within ten (10) days of notice of the grievance the business representative of the Union and the Employer, or its representative, shall meet to discuss a resolution of the grievance. If no agreement is reached at this step, the parties may simultaneously proceed to step 2 and step 3.

b. Step 2 - The parties shall make their best efforts to schedule meetings on the first Tuesday of each month between representatives of the BRI and the Union, for the purpose of discussing resolutions of grievances that have not been resolved at step 1. Nothing herein shall preclude either party from submitting a grievance that has not been resolved at step 1 to arbitration under step 3.

c. Step 3 - Either party may within thirty (30) days of step 1 submit the grievance to a contract arbitrator who shall be appointed from a rotating panel of arbitrators agreed to by the Union and the BRI. For grievances challenging the discharge of an employee that are not resolved at Step 1, the Union must file for arbitration within 15 days of the conclusion of the Step 1 meeting. The Arbitrators shall be Amy Itzla, Ron Betso and Martin Ellenberg. The Union shall, to the extent practicable, provide an expeditious process for administering arbitrations, including for rotation of appointments among the panel of arbitrators, and shall provide quarterly information on said rotation to the BRI. When scheduling arbitration hearings on grievances challenging the discharge of any resident employees, including superintendants, the parties shall make their best efforts to ensure that their representatives and witnesses for the hearing will be available within 30 days of attempting to schedule the hearing. Additionally, in such cases, the parties agree that if the arbitrator selected by rotation is not available within 30 days of attempting to schedule the hearing, the parties shall select another arbitrator from the panel who is available within such 30-day period, or in the absence of such availability, at the next earliest available date.

The arbitrator shall be empowered to hear the dispute and make a final decision therein, binding upon the parties, in accordance with the laws of New York State. Successor or additional arbitrators shall be appointed by mutual agreement of the Union and the BRI. In the event of the removal, death or resignation of an arbitrator, a successor or temporary substitute shall be chosen by the Union and the BRI.

2. Failure to follow these time limits shall be deemed a waiver of the grievance.

3. No more than one adjournment per party shall be granted by the arbitrator without consent of the opposing party. In the event of a default by any of the parties hereto in appearing before the designated arbitrator, after written notice, the arbitrator is hereby authorized to render a decision upon the testimony of the party appearing. The parties waive the provision of Section 7506(a) of the Civil Practice Law and Rules. The Employer or the Union shall bear any expense caused by its nonappearance at one or more scheduled arbitration hearings, as long as sufficient and adequate notice has been served on them.

4. Subdivision (d) of Paragraph Fourth is a part hereof as if fully set forth herein.

5. An employee shall not be penalized or discriminated against for attending, when required, arbitrations, hearings or other matters pursuant to the Union constitution. Any grievant attending grievance meetings or arbitrations shall be paid their regularly scheduled hours during such attendance. When such need for the employee's attendance ends, the employee shall return to complete his/her regularly scheduled work day.

B. Discipline, Discharge & Eviction

1. No employee who has completed his trial period shall be discharged, dispossessed or evicted without good and just cause, and then only in compliance with this paragraph.

2. In the event of a discharge, the Employer shall give notice in writing in accordance with his expressed intent that the services of an employee are not desirable setting forth the reasons.

3. The Employer waives its rights under Section 713 of the Real Property Actions and Proceedings Law of New York insofar as it shall apply to Superintendents, Janitors or other persons occupying or possessing premises as part of their compensation or remuneration for or incidental to their employment until the issue of good and just cause has been decided. The Employer shall not remove from the premises any of the personal belongings of the said employee, until the issue of good and just cause has been determined by arbitration as herein provided. This provision, however, may be waived by the Union.

4. Should the arbitrator find that the employee was discharged for good and just cause, the arbitrator may in his discretion extend the employee's time to vacate for a period not to exceed thirty (30) days from the receipt of the award by the Union and the Employee.

5. No Employer shall commence any eviction proceedings or seek to collect use and occupancy costs until the discharge dispute is adjusted or determined through the grievance and arbitration procedure.

6. If an employee fails to vacate his/her apartment within 30 days after his/her discharge or, in the case of a disputed discharge, 30 days from an arbitrator's award sustaining such discharge, \$500.00 per week may be deducted from any final compensation due the employee. The payment of the \$500.00 per week shall not be deemed to create a landlord-tenant relationship but rather shall be deemed part of the determination of the final amount owed to the employee.

7. No employee shall be discharged, evicted or laid off, nor his employment in any other manner terminated, by the Employer by reason of the hiring or employing of any partner of the Employer, any shareholder, stockholder, officer or director of the corporate Employer, or any member of the family or any individual Employer or of any partnership Employer, co-owner or member of a family of a partner, shareholder, stockholder, officer or director of any corporate Employer.

8. In the event a terminated employee is reinstated pursuant to an arbitrator's award or a settlement between the Union and the Employer, the Employer may, upon reinstating the discharged employee, lay off the replacement employee notwithstanding that he or she may have been employed in excess of his or her trial period.

SEVENTH

SEVERANCE PAY

The Arbitrator in making an award shall determine whether such discharge is for just cause in which event it is the intention of the parties that no severance pay shall be paid. However, anything to the contrary notwithstanding severance pay may be awarded in the determination of the Arbitrator, where the equities or best interests of the respective parties may so require. Where so awarded, severance pay shall not exceed the rate of two (2) weeks pay for each year of service up to a maximum of ten (10) weeks.

A. Severance pay if any, shall be scaled according to length of service at a rate of two (2) weeks for each year of service and not to exceed ten (10) weeks.

B. Retirement and Disability Appreciation Payment. If an employee shall retire from the Union or becomes permanently disabled

and, at the time of such retirement or disability, such employee has been employed by the same employer for at least twelve (12) years the employee shall receive a lump-sum payment of ten (10) weeks' pay in appreciation of the employee's service. In the case of retirement, such employee must submit their retirement papers and be eligible to collect his or her retirement distribution at the time of leaving their employment.

EIGHTH

MOVING EXPENSES

All employees occupying living quarters as part of or incident to their employment, shall receive moving expenses of Eight Hundred and Fifty (\$850.00) Dollars. The Union may require the deposit of said moving expenses with it before the employee vacates the premises, when and if discharged or required to move by the Employer. Moving expenses shall not be paid when the employee is determined by an arbitrator to have been discharged for just cause or voluntarily separates employment without at least 30 days notice.

NINTH

WORK WEEK

The work week for all employees in each of the job classification shall consist of forty (40) hours equally distributed over five (5) consecutive days of eight (8) hours of work each day, plus one hour for an eating period as close to the middle of the work day as practicable, all of which are consecutive. The prior better conditions clause shall not apply to this clause. At the time of hiring, the Employer may establish the work week within the above parameters.

A. Part-time Employment. Effective October 1, 2014, Employees regularly scheduled to work sixteen (16) hours per week or less shall be excluded from the bargaining unit and shall not be eligible for the terms and conditions of employment provided under this Agreement, except as provided in Paragraph 3 below.

1. Employees regularly scheduled to work more than sixteen (16) hours per work are covered employees eligible for all terms and conditions of employment under this Agreement, including Pension and SRSP benefits. However, the Employer's obligation to pay contributions to Health, Legal and Training fringe benefit funds shall be limited to those employees regularly scheduled to work more than twenty (20) hours per week.

2. The Union shall not grieve any reduction in hours, reduction in force or change in work schedule or assignments on behalf of any employee regularly scheduled to work twenty (20)

hours or less during the period October 1, 2014 through June 30, 2015, to afford the Employer latitude to implement this new provision and adjust the building staff accordingly.

3. The 16-hour exclusion notwithstanding, the Employer agrees that any employee who performs bargaining unit work, regardless of the number of hours scheduled, shall not be paid less than the applicable minimum wage rate under Article 10.

4. The Employer shall not reduce the hours of any full-time bargaining unit position to 16 hours without going through the terms and procedures under Article 4 (Staff Reduction).

B. The work day for the Superintendent shall be eight (8) hours of work per day within sixteen (16) hours.

C. A Superintendent shall be available for all emergencies before commencement or after the end of the work day, except on the employee's day off. There is no requirement or expectation that a superintendent shall be in the building on his or her day off.

If on a day when the superintendent is off and there is an emergency involving fire, flooding, gas, and/or involves personnel from law enforcement or fire safety agencies, and the superintendent is in the building and is fit for duty, the superintendent must respond to the emergency and shall be paid at the applicable wage rate under this Agreement. If the Superintendent is not fit for duty, he or she shall telephone the designated emergency contact. An employee who is out on bereavement leave is considered not fit for duty.

D. Provided the Employer pays for a beeper and/or cell phone, the Employer may require an employee to carry such a beeper and/or cell phone and answer those pages and/or calls sent by the management or emergency service for twenty-four (24) hours a day during his/her work week with no additional pay. If any pager and/or cell phone issued by the Employer to the employee is lost or damaged by the employee, the employee shall be responsible for the replacement or repair costs if attributable to carelessness by the employee. Those non-resident employees required to return to the building shall be paid a minimum of four (4) hours pay. The employee shall be required to respond only to the employer and/or management. The employee and the employer/managing agent shall meet as soon as possible to determine a code to be used between them.

E. With regard to new hires, the Employer shall have the right to establish seven day coverage.

F. An employee who is required by his Employer to work on the sixth consecutive day of the work week and/or the seventh consecutive day of the work week shall receive time and one-half (1 1/2) the regular rate for the hours performed on the sixth day and double time for the hours of work performed on the seventh day.

G. All work performed by the employees other than the Superintendent after or in excess of eight (8) hours work a day, shall be paid at the rate of time and one-half (1 1/2) the regular rate of pay. This provision shall not apply to any part-time employee who works 20 hours or less per week provided that this exemption to the overtime pay requirement: (1) applies only to employees hired after October 1, 2010; (2) has the consent of the employee and notice is provided to the Union; (3) does not lead to the reduction of staff or hours worked by any employee; (4) overtime is paid for any hours worked in excess of 10 hours in a day or in excess of the employee's regularly scheduled hours; and (5) does not result in any reduction in wages currently received by any part-time employee (for example, if a part-time employee currently works 10 hours per day, 2 days per week, that employee continues to receive the overtime pay for those hours in excess of the first 8 hours).

H. Any non-resident employee called to work for emergency work shall receive pay at the regular rate from the employee's residence to the Employer's premises, then at the overtime rate during the performance of such emergency work, then at the regular rate from the Employer's premises to the employee's residence, provided such emergency work is performed at a time not contiguous to such non-resident employee's normal work shift.

TENTH

WAGES

The following wage increases shall be implemented during the life of the collective bargaining agreement and applied to the wage addenda applicable to each building:

A. Effective October 1, 2014, employees working for a member of the Association shall receive an increase of twenty dollars (\$20.00) per week.

B. Effective October 1, 2015, employees working for a member of the Association shall receive an increase of twenty dollars (\$20.00) per week.

C. Effective October 1, 2016, employees working for a member of the Association shall receive an increase of twenty dollars (\$20.00) per week.

D. Effective October 1, 2017, employees working for a member of the Association shall receive an increase of fifteen dollars (\$15.00) per week.

No employees shall have his or her wage rate reduced due to application of this Agreement.

E. Effective October 1, 2014, all employees working for a member of the Association shall receive no less than the following wage rates:

Superintendent	\$730.00 per week
Handyman/Asst.Super	\$710.00 per week
Others	\$695.00 per week

F. Effective October 1, 2015, all employees working for a member of the Association shall receive no less than the following wage rates:

Superintendent	\$750.00 per week
Handyman/Asst.Super	\$730.00 per week
Others	\$715.00 per week

G. Effective October 1, 2016, all employees working for a member of the Association shall receive no less than the following wage rates:

Superintendent	\$770.00 per week
Handyman/Asst.Super	\$750.00 per week
Others	\$735.00 per week

H. Effective October 1, 2017, all employees working for a member of the Association shall receive no less than the following wage rates:

Superintendent	\$785.00 per week
Handyman/Asst.Super	\$765.00 per week
Others	\$750.00 per week

I. The employees shall be paid weekly the rate of wages set forth under this Article.

J. Employees who occupy premises as part of their compensation or as an incident thereto, shall receive without charge, gas, electric, and telephone facilities (except for long distance calls) where now provided, which shall be a reasonable amount according to usage for residential purposes.

K. Any non-resident employee in a building employing more than one man who is required to pay double fares in each direction on a public transit system in going to and from his place of employment shall be entitled to receive transportation expenses from his Employer. Such expenses shall not exceed \$22.50 per week. If fare increases occur, an appropriate increment shall be added to the existing sum.

L. The Employer shall, in compliance with the law, provide suitable and habitable living quarters for the employees where such employees live on the premises. A newly-hired employee, intended to be a resident employee, shall be provided living quarters comparable in location and habitability to the original building designation.

M. Where a helper, porter or handyman now occupy legal living quarters as an incident to their employment, he/she shall be given an apartment in accordance with the original building designation. In the event that such living quarters shall be condemned by any City, County of State Government authorities or department thereof, the wages of such employees shall be increased to the extent of the added cost of living off the premises. In the event that there shall be any dispute concerning the additional amount to be paid, such dispute shall be submitted to arbitration in the form and manner herein provided.

N. The employee shall perform the duties to which he shall be assigned according to this job classification, except in case of emergencies.

O. If the employee does work not within the purview of the regular duties, he shall receive extra compensation. Any employee called in after hours, on vacation or for an emergency shall receive a minimum of four (4) hours show-up pay. If the employee is called in during his vacation or on a holiday he shall be paid appropriate overtime.

P. Any employee in a building having more than two (2) of the classifications heretofore referred to, who prior to the execution of this Agreement was hired to do work in any specific classification but has since been doing work that would bring him into another job classification paying a higher wage, shall be reclassified and the higher wage shall be fixed accordingly.

Q. An employee shall not have the employee's hours reduced in order to effect a reduction in pay.

R. All wages shall be paid in accordance with law. An Employer shall pay damages for dishonored checks subject to the following schedule: First infraction- 5% of check amount, second infraction- 10% of check amount, third infraction and thereafter- 15% of check amount. The Employer is also responsible for all charges the employee's bank may charge him/her for dishonored check fees. If a regular payday falls on a holiday the Employees shall be paid on the preceding day.

S. In the event that the Employer defaults in the payment of wages, vacation money, holiday pay, and should said default continue for ten (10) days, the Union shall have the right to declare such default a violation of this contract and commence arbitration proceedings. In the event also that an award is made in favor of the employee and the Employer fails, omits or refuses to pay the amount awarded within ten (10) days of the issuance the Union shall have a right to commence court action against the Employer to recover the monies awarded to the employee.

ELEVENTH

WORKING TOOLS, APPARATUS & APPLIANCES UNIFORMS, WORK CLOTHES, OVERALLS & LOCKERS

All employees shall be furnished and supplied with reasonable, adequate, basic necessary, and requisite working tools to perform their duties, when none are possessed or owned by or available to the employee. All such tools and related equipment shall be treated properly as Employer's property and shall be maintained by the employees in accordance with proper procedures and manufacturer's recommendations. There shall also be made available to the employees sufficient and adequate cans or receptacles for the handling of refuse, garbage, waste and ashes, as required by law and the rules and regulations of the Police, Department of Sanitation, Department of Housing and Building. The Employer shall be required to supply adequate and proper supplies to allow the employees to perform efficiently and properly their work and duties. The Employer shall pay any outside expenses for the maintenance of tools and equipment.

The Employer shall supply to employees:

A. Not occupying living quarters, a suitable clothes locker or closet.

B. The present custom now prevailing in each building as to uniforms and the cleaning and maintenance thereof, shall be continued during the life of this agreement.

C. Any apartment occupied by an employee shall be painted every three (3) years by the Employer and at the Employer's expense, if so requested by the employee. The Employer is to supply the material, the Employee is to perform the painting on his/her own time.

TWELFTH

VACATION

The employees shall receive vacations with pay in advance during any month of the year as follows:

A. Employees who have worked in the building six (6) months shall receive three (3) days.

B. Employees who have worked in the building eight (8) months shall receive four (4) days.

C. Employees who have worked in the building ten (10) months shall receive one (1) week.

D. Employees who have worked in the building two (2) years or more shall receive two (2) weeks each year.

E. Employees who have worked in the building four (4) years or more shall receive three (3) weeks each year.

F. Employees who have worked in the building ten (10) years or more shall receive four (4) weeks each year.

G. Employees who have worked in the building twenty (20) years or more shall receive five (5) weeks each year.

H. The employee shall not lose any of his vacation pay when he is transferred by this Employer to another building in which the Employer is directly or indirectly interested as owner, partner, stockholder or in any other manner.

I. If the requisite end of the period of employment shall terminate after January 1, the employee shall receive such vacation pay pro-rated.

J. Employees shall give the Employer 30 days written notice of vacation time to be taken, except in an emergency situation in which the employee may take up to two (2) weeks of his/her vacation time with less than 30 days notice. The time at which an employee takes a vacation shall be subject to the employer's approval, which approval shall not be unreasonably withheld. All employees (as of 10/11/00) are grandfathered at their current level of vacation, all others are limited to a maximum of 3 consecutive weeks.

K. All employees shall receive their vacation pay in the payroll period prior to the commencement of their vacation period.

L. Any Employer who fails to pay vacation pay prior to the agreed upon scheduled vacation, unless otherwise requested by the employee, shall pay an additional two (2) days of pay. Scheduled vacation shall be defined as that agreed to by Employer and employee at least thirty (30) days in advance in writing.

THIRTEENTH

HOLIDAYS

The employees shall receive the following holidays with pay:

New Year's Day, Martin Luther King's Birthday, President's Day, Good Friday, Memorial Day, Fourth of July, Labor Day, Columbus Day, Election Day, Veteran's Day, Thanksgiving Day, Christmas Day, the employee's birthday, and one additional day off to be chosen by the employee with appropriate notice to the Employer.

A. In the event that the employee shall be required to work on any of the aforementioned holidays the employee shall receive an additional day's pay.

B. In the event that a holiday falls on an employee's day off, the employee shall receive an additional day's pay.

C. In the event that a holiday occurs during the vacation period of an employee, the employee shall receive an additional day off with pay.

FOURTEENTH

PRIOR BETTER WORKING CONDITIONS & DUTIES OF THE EMPLOYEES

It is understood and agreed that this Agreement shall not in any way alter, change, modify or deprive any of the employees' conditions that they are now enjoying or working under which are better than those specified in the Agreement. The employees shall continue to receive such better conditions during the life of this Agreement. Such conditions include and cover wages, number of hours, bonuses, vacations, holidays, privileges and such other benefits as any employee now enjoys or prior to the signing of this Agreement enjoyed. If a bonus is a one-time bonus or a performance-based annual bonus, such bonuses shall not be considered a prior better condition enforceable under this Article. As to new hires, in order to qualify as a prior better working condition, it must be knowingly or be implicitly understood to be established by the Employer, Employer's representative or agent with the intent that it apply to the employee(s). Such prior better working conditions and duties shall not survive the employment of the employee(s) for whom it was established.

A. An Employer may request a meeting with the Union to discuss increases in work responsibilities or the resumption of work duties which were previously discontinued and which management seeks to resume.

B. Disputes arising under the above paragraphs shall be resolved through arbitration.

C. The work week shall not be deemed to be a prior better condition and the work week shall consist of eight (8) hours of work each day plus one (1) hour for lunch for all full-time employees, that is, those employees who are not part-time.

D. The employees are responsible for their job duties and the requirement that the employees perform these duties are not subject to this provision.

FIFTEENTH

WORK ASSIGNMENTS

The Local 32BJ/BRI Employee Work Rules are abolished and replaced as follows:

All covered employees shall perform building service and maintenance work as assigned by the Employer, subject to the following limitations:

1. No employee shall be required to perform work that requires a license under state, county or local law or ordinance.
2. No employee shall be required to perform work that is in violation of OSHA regulations or that the employee reasonably believes is unsafe to perform.
3. No employee shall be required to perform work that results in an unreasonable work load.
4. No employee shall be required to perform work that requires skills or expertise beyond those possessed by the employee.
5. No employee shall be required to perform work that results in a reduction in staff at the building or a reduction in hours or wages to the building employees.
6. No employee shall be required to perform work that the employee previously performed for additional compensation without such continued compensation. However, the Employer shall not be obligated under this Paragraph to continue to pay an employee to perform work that may be assigned under Paragraph 8 despite having paid the employee for the performance of such work in the past.
7. No employee shall be required to perform work that is outside the scope of building service work.
8. Employees shall perform painting, patching, spackling, tiling and staining without limitation related to the proper performance of repair work. Employees may also be assigned to paint doors, mechanical room floors and such routine painting required to maintain high-use common areas. However, employees shall not be assigned to perform painting inside residential units unrelated to repair work.

SIXTEENTH

GREEN BUILDINGS

The Employer and Union shall convene a Green Buildings Committee to discuss ways to work together to promote practices that create environmentally responsible and resource efficient buildings.

SEVENTEENTH

BENEFIT FUND COMMITTEE

At the request of either party, the Union and BRI shall convene a committee to meet regularly with representatives of the Building Service 32BJ Benefit Funds for purpose of discussing and addressing improvements to the administrative procedures of the Fund, including but not limited to delinquencies.

EIGHTEENTH

A. EMPLOYER RESPONSIBILITY

That the persons, firms and corporations now members of the Association or who shall become members subsequent to the date of the execution of this Agreement shall be and continue to remain liable hereunder for and during the term hereof, irrespective of whether said member shall cease to be a member of the Association prior to the date set forth for the expiration of this Agreement and such liability shall be deemed to have survived the termination of such membership and shall continue for and during the full term thereof.

A. Each member of the Association shall receive a copy of this Agreement and shall be bound by its terms consistent with the rules of membership for the Association or as otherwise required by applicable law concerning multi-employer collective bargaining.

B. The Association shall inform the Union of the admission of new members in the Association within two weeks of such membership in accordance with separate agreement as to policy.

C. That the Association shall immediately inform the Union by registered mail the names of persons, corporations and partnerships, who have ceased to be a member thereof. The Union at its option may treat said Employer as if it never was a member of the Association and negotiate a new agreement, or consider said Employer bound by the terms and conditions of the collective bargaining agreement as it was prior to its termination of membership in the Association.

D. The Employer shall indemnify any employee where such employee is served a summons regarding building violations, except in cases of repeated or willful violations. Upon request of the Employer, such employee shall be required to attend any hearings, trials or conferences regarding such summonses. Such summons must be presented to the employer within two (2) days of receipt by the employee.

B. SHOP STEWARD

The Union may appoint one of the building service employees in the building as Shop Steward. The Shop Steward shall enjoy Super-Seniority where applicable.

Shop Stewards at buildings with 5 or more employees shall be granted up to 30 minutes during work time to meet with any new employee hired at their building for the purpose of orienting such employee about the Union and this Agreement. The Shop Steward shall provide prior notification to management of any such meeting.

The Union, and its agents, shall have the right to request and obtain information from the Employer relevant to the reasonable investigation of grievances.

C. UNION RIGHTS

Official representatives of the Union shall be permitted to visit each or any of the buildings at any time during the day or night when the building service employees are working in and about the premises.

A bulletin board will be furnished by the Employer exclusively for Union announcements and notices of meetings. The bulletin board shall be located in an appropriate area used by employees and not tenants or the public (e.g., locker room, break room, etc.).

D. STRIKES AND LOCKOUTS

There shall be no strikes or lockouts during the life of this agreement.

E. INDIVIDUAL AGREEMENTS

Members of the Association shall not enter into any agreement oral or written, with any member of the Union employed as a building service employee and any such agreement shall be null and void. This collective bargaining agreement will supersede any and all prior agreements made between the Employer and any of the employees, except as to any prior better conditions that existed or prevailed prior to this agreement.

F. SALE OR TRANSFER

In the event that any member of the Association sells or transfers title and/or management to any of his or its premises so owned, maintained, controlled, managed and/or operated as aforesaid to any other individual, partnership and/or corporation in which he, she, they or it or any person directly or indirectly associated with them in their realty business or by family relationship, the said Employer shall not be relieved of any responsibility under the terms and conditions of this Agreement until the expiration hereof.

A. The Employer shall notify any purchaser of all the terms, conditions, provisions and covenants of this Agreement and in the event of failure to do so, shall be obligated to the Union and the employees for any damage or loss sustained by reason of the failure to do so.

B. If the Union and the new owner were so notified and the sale or transfer is bona fide, the seller shall be relieved of all responsibility under this contract except as to the accumulated benefits up to the date of such sale or transfer. However, in the event of a change in ownership, operation, or control of a building or buildings, and any bargaining unit employee is not offered employment by the successor employer in the building or buildings at the then existing wages, hours and working conditions, the former Employer (seller) shall pay the employee(s) an amount equal to twelve (12) weeks' pay in addition to any other accrued leave or other payments due under this Agreement. The payments to employees shall be conditioned upon employees eligible for such payment not stealing or damaging the tools, supplies and equipment of the seller during the period between announcement of the sale or transfer and the closing date of such transaction. Nothing herein contained shall be deemed to limit or diminish in any way the Union's right to enforce this Agreement against any transferee pursuant to applicable law concerning rules of successorship or otherwise; nor limit or diminish in any way the Union's or any employee's right to institute proceedings pursuant to the provisions of State or Federal labor relations laws, or any statutes or rules which may be applicable.

C. At any time during the term of this Agreement where the ownership of a member building is transferred, the new owner may within thirty (30) days after the date of acquisition of title adopt this Agreement at the same wages, salaries and working conditions and shall be subject to the other terms, conditions and provisions of this agreement that existed in covering the building prior to the transfer thereof.

G. CONSCRIPTION

In the event of conscription or enlistment in the Armed Forces of the United States, the Employer agrees to re-employ any and all Union members upon their release at the salary or wage he would have received in the absence of such conscription or enlistment without the diminution of rights, privileges or benefits enjoyed by the employees at the time of their departure. Such employees shall receive the benefits of any improvements in working conditions effective at the time of their return.

H. INSURANCE FUND

There has been established a proper and effective insurance fund which contains provisions for the benefit of disabled, sick and injured employees and their dependents, and which provides for hospitalization, medical care, death benefits and such other

incidental benefits as may be obtainable or procurable from any insurance group plan and/or insurance company. Some of the said funds will be used to purchase "Major Medical" benefits for the employees.

A. The Employer hereby agrees to pay the monthly contribution rates set forth below, on or about the 10th day of each month, to the Building Service Health Fund for the Suburban Plan of Benefits, under its rules and regulations to be used by the said Fund for the sole benefit of the said workers employed by the said Employer for the purchase, obtainment and/or maintenance of group insurance to cover such items or insurable benefits, which, may, or can be issued by, and obtained from insurance companies and/or insurance groups to cover such other forms of health, hospitalization, surgical and other benefits as the said Fund may and/or can provide.

Effective	October 1, 2014:	\$1,134.00 per employee
	January 1, 2015:	\$1,194.00 per employee
	January 1, 2016:	\$1,261.00 per employee
	January 1, 2017:	\$1,352.00 per employee
	January 1, 2018:	93% of the rate negotiated for the Metropolitan Plan under the 32BJ-RAB Apartment Building Agreement, not to exceed \$1,460.00 per employee.

1. The Employer shall pay these contributions on behalf of each regular employee employed in excess of 20 hours per week. New employees shall have a waiting period of 90 days before becoming eligible to be participants in the Building Service Health Fund and no contributions shall be made on behalf of such employees over the 90-day period, notwithstanding any provisions to the contrary elsewhere in this Agreement.

2. The Union agrees to request its Trustees to support the appointment of a BRI Trustee on the other 32BJ North benefit funds to which BRI member employers pay contributions.

B. It is understood that the funds will be held and managed under the terms and provisions of an Agreement and Declaration of Trust now existing and amendments duly made thereto. It is further understood and agreed that the Employer shall be under no obligation as to the application of the monies paid to the Fund for the purchase and uses above mentioned; but the Insurance Fund, nevertheless, agrees to render reports at regular intervals to the Association respecting applications of the money received and benefits paid.

C. The Association and the Employers agree to make available to the Insurance Fund any and all records of employees hired, classification of employees hired, names, social security numbers and accounts of wages paid, that the Insurance Fund may require in connection with the sound and efficient operation of the Insurance Fund, or that may be required by the Insurance companies covering the employees.

D. In the event of a layoff, discharge or if an employee quits, the Employer is liable for contributions to the above employee benefit fund until the employee benefit fund is notified, via fax communication or regular mail, to the contributions fund supervisor. The fund shall send confirmation of such receipt by certified mail to the sender within seven (7) days of receipt.

I. RETIREMENT AND PENSION FUND

The Parties hereto agree to maintain the Service Employees 32BJ North Pension Fund, hereinafter called the Retirement and Pension Fund, which provides such pension and retirement benefits as were and shall be agreed upon and maintained by the Trustees of the Fund created under the terms and provisions of an Agreement and Declaration of Trust now existing, and amendments duly made thereto. Each and every Employer-member of the Association agrees to contribute to the Retirement and Pension Fund on behalf of each eligible employee the following monthly contributions:

Effective	October 1, 2014:	\$238.15
	April 1, 2015:	\$254.82
	April 1, 2016:	\$272.66
	April 1, 2017:	\$291.75
	April 1, 2018:	\$312.17

Such amount shall be paid regardless of whether the employee is a member of the Union, and such amount shall be applied solely for the payment of benefits administration of the Retirement and Pension Fund and for its continued maintenance.

J. PREPAID LEGAL FUND

Effective October 1, 2010 and monthly thereafter the Employer shall contribute on or before the 10th of each month, the sum of \$3.63 per month per employee to the Building Service 32BJ Legal Services Fund. Effective January 1, 2015, the monthly contribution rate shall increase to \$16.63 for the remaining duration of this Agreement. The purpose of this fund is to provide legal counsel to represent employees in certain legal matters. The fund will be held and managed pursuant to the terms and provisions of an Agreement and Declaration of Trust now existing, as may be amended.

K. TRAINING SCHOOL FUND

Effective October 1, 2014 and each month thereafter the Employer shall contribute the sum of \$14.13 per month per employee regardless of whether the employee is a member of the Union to the Thomas Shortman Training, Scholarship and Safety Fund. The purpose of this fund is to provide a suitable training program for employees with respect to all necessary job skills and responsibilities. Such program shall include suitable training of all employees in communications skills and shall include suitable training so that all

employees achieve an acceptable reading, writing and speaking level in standard American English.

BRI members may convene, or participate in, a Hudson Valley Advisory Committee with the Thomas Shortman Training Fund on matters relating to enhancing the utility and effectiveness of the training school, such as course selection, availability and locations.

At the request of the Employer, covered employees may be required to attend up to one (1) course at the Training Fund every two (2) years, provided the employee is paid under the terms of this Agreement for the time required to attend the course. The Employer may alter the employee's schedule to accommodate course attendance on the day the course is held but may not require the employee to work additional hours due to course attendance or require course attendance on the employee's regular day off.

L. SUPPLEMENTAL RETIREMENT AND SAVINGS FUND

Effective October 1, 2014, the employer shall contribute \$10.00 per week per employee to the Supplemental Retirement and Savings Fund (SRSP), under the rules and regulations of that Fund, for each regular employee employed in excess of 16 hours per week.

Employee contributions to the SRSP may commence January 1, 2004.

M. CHECK-OFF

It is mutually agreed that the Employer, when authorized in writing by employees as provided by applicable law, will withhold from wages of employees, their Union Dues and Initiation Fees and political action fund contributions. The Union will furnish to the Employer the necessary authorization forms.

The Employer agrees to notify the Union each month of its termination of any employees and to furnish the date of hire, along with the Employee's addresses for all newly-hired employees.

If the Employer deducts and fails to remit to the Union the dues and other monies in accordance with this section by the last day of the month, the Employer shall pay interest on such dues at the rate of one percent per month beginning on the first day of the following month, unless the Employer can demonstrate the delay was for good cause due to circumstances beyond its control.

N. REMITTANCE OF PAYMENTS

The Employer shall make contributions to the Health Fund, Pension Fund, Legal Services Fund and Training Fund upon the employee's completion of the initial 90-day employment period. No contributions shall be made on behalf of an employee who does not complete the initial 90-day employment period.

The Employer shall not be required to contribute to the Supplemental Retirement and Savings Fund until six (6) months after

the employee's date of hire. Contributions shall commence after six (6) months and shall not be retroactive to the employee's date of hire.

The Employer's obligation to pay contributions to the Health, Legal and Training Funds shall be on behalf of employees who regularly work more than twenty (20) hours per week. The Employer's obligation to pay contributions to the Pension and SRSP Funds shall be on behalf of employees who regularly work more than sixteen (16) hours per week.

The parties agree that the Employer shall not be required to pay fund contributions for temporary or fill-in employees, provided that the Employer continues to make such contributions on behalf of the employee on leave, disability, or workers' compensation whose position is covered by the temporary or fill-in employee. Nor shall the Employer be required to pay contributions for seasonal employees, employees filling in for a suspended or terminated employee whose termination is subject to a grievance, or short-term project employees. In the event the Employer hires the employee filling in for a terminated employee after resolution of the terminated employee's grievance, the date of hire for such employee shall be the date of hire for the fill-in employment.

It is agreed that all monies due the Union, Insurance Fund, Retirement and Pension Fund, Pre-paid Legal Fund and Training School Fund will be remitted by the Employer by the fifteenth of the month following their appropriate collection date. The Union agrees to allow a fifteen day grace period to cover the Employer's emergencies or other contingencies in remitting payments. However, in the event that the Employer wilfully and/or repeatedly fails to remit monies as required by this agreement or before the end of the grace period the Employer, in addition to the amount due, shall pay as liquidated damages to the appropriate account (the Union, Insurance Fund, Retirement and Pension Fund, Pre-paid Legal Fund and/or Training School Fund) a sum equal to five percent (5%) of the delinquency.

In the event the Employer fails to remit the amount referred above thirty (30) days following their appropriate collection date, the Employer, in addition to the amount due, shall pay as liquidated damages to the appropriate account (the Union, Insurance Fund, Retirement and Pension Fund, Pre-paid Legal Fund and/or Training School Fund) a sum equal to ten percent (10%) of the delinquency.

Should the Employer fail to remit this sum sixty (60) days following their appropriate collection date, the Employer, in addition to the amount due, shall pay as liquidated damages to the appropriate account (the Union, Insurance Fund, Retirement and Pension Fund, Pre-paid Legal Fund and/or Training School Fund) a sum equal to fifteen percent (15%) of the delinquency and any attorneys' fees incurred in the collection of the delinquent contributions.

The Union, after meeting with and recommendation from, the actuaries, fund attorneys and trustees, shall be permitted to reallocate the foregoing contributions or any portion thereof among

one or more of the foregoing funds, on a prospective basis only, upon notification and consent of the association. This allocation shall be limited to one (1) time in any twelve (12) month period.

O. SICKNESS AND DISABILITY

The Employer, at its own cost, agrees to provide and procure insurance coverage for Statutory Loss of Time Benefits for all its employees pursuant to the Disability Benefits Law of the State of New York. The cost of the coverage shall not be deducted from the wages of the employees.

P. JOINT INDUSTRY ADVANCEMENT FUND

Each Employer in contractual relationship with the Union agrees to pay to the Joint Industry Advancement Fund (JIAF) an amount equal to six dollars (\$6.00) per month for all employees governed by this collective bargaining agreement. The Building and Realty Institute has established a Joint Industry Advancement Fund in accordance with Section 501(c)(6) of the Internal Revenue Code. The purpose of the fund is to meet all the costs of the Institute incurred in carrying on its normal business and activities, and may include, but shall not be limited to, the following:

A. Improving communications between representatives of labor and management,

B. Providing a mechanism to improve the collective bargaining relationship between the parties with respect to matters of mutual concern, including mediation and arbitration;

C. Studying and exploring ways of eliminating potential problems which inhibit the development and economic health of cooperative apartment shareholders, condominium boards and rental apartments:

D. Providing educational programs to promote the cooperative and condominium ownership and the realty industry:

E. Engaging in research and development programs concerning various aspects of the industry, including, but not limited to, occupational safety and health, group insurance programs, labor relations, waste recycling, and new methods of improved building maintenance;

F. Engaging in any other lawful activities incidental or related to the accomplishment of these purposes and goals:

G. Making contributions directly to charitable organizations or business leagues or appropriate trade and professional associations.

Along with the monthly remittance statement the Union sends to the Employer for contributions to the Insurance, Retirement and

Pension, Prepaid Legal and Training School Funds; the Union will include a statement indicating the Employer shall pay six dollars (\$6.00) per employee, per month to the JIAF. The Employer, however, shall remit its JIAF payments directly to the Association (BRI of Westchester), 80 Business Park Drive, Suite 309, Armonk, New York 10504.

Q. MOST FAVORED NATIONS

1. In the event that the Union enters into renewal contracts with any employer(s) covering apartment buildings in Westchester, Rockland, Orange, Putnam, Dutchess or Sullivan counties which contain economic terms with respect to health, pension, training, legal service benefits, SRSP contributions, sick leave, vacation leave, holidays and severance, disability, retirement and appreciation allowances, wage increases and minimum wage rates that are more favorable than those contained in this Agreement, then the BRI and its Employer-Members covered by this Agreement shall be entitled to have the benefit of such more favorable terms, upon notification to the Union.

2. In the event that the Union enters into renewal contracts with any employer(s) covered by the agreement between the Union and the BRI Employer-Members that commenced on October 1, 2010¹, or after, which contain economic terms or other conditions that are more favorable to such employer(s) than the terms contained in this Agreement, then the BRI and its Employer-Members covered by this Agreement shall be entitled to have the benefit of such more favorable terms, upon notification to the Union.

3. This Article shall not apply to newly organized buildings during their first contract period and up to 13 exempt buildings as designated by the Union.

4. The Union shall provide the BRI with the list of designated exempt buildings on an ongoing basis.

5. Upon request, the Union shall provide the BRI a right to review all independent contracts in any of the covered geographical areas of this agreement.

R. JURY DUTY

Employees who are involuntarily called to Jury Duty shall receive the difference between their wages and their jury pay during said period provided that maintenance of the building is continued without diminution and without additional cost to the owner.

¹ For purposes of this provision, the list of BRI members represented in the negotiations for the CBA that commenced on October 1, 2010, and October 1, 2014, shall be the list provided by the BRI to the Union prior to those negotiations. Any adjustments to such lists shall be made cooperatively and with clear notice to the other party.

S. DECLARED EMERGENCIES

There shall be no deductions from the employee's wages in the event of a declared emergency in the County in which the building is located.

T. BEREAVEMENT LEAVE

Employees who suffer the loss of a parent, spouse, child, brother, sister, grandchild, grandparent or in-law shall be entitled to three (3) days from the date of death to attend a funeral within the Tri-State area without loss of pay. If the funeral is not within the Tri-State area, the employees will be granted four (4) days leave. If the funeral is not within the continental United States, the employees will be granted five (5) days leave.

U. MANAGEMENT RIGHTS

The Union recognizes that there are rights and responsibilities belonging solely to the Employer, such as, but not limited to, the right to establish reasonable rules, regulations, policies and practices, job classifications and titles for new employees and to determine the method and manner of operation.

V. WILD CAT STRIKES

In the instance of a wildcat strike, the employer may discharge the employees, such discharge is not subject to the arbitration provision of this contract. Provided the Union sends a representative to the site and sends a letter to the management within the same day it is notified of such a strike, the Employer agrees to hold the Union harmless.

W. TERMINATION

This Agreement and all of its terms and conditions shall go into effect October 1, 2014 and shall continue in full force and effect without reopening of any kind until September 30, 2018.

In the event that neither party gives notice to the other party sixty (60) days prior to the termination of this contract, this contract shall be continued in full force and effect for a period of one (1) year from the termination date hereof.

This agreement shall be binding upon each and all of the agents, servants, representatives, executors, administrators, successors and assigns of the parties and upon the Employer-members of the Association and their agents, servants, representatives, executors and assigns.

In the event that any of the provisions of this agreement shall now or hereafter be declared or held to be violative of any law or governmental regulation, then only those unlawful provisions shall be eliminated from the contract and deemed deleted therefrom: such deletion shall not affect the remaining parts of the agreement herein, which shall continue in full force and effect minus the deleted provisions.

By: John Santos

For Service Employees International
Union, Local 32BJ

Dated: November _____, 2014

By: Albert Annunziata

For the Building and Realty Institute of
Westchester & The Mid-Hudson Region, Inc.

Dated: November _____, 2014