



SERVICE AGREEMENT

THE VIRGIN ISLANDS HOUSING FINANCE AUTHORITY and SMARTNET, LLC

THIS AGREEMENT made as of the 9 day of august, 2025, in the Territory of the United States Virgin Islands, by and between **SMARTNET, LLC**, having its principal place of business at 80 Kronprindsens Gade, Suite 200, St. Thomas, U.S. Virgin Islands 00802 (hereinafter the “**Contractor**”) and the **VIRGIN ISLANDS HOUSING FINANCE AUTHORITY**, having its principal place of business at 3202 Demarara Plaza, Suite 200, Charlotte Amalie, St. Thomas, U.S. Virgin Islands 00802 (hereinafter the "Authority" or “**VIHFA**”). Each party may be referred to in the singular as “Party” and collectively as the “Parties”.

WITNESSETH

WHEREAS pursuant to Act No. 4636, the Virgin Islands Housing Finance Authority was established to address the shortage of safe, sanitary, affordable housing for low-and moderate-income families in the U.S. Virgin Islands; and

WHEREAS, the Authority desires a company to provide a secondary ISP circuit for redundancy and maintain continuous internet connectivity in the event of a primary link failure; and

WHEREAS, the Authority solicited quotes from three vendors in accordance with its Procurement Policy and Procedures and received two responses to the requested services; and

WHEREAS, the System Engineer submitted a Justification Memorandum dated May 9, 2025, recommending the selected Contractor, and the Executive Director approved the request;

WHEREAS, the Contractor represents that it is willing and capable of providing such services in compliance with all applicable local and federal laws, rules and regulations, as they apply to the implementation of this Contract; and

WHEREAS, the cost of these services is within the Executive Director’s spending authority without Governing Board’s approval, as authorized by the Governing Board; and

NOW THEREFORE, in consideration of the mutual covenants herein contained, and intending to be legally bound by this Contract, the parties hereto do covenant and agree as follow:.

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1. **SCOPE OF WORK:** The Contractor shall deliver 100Mbps Managed Fiber Internet Services to the following locations (hereinafter “sites”):

- a. ICMC Office-Beltjen II 31ab Estate Tarneberg, St. Thomas, VI 00802 (hereinafter “ICMC”)
- b. St. Croix Main Office- 100 Lagoon Complex, Suite 4, St. Croix, VI 00840 (hereinafter “STX Main Office”)
- c. St. Thomas Main Office- 3202 Demarara Plaza, Suite 200, St. Thomas, VI 00802 (hereinafter “STT Main Office”)

The Contractor will monitor, maintain and manage the delivered service to ensure reliable and consistent internet connectivity.

2. **COMMENCEMENT DATE:** The Contractor agrees that time is of the essence and will commence work no less than seven (7) days after the Notice to Proceed is issued.

3. **TERM:** The Authority will contract for a period of **two (2) years** from the date of the Notice to Proceed. The Authority reserves the right to modify and/or terminate the contract if the Contractor fails to perform in a manner consistent with the terms of the contract. In addition, the Authority reserves the right to modify and/or terminate the contract if funding becomes unavailable.

4. **COMPENSATION:** In consideration for the satisfactory performance of the services outlined in Section 1 (“Scope of Work”), the Authority shall compensate the Contractor an amount not to exceed **Forty-Three Thousand One Hundred Twenty-Eight Dollars (\$43,128.00)**. Compensation shall be based on the following monthly rates per site:

	Site	Monthly Cost
1.	ICMC	\$599.00
2.	STX Main Office	\$599.00
3.	STT Main Office	\$599.00
Total Monthly		\$1,797.00

The Authority agrees to remit payment within thirty (30) days of receiving a properly submitted and approved invoice, which must include a detailed itemization of charges and all required supporting documentation.

The Authority reserves the right to modify or terminate this Contract in the event of funding unavailability or if the Contractor fails to perform in accordance with the terms of the Contract.

If the funding source for this Contract is federal, both the Contractor’s obligations and the Authority’s payment obligations are contingent upon the availability of applicable federal funds. The Authority shall be the sole authority in determining the availability and applicability of such funds.

The Contractor is responsible for submitting all required documentation necessary for payment.

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If federal funds are not made available for the purposes of this Contract, such non-availability shall not constitute a default by the Authority. However, the Contractor may terminate the Contract if funding is not available for a period exceeding forty-five (45) days. In such an event, the Contractor shall be entitled to payment for all services performed and costs incurred up to the date of notification regarding the unavailability of funds.

5. RESPONSIBILITIES OF THE PARTIES AND COMMUNICATIONS:

5.1 The Contractor shall provide managed services, including 24/7 network monitoring, troubleshooting, and resolution of connectivity issues.

5.2 The Authority shall ensure timely payment in accordance with the terms set forth in this Agreement.

5.3 The Authority may report outages or technical issues through any of the following channels:

- Submitting a ticket via the SMARTNET ticket portal
- Emailing SMARTNET support at helpdesk@smartnet.vi
- Calling SMARTNET support at (340) 715-4819

5.4 The Contractor shall acknowledge and begin addressing reported issues within twenty-four (24) hours of receiving a service request during regular business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m.).

5.5 The Contractor shall make reasonable efforts to resolve reported issues within twenty-four (24) hours of acknowledgment. If an issue is complex and requires additional time, the Contractor shall promptly inform the Authority of the expected resolution timeline.

6. SERVICE LEVEL AGREEMENT (SLA)

6.1 The Contractor guarantees a minimum uptime of 99.9% for the provision of the 100Mbps Managed Fiber Internet service.

6.2 In the event that service disruptions result in uptime falling below the guaranteed threshold, the Authority shall be entitled to a prorated service credit based on the duration and impact of the outage.

7. REPRESENTATIONS, WARRANTIES, AND COVENANTS BY CONTRACTOR: The Contractor covenants, warrants and covenants that:

(a) It is duly organized and existing and authorized, qualified, and licensed to do business in the United States Virgin Islands.

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(b) It will, during the term of this Contract, remain in good standing and qualified to do business under the laws of the Territory, including maintenance at all times of a valid V.I. business license, and will not cease doing business, dissolve or otherwise dispose of all or substantially all of its assets and will not voluntarily consolidate with or merge into any other entity or permit one or more other entities to consolidate with or merge into it without the prior written consent of the Authority.

(c) It has the power to execute, deliver and perform, and to enter into the transactions contemplated by this Contract, and has duly authorized the execution, delivery and performance of this Contract.

(d) The execution and delivery of this Contract, the consummation of the transaction contemplated hereby and the fulfillment or compliance with the terms and conditions of this Contract do not and will not conflict with or result in a breach of any of the terms, conditions or provisions of any legal restrictions or any Contract or instrument to which Contractor is now a party or by which it is bound or constitute a default under any of the foregoing.

(e) No information, statement, or report furnished in writing by the Contractor in connection with the negotiation of, or assurance under, this Agreement and the consummation of the transactions contemplated hereby, contains any material misstatement of fact or omits to state a material fact that would make the information, statement or report misleading.

(f) It has obtained all applicable licenses or permits, temporary or otherwise, as required by Title 27 of the Virgin Islands Code; and has familiarized itself with the applicable provisions of Title 27 of the Virgin Islands Code pertaining to professions and occupations.

(g) It is fully informed regarding all the conditions affecting the work to be performed including labor and materials to be furnished for the completion of the Contract and the Contractor represents that it is fully equipped, competent, and capable of performing the work and is available to perform such work.

(h) The Contractor further represents that it shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in the United States Virgin Islands and that it will provide a standard of care equal to, or superior to, care used by service providers similar to Contractor in the United States Virgin Islands.

8. INSURANCE: The Contractor shall maintain General Liability Insurance, in a form acceptable to the VIHFA, on a “per occurrence” basis with a minimum limit of not less than **One Million (\$1,000,000.00) Dollars** for protection against claims for damages because of bodily injury or death, claims for damages to property which may arise out of or result from the Contractor operation under the contract whether such operations be by the Contractor or by any subcontractor or anyone directly or indirectly employed by any of them. The insurance policy shall name the VIHFA as

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Certificate Holder and an "Additional Insured" via an endorsement as follows:

Virgin Islands Housing Finance Authority
3202 Demarara Plaza, Suite 200
St. Thomas, U. S. Virgin Islands 00802

Additionally, Contractor shall provide the VIHFA with a copy of Contractor's current liability insurance policy within ten (10) working days after the execution of this contract.

Upon failure of the Contractor to furnish, deliver and maintain such insurance, this contract, at the election of the VIHFA may be suspended, discontinued or terminated. Failure of the Contractor to purchase and/or maintain any required insurance shall not relieve the Contractor from any liability or indemnification under the contract.

Contractor's subcontractor and /or subconsultant shall also carry the insurance required by this Contract in the amount usual and customary for work in the industry subject to normal deductibles and covenants that subcontractor and/or subconsultant will maintain such coverage during the term of this Contract. The Subcontractor's and/or subconsultant's liability insurance policy shall name the VIHFA as an "Additional Insured".

9. WORKERS' COMPENSATION INSURANCE: Contractor shall obtain and maintain Workers' Compensation Insurance coverage for the term of this Contract and provide the VIHFA with a copy of Contractor's Workers' Compensation Insurance Certificate.

10. INDEMNIFICATION: The Contractor shall indemnify, defend, and hold harmless VIHFA, its property, consultants, employees, and the funding agency harmless from and against all claims, damages, losses, and expenses directly arising as a result of Contractor's work or otherwise caused in whole or in part by any breach of this Contract or negligent act or omission of the Contractor's subcontractor (s), any person or organization directly or indirectly employed by them to perform or furnish any of the work or anyone for whose acts any of them may be liable, regardless of the negligence of such party.

11. SUPERVISION OF WORKERS: Contractor's authorized representatives shall supervise all of its employees, subcontractors and authorized representatives. All workers must be competent and skilled in their work.

12. DEBARMENT: By execution of this Contract, the Contractor certifies that it is eligible to receive contract awards using federally appropriated funds and that it has not been suspended or debarred from entering into contracts with any federal agency. The Contractor shall include this provision in each of its subcontracts hereunder and shall furnish its subcontractors with the current "LIST OF PARTIES EXCLUDED FROM FEDERAL PROCUREMENT OR NON PROCUREMENT." In the event the Contractor or any subcontractor misrepresents its eligibility to receive contract awards using federal funds, the Contractor or subcontractor agrees that it shall

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will immediately notify the Contractor in writing in the event that it elects to exercise its right to withhold.

19. TERMINATION:

A. Termination/Suspension for Cause

Notwithstanding any other provision of this Contract, VIHFA may, after giving reasonable written notice specifying the effective date, may suspend or terminate this Contract in whole or in part if Contractor materially fails to comply with any material term of this contract, which shall include, but not be limited, to the following:

- a. The violation of any of the material terms or conditions of this Contract.
- b. The making of any material misrepresentation by the Contractor in the furnishing of any information to the VIHFA.
- c. Repeated failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and guidelines, policies or directives as may be applicable at any time;
- d. Failure, due to Contractor’s negligence or willful misconduct, of Contractor to fulfill in a timely and proper manner the obligations under this Contract;
- e. Continual submission by Contractor of reports to VIHFA or HUD, or their auditors, reports that are incorrect or incomplete in any material respect, provided Contractor is given notice of said failure and fails to correct the same within a reasonable amount of time; or
- f. Improper use of funds as provided for under this Contract. If, through any cause, Contractor shall otherwise fail to fulfill its obligations under this Contract in a timely and proper manner, or if Contractor shall violate any of the covenants or stipulations of this Contract, VIHFA shall thereupon have the right to terminate this Contract by giving written notice to Contractor of such termination and specifying the effective date thereof, at least thirty (30) days prior to the effective date of said termination. Contractor shall be paid for all authorized services properly performed prior to termination.
- g. Any act of collusion or secret agreements (whether directly or indirectly and verbal or non-verbal) with another person, VIHFA vendor, or a subcontractor of a VIHFA vendor or any construction contractor that results in a secret price fixing, secret rebates, higher pricing, an increase of unnecessary project deliverables and/or working collaboratively to obtain additional financial gain or an unfair advantage for itself and/or that other entity to the disadvantage of VIHFA and/or applicable federal program, if any. As used in this paragraph, “person” means any natural person, joint venture, partnership, corporation, or other business or legal entity. Moreover, the Contractor, its employees, agents, and representatives shall not share, discuss, or disclose pricing any other information on any assigned projects thereto with any third party other than VIHFA, or its designee, to which Contractor is engaged to assist with respect to the services contained herein.

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B. Termination for Convenience

This Contract may be terminated, in whole or in part, by VIHFA whenever, for any reason, VIHFA determines that such termination is in its best interest. Termination of services shall be effectuated by delivery to the Contractor of a Termination Notice at least thirty (30) days prior to the termination effective date, specifying the extent to which performance of services under such termination becomes effective. The Contractor shall be compensated for services properly rendered prior to the effective date of termination, but in no case shall total payment made to the Contractor exceed the original contract price or shall any price increase be allowed on individual line items if cancelled only in part prior to the original termination date. VIHFA will not be liable for services performed after the effective date of termination.

Notwithstanding the above, if termination is required pursuant to any Court Order or legal action related to this contract and/or any procurement for the services contained hereto, and VIHFA determines that such determination is in its best interest, any termination should be effective immediately upon written notice and the Contractor's compensation is limited to any costs approved to date. In no event shall either party be liable to the other, and each party waives the right to sue the other, for any direct, indirect, special, consequential, punitive, or exemplary damages under this agreement.

C. Termination Due to Unavailable Funding

The continuation of this Contract is contingent upon the appropriation and release of federal funds to fulfill the requirements of this Contract. Failure of the appropriate authorities to approve and provide an adequate budget to the VIHFA for fulfillment of the Contract terms shall constitute reason for termination for convenience of the Contract by either Party. VIHFA reserves the right to terminate the contract if funding becomes unavailable and Contractor shall be paid for all authorized Services properly performed prior to Termination plus reasonable termination and demobilization costs incurred.

20. PROCEDURE FOR TERMINATION: VIHFA may terminate this Contract at any time by giving at least thirty (30) days prior written notice to the Contractor. Contractor shall be entitled to payment for services performed up to the date of termination contained within the notice, to the extent that the services have been satisfactorily performed and are otherwise reimbursable under the terms of this Contract plus reasonable termination and demobilization costs incurred.

21. FORCE MAJEURE: The Contractor shall not be held responsible for delay or default caused by fire, riot, acts of God, or war, if the event is beyond the Contractor's reasonable control and the Contractor gives notice to the VIHFA promptly upon Contractor's being actually aware of the occurrence of the event causing the delay or default or which is reasonably expected to cause a delay or default. The Parties shall use reasonable efforts to eliminate or minimize the effect of such events on their respective duties under the Contract. Contractor may be entitled to an equitable adjustment in schedules in the foregoing circumstances.

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22. FALSE CLAIMS:

- (a) The Contractor warrants that it shall not, with respect to this Contract, make or present any claim upon or against VIHFA. The Contractor acknowledges that making such a false, fictitious, or fraudulent claim is an offense under the Virgin Islands law.

- (b) The Contractor acknowledges that this Contract is funded, in whole or in part, by federal funds. The Contractor warrants that it shall not, with respect to this Contract, make or present any claim knowing such claim to be false, fictitious, or fraudulent. The Contractor acknowledges that making such false, fictitious, or fraudulent claim is a federal offense.

23. CONFLICT OF INTEREST: The Contractor covenants that it has no interest and will not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to perform under this Contract.

24. WARRANTY OF NON-SOLICITATION: The Contractor expressly warrants that it has not employed any person to solicit or obtain this contract on its behalf, or cause or procure the same to be obtained upon compensation in any manner, contingent, in whole or in part, upon such procurement, and that it has not paid, or promised or agreed to pay to any person, in consideration of such procurement, or in compensation for services in connection hereunder; and that it has not, in estimating the contract price demand, included any sum by reason of such brokerage, commission or percentage, and that all monies payable to it hereunder are free from obligation to any other person for services rendered, supposed to have been rendered, in the procurement of this contract. Breach of this warranty shall give VIHFA the right to terminate this Contract or, in its discretion, to deduct from the Contract Cost or consideration the amount of such commission, percentage, brokerage or contingent fees.

25. FUNDS: Contractor acknowledges that this Contract may be funded, in whole or in part, by federal funds. Contractor warrants that it shall not, with respect to this Contract, make or present any claim knowing such claim to be false, fictitious, or fraudulent. Contractor acknowledges that making such a false, fictitious, or fraudulent claim is a federal offense.

26. RETENTION OF RECORDS: All records shall be retained for a minimum of three (3) years, unless notified in writing to extend the retention period. Records shall be made available, without charge, for review within ten (10) days of a request by the VIHFA.

27. NON-DISCLOSURE: Except for disclosure to VIHFA or its representatives, the reports, work papers and records, including information and data prepared or assembled by the Contractor under this Contract, shall be held confidential by the Contractor and shall not be made available or otherwise disclosed to any third party without the prior written approval of VIHFA unless required to disclose information by order of a court of competent jurisdiction or other administrative authority.

28. NO COLLUSION: Contractor shall not collude with other VIHFA vendors / service providers

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regarding VIHFA business or matters. Contractor shall not enter into any business relationships with other VIHFA service providers regarding VIHFA business or matters, without the approval of VIHFA, which approval may be withheld at VIHFA’s sole discretion.

29. COPELAND “ANTI-KICKBACK ACT: Salaries of personnel performing work under this Contract shall be paid unconditionally and not less often than once a month without payroll deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the Copeland “Anti-Kickback Act” of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; Title 18 U.S.C. § 874; and Title 40 U.S.C. § 276c). The Contractor shall comply with all applicable “Anti-Kickback” regulations and shall insert appropriate provisions in all subcontracts covering work under this contract to ensure compliance by subcontractors with such regulations and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

30. NON-DISCRIMINATION: No person shall be excluded from participating in, be denied the proceeds of, or be subject to discrimination in the performance of this Contract on account of race, creed, color, religion, sexual orientation, or national origin.

31. AUTHORIZED REPRESENTATIVE: The person executing this Contract on behalf of Contractor affirmatively represents that he has the requisite legal authority to enter into this Contract on behalf of Contractor and to bind Contractor to the terms and conditions of this Contract. Both the person executing this Contract on behalf of Contractor and Contractor understand that the Authority is relying on this representation in entering into this Contract.

32. NOTICE: Any notices required or permitted to be given under this Contract shall be deemed sufficiently given or served if sent by certified mail, return receipt requested to the parties at the following addresses:

Contractor: **Smartnet, LLC**
P.O. Box 9257
Charlotte Amalie, St. Thomas, U.S. Virgin Islands 00804
Attention: Michael Carty, President & CEO

Authority: **Virgin Islands Housing Finance Authority**
3202 Demarara, No. 3, Suite 200
St. Thomas, U.S. Virgin Islands 00802
Attention: Eugene Jones, Jr., Executive Director

Contractor’s Initials: 

VIHFA Initials: 

Either party may, by like notice, at any time and from time to time, designate different addresses to which notices shall be sent. Notices given in accordance with these provisions shall be deemed received when mailed.

33. TAXES: Contractor is responsible for payment of all applicable federal and local Territorial taxes, including any taxes of any out-of-state employees who are currently assigned to this project and are working within the Territory.

- a. **GROSS RECEIPT TAXES:** Title 33 V.I.C. Ch.3, §44, as amended, requires VIHFA, when making a payment under a contract, to deduct and withhold from such payments, gross receipts taxes as required by law at 33 VIC Section 43(a) for each payment for work performed in the Virgin Islands. It is agreed between the Parties that for the purposes of complying with Title 33, Ch. 3, Section 44 of the Virgin Islands Code, VIHFA shall withhold and forward to the Virgin Islands Bureau of Internal Revenue (“VIBIR”) such amount as required by the law at 33 VIC Section 43(a) or any amendments thereto.

(b) The Contractor agrees that the calculation and payment of gross receipts taxes shall be its sole responsibility. VIHFA shall not be responsible in any way for any miscalculation, or additional assessments by the VIBIR resulting from work performed under this Contract. In the unlikely event any overpayment or underpayment is made to the VIBIR, the Contractor shall resolve such matter with VIBIR and inform VIHFA of the resolution thereof.

34. VIHFA FURNISHED RESOURCES: The VIHFA will provide specific project information to the Contractor necessary to complete Services described herein. All records, reports, documents, and other material delivered or transmitted to the Contractor by the VIHFA shall remain the property of the VIHFA and shall be returned by the Contractor to the VIHFA, upon request, at termination, expiration or suspension of this Contract.

All records, reports, documents, or other material or data, including electronic data, related to this Contract and/or obtained or prepared by Contractor, and all repositories and databases compiled or used, regardless of the source of information included therein, in connection with performance of the Services contracted for herein shall become the property of the VIHFA, and shall, upon request, be returned by Contractor to the VIHFA at termination or expiration of this Contract. Cost incurred by Contractor to compile and transfer information for return to the VIHFA shall be billed on a time basis, subject to the maximum amount of this Contract.

Software and other materials owned by Contractor prior to the date of this Contract and not related to this Contract shall be and remain the property of Contractor.

35. FUND USE: Contractor agrees not to use proceeds from this Contract to urge any elector to vote for or against any candidate or proposition on an election ballot nor shall such funds be used to lobby for or against any proposition or matter having the effect of law or is being considered by the Government of the U.S. Virgin Islands.

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
Contractor and all Subcontractors shall certify that they have complied with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) and that they will not and have not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Contractor and each subcontractor shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any Federal award.

36. CONFIDENTIALITY OF DATA: All financial, statistical, personal, technical and other data and information relating to the VIHFA's operation, or gathered pursuant to the Scope of Work to be performed, which are designated confidential by the VIHFA or in the regular course of business, and made available to Contractor in order to carry out the Contract, or which become available to Contractor in carrying out the Contract, shall be protected by Contractor from unauthorized use and disclosure through the observance of the same or more effective procedural requirements as are applicable to the VIHFA. The identification of all such confidential data and information as well as the VIHFA's procedural requirements for protection of such data and information from unauthorized use and disclosure shall be provided by the VIHFA in writing to Contractor. If the methods and procedures employed by Contractor for the protection of Contractor's data and information are deemed by the VIHFA to be adequate for the protection of VIHFA's confidential information, such methods and procedures may be used, with the written consent of the VIHFA, to carry out the intent of this paragraph. Contractor shall not be required under the provisions of this paragraph to keep confidential any data or information which is or becomes publicly available, is already rightfully in Contractor's possession, is independently developed by Contractor outside the scope of this Contract, is obtained from other public agencies, or is rightfully obtained from third parties.

All of the reports, information, and data prepared or assembled by Contractor under this Contract are confidential and Contractor agrees that they shall not be made available to any individual or organization without the prior written approval of the VIHFA. This does not extend to information that was obtained from the public domain such as public agencies or sources of information available to the public.

- i. Contractor must implement procedures to ensure the protection and confidentiality of all data, files, and records involved with this Contract.
- ii. Except as necessary to fulfill the terms of this Contract and with the permission of VIHFA, Contractor shall not divulge to third parties any confidential information obtained by Contractor or its agents, distributors, resellers, subcontractor, officers, or employees in the course of performing contract work, including, but not limited to, security procedures, business operations information, or commercial proprietary information in the possession of the Territory or VIHFA.
- iii. No member, officer, or employee of Contractor, or agents, Subcontractor, member of the governing body of Contractor or the locality in which the program is situated, or other public official who exercises or has exercised any functions or responsibilities with respect to this Contract during his or her tenure agrees not to use or disclose any information concerning a recipient of services under this Contract for any purpose not in conformity with state and Federal law or regulations except upon written consent of the recipient, or his responsible parent or guardian when authorized by law, if applicable.


Contractor's Initials


VIHFA's Initials

iv. Contractor shall notify VIHFA in writing of any disclosure of unsecured confidential information of VIHFA by Contractor, its employees, agents or representatives which is not in compliance with the terms of the Contract (of which it becomes aware). Contractor also shall report to VIHFA any Security Incidents of which it becomes aware, including those incidents reported to Contractor by its sub-construction Managers or agents. For purposes of this Contract, "Security Incident" means the attempted or successful unauthorized access, use, disclosure, modification, or destruction of VIHFA's or applicant's information in Contractor possession or electronic interference with VIHFA operations; however, random attempts at access shall not be considered a security incident. Contractor shall make a report to VIHFA not more than seven (7) business days after Contractor learns of such use or disclosure. Contractor's report shall identify, to the extent known: (i) the nature of the unauthorized use or disclosure, (ii) the confidential information used or disclosed, (iii) who made the unauthorized use or received the unauthorized disclosure, (iv) what Contractor has done or shall do to mitigate any deleterious effect of the unauthorized use or disclosure, and (v) what corrective action Contractor has taken or shall take to prevent future similar unauthorized use or disclosure. Contractor shall provide such other information, including a written report, as reasonably requested by VIHFA's Information Security Manager.


37. SEVERABILITY: In the event that one or more of the provisions of this Contract shall be found unenforceable, illegal or invalid, it shall not affect any other provisions of this Contract, and this Contract shall be construed as if the provision found to be unenforceable, illegal or invalid had never been contained in the agreement, or the unenforceable, illegal or invalid provision shall be construed, amended and/or reformed to be made enforceable, legal and valid.


38. GOVERNING LAW AND JURISDICTION: This agreement shall be governed by and construed pursuant to the laws of the United States Virgin Islands. The parties shall submit disputes arising out of or in connection with this agreement to the exclusive jurisdiction of the courts of the United States Virgin Islands.

39. ENTIRE CONTRACT: This Contract and any attachments thereto constitute the entire agreement between the parties hereto and all prior understandings or communications, written or oral, with respect to the project that is the subject of this Contract are merged herein. In the event of a conflict or inconsistency between any of the Contract Documents, the conflict or inconsistency shall be resolved by giving precedence in the following order:

1. This Contract
2. VIHFA's Request for Solicitation
3. Contractor's Proposal

40. COUNTERPARTS: This Contract may be signed in counterparts, each of which will be deemed an original.


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VIHFA's Initials

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41. ELECTRONIC SIGNATURE: The Parties understand and agree that they have the right to execute this Contract through paper or through electronic signature technology, which is in compliance with applicable local and Federal law governing electronic signatures. The parties agree that to the extent they sign electronically, their electronic signature is legally binding equivalent to their handwritten signature. They will not, at any time in the future, repudiate the meaning of their electronic signature or claim that their electronic signature is not legally binding. They agree not to object to the admissibility of this Contract as an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that is an electronic record or electronic signature or that it is not in its original form or is not an original.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized representatives on the date(s) written below.

SMARTNET, LLC

Signed by:

Michael Carty

Michael Carty,

President & CEO

Dated: 08 / 07 / 2025

**VIRGIN ISLANDS HOUSING
FINANCE AUTHORITY**

Signed by:

Eugene Jones

Eugene Jones, Jr., Executive Director

Dated: 9 / 8 / 2025

Reviewed for Legal Sufficiency:

Nycole Thompson

Nycole A. Thompson, Esq., Legal Counsel

Dated: 8/4/2025