

Johnson Controls, Inc. LF081005-05
Controls Group
3413 Gateway Boulevard
Sioux Falls, SD 57106-1588
Tel.: 605/361 0680
FAX: 605/361 6773



Mr. Gunar Dzintars
Common Energy Plant
434 N. Mt. Rushmore Rd.
Rapid City, SD 57701

July 19, 2005

SUBJECT: Maintenance Agreement Renewal

Dear Gunar:

As you realize, your current Johnson Controls Planned Service Agreement has an anniversary date of August 31, 2005.

Over this past year, Johnson Controls has worked to achieve better communications with all of the City facilities, including the Energy Plant. We have worked to stay focused on the issues and concerns that you, your operators, and Ron Mincks have called to our attention. Because of our focused effort, we have reduced the long list of items, and have been able to keep the "to-do list" very short.

Again this year, we had Jim Haag from Sioux Falls working with Mark Sherrodd to maintain your Metasys system, and assisting in upgrading some controls at the Energy Plant. You are a priority customer to JCI, and one of the reasons that we recently hired a new technician to add to the Rapid City Team. Charles Douvier is currently in 3 weeks of JCI training, and will soon help in providing services to our customers in the Rapid City Area. We do appreciate the opportunity to service your system, and to help in providing solutions to problems. We will continue to use the resources required to ensure the integrity of your Metasys system.

This contract will include database management of on-going changes to the control strategies, the training of the operators while we are on site, and scheduled Metasys systems services, including the operator workstation and the NCMs. The pneumatics will also be checked out twice a year. Repair time will be included in the contract; repair parts will be billed outside of the contract.

This contract will be a 12-month contract, with a start date of September 1, 2005 and ending on August 31, 2006. There is a 3% increase to the contract, due to our increased business operating costs.

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The total annual price is FOURTEEN THOUSAND THREE HUNDRED TWENTY TWO AND NO/100 DOLLARS (\$14,322.00).

As one of our valued customers, we thank you for your continued confidence in Johnson Controls. To ensure that your maintenance continues uninterrupted, please sign a copy of this letter and return it to us prior to your anniversary date.

Should you have any questions, or if we may be of further service, please feel free to call me at 1-800-365-3777, ext. 5305.

Sincerely yours,

JOHNSON CONTROLS, INC.



Bob Devine
Service Branch Manager

RMD/mak

ACCEPTED BY:

NAME: _____

TITLE: _____

DATE: _____