CONDITIONAL PARTIAL LIEN AND CLAIM WAIVER

Contractor: Precision Contractors, LLC
Subcontractor/Supplier: _____
Owner: _____
Property Address: _____
Project Number: _____

The undersigned subcontractor/supplier, _____ . ("Subcontractor"), for valuable consideration and upon receipt of the payment of $ _____ , hereby releases all mechanics' lien rights or claims, and any and all claims under contract, for unjust enrichment and/or under any bond, as against the above contractor, Precision Contractors, LLC ("Contractor"), the owner, _____ ("Owner"), and the property, _____ and improvements ("Property"), for material, labor, tools and/or equipment supplied or provided through _____ (date). This conditional partial release and waiver is dependent upon the proper endorsement of the final payment check in the aforesaid amount and its proper clearance by the bank upon which it is drawn.

Without limiting the generality of the foregoing, the undersigned certifies and represents to Contractor, Owner, and/or any interested third party, that Subcontractor/Supplier has no claims for: (a) extra work, materials or equipment; (b) oral change orders; or (c) claims for extension of time or performance whatsoever.

Subcontractor/Supplier further agrees to fully indemnify and hold Contractor, Owner and/or any appropriate third party, harmless from any claims or liens whatsoever, by any workman, subcontractor, materialman, and/or tool and equipment supplier claiming through the Subcontractor/Supplier for work performed or materials provided and for any claim released herein, including but not limited to any of Contractor's reasonable attorney fees and costs incurred.

Subcontractor/Supplier warrants and represents that it has fully disbursed all prior payments received by it for the payment of work provided in connection with the subject project and Property, and is unaware of any unsatisfied claim for such work, and that it has already paid in full, or will use the monies it receives from this final payment to pay in full, all of its laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for, on and to the subject project and Property.

_____, SUBCONTRACTOR/SUPPLIER

_____
Signature of Authorized Representative Date

_____ _____
Printed Name Title

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____.

Witness my hand and official seal.

Notary Public: _____
My commission expires: _____

[1]

[1] All highlighted items must be completed for this Lien Waiver to be valid and accepted