

FOURTH AMENDATORY AGREEMENT

THIS FOURTH AMENDATORY AGREEMENT is made between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”), and **GOVOS, INC.**, a Delaware corporation, whose address is 8310 N Capital of Texas Hwy., Ste 2-250, Austin, TX 78731 (the “Contractor”), individually a “Party” and collectively the “Parties.”

WHEREAS, the Parties entered into an Agreement dated April 12, 2013, a First Amendatory Agreement dated January 21, 2014, a Second Amendatory Agreement dated January 24, 2017, and a Third Amendatory Agreement dated November 18, 2021, to implement the Contractor’s recording software solution for the Denver Clerk and Recorder (the “Agreement”); and

WHEREAS, the Parties now wish to modify the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties incorporate the recitals set forth above and amend the Agreement as follows:

1. Effective upon execution, all references to Exhibits A, A-1, A-2, and A-3 in the existing Agreement shall be amended to read Exhibits A, A-1, A-2, A-3, and A-4, as applicable. Exhibit A-4 is attached and will control from the date of execution.

2. Subsection 5(A) of the Agreement titled, “**Fee**,” is amended to read as follows:

“**A. Fees:** The City shall pay, and the Contractor shall accept as the sole compensation for services rendered and costs incurred under this Agreement the fees described in the attached Exhibits. Amounts billed may not exceed rates set forth in the Exhibits and will be made in accordance with any agreed upon payment milestones.”

3. Subsection 5(D)(i) of the Agreement, titled “**Maximum Contract Liability**,” is amended to read as follows:

“(i) Notwithstanding any other provision of the Agreement, the City’s maximum payment obligation will not exceed Three Million Nine Hundred Forty-Five Thousand Dollars (\$3,945,000.00) (the “Maximum Contract Amount”). The City is not obligated to execute an agreement or any amendments for any further services, including any services performed by the Contractor beyond that specifically described in the Exhibits. Any services performed beyond those in the Exhibits or performed outside the Term are performed at the Contractor’s risk and without authorization under the Agreement.”

4. Except as amended here, the Agreement is affirmed and ratified in each and every particular.

5. This Fourth Amendatory Agreement is not effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

6. The following attached exhibits are hereby incorporated into and made a material part of this Agreement: **Exhibit A-4**, Scope of Work.

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Contract Control Number: CLERK-202370386-04 / 201309360-04
Contractor Name: GOVOS, INC.

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

By:

By:

Contract Control Number:
Contractor Name:

CLERK-202370386-04 / 201309360-04
GOVOS, INC.

By:  _____
DocuSigned by:
Josh Stanley
AC369ABC0C6A4F5...

Name: Josh Stanley
(please print)

Title: CFO
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)

April 3, 2023



Exhibit A-4, Scope of Work

GovOS Cloud Search Solution

City and County of Denver
David Hughes

SUBMITTED BY:

Joy Johnson, VP Customer Strategy

joy.johnson@govos.com

Brian Szymanski, Enterprise Account Executive

Brian.szymanski@govos.com



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Who is GovOS?

DIGITAL TRANSFORMATION FOR GOVERNMENT

Building a modern government experience requires software configured to meet your constituents' expectations and the needs of your staff. GovOS offers a range of application suites, each designed to help you achieve digital transformation to areas that provide the most impact: delivering innovative digital transformation to your processes and public access to information.

GovOS offers software solutions to empower local government in every step of their digital transformation journey. Our applications perform for any department for any size government. Specializing in employee, business, and citizen engagement, GovOS can help you transform your agency and your community.

WHY GovOS

Governments use GovOS solutions to power online services for **20+ million constituents**. As a partner to hundreds of government agencies we serve across the U.S., we're transforming the way people experience local government with best-in-class digital solutions and services that modernize operations and improve constituent access and engagement.

ADVANTAGE OF WORKING WITH GovOS

Peace of Mind

Our GovOS digital solutions are cloud-native, adhering to the highest levels of security protocol and delivering secure, reliable and scalable access to information.

Built with your constituents in mind

GovOS Cloud Search was designed with input from people who use the product the most, your constituents. Our industry leading solution makes finding information easy the public, title researchers, the legal community – all users.

Configuration & Customization

You maintain complete control over functionality and workflows. From customizing your design to configuring automation, you build ideal online services for everyone.

World Class Service

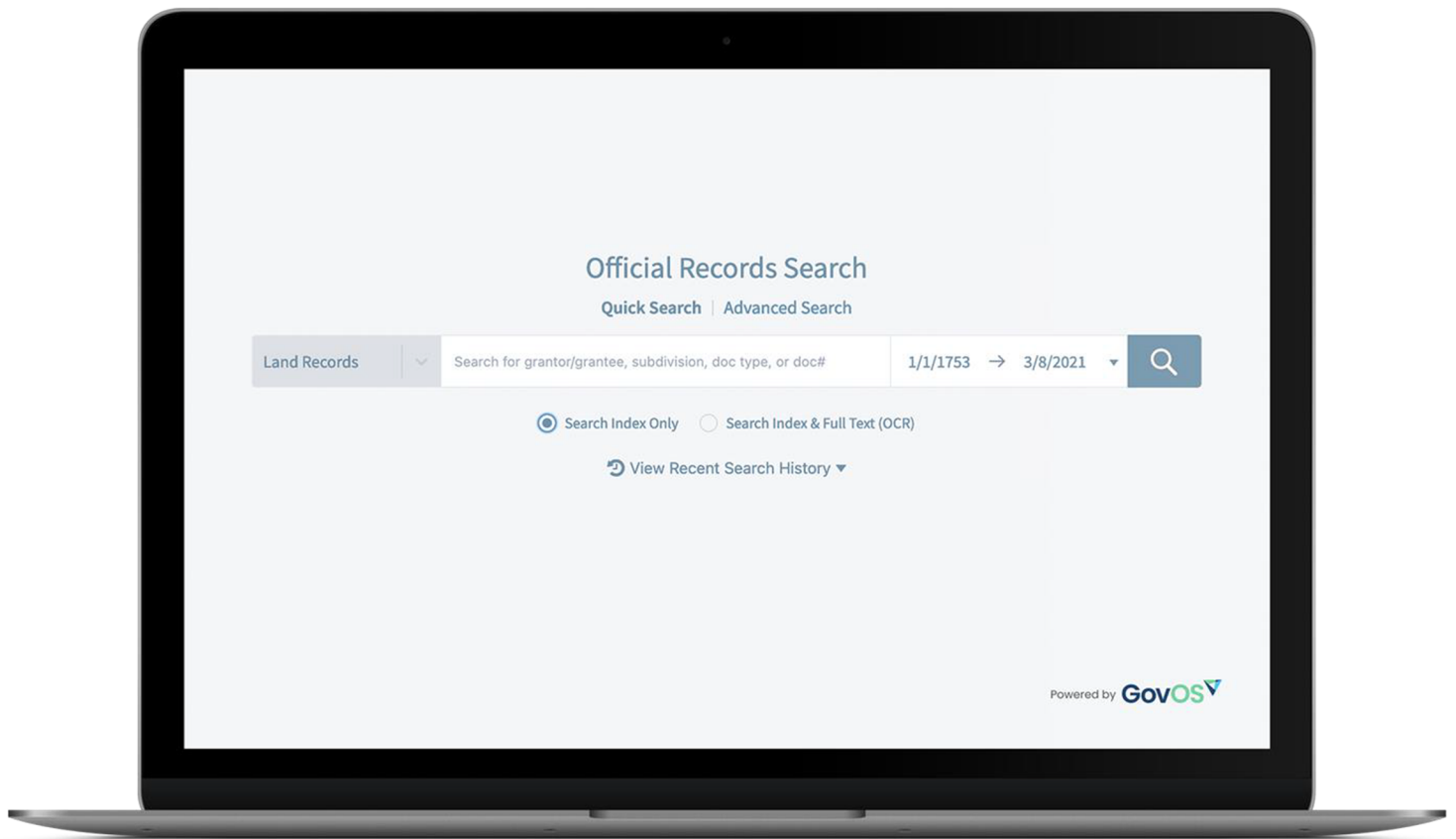
GovOS customers have access to truly superior customer service. From day one our team works closely with yours to set you up for success and help you achieve your goals. Additionally, GovOS provides 24/7/365 live chat support for public search users.

From quick wins to complete digital transformation, the GovOS platform fits your department. We look forward to working with you and discovering how GovOS can help you better serve your constituents.



GovOS Cloud Search

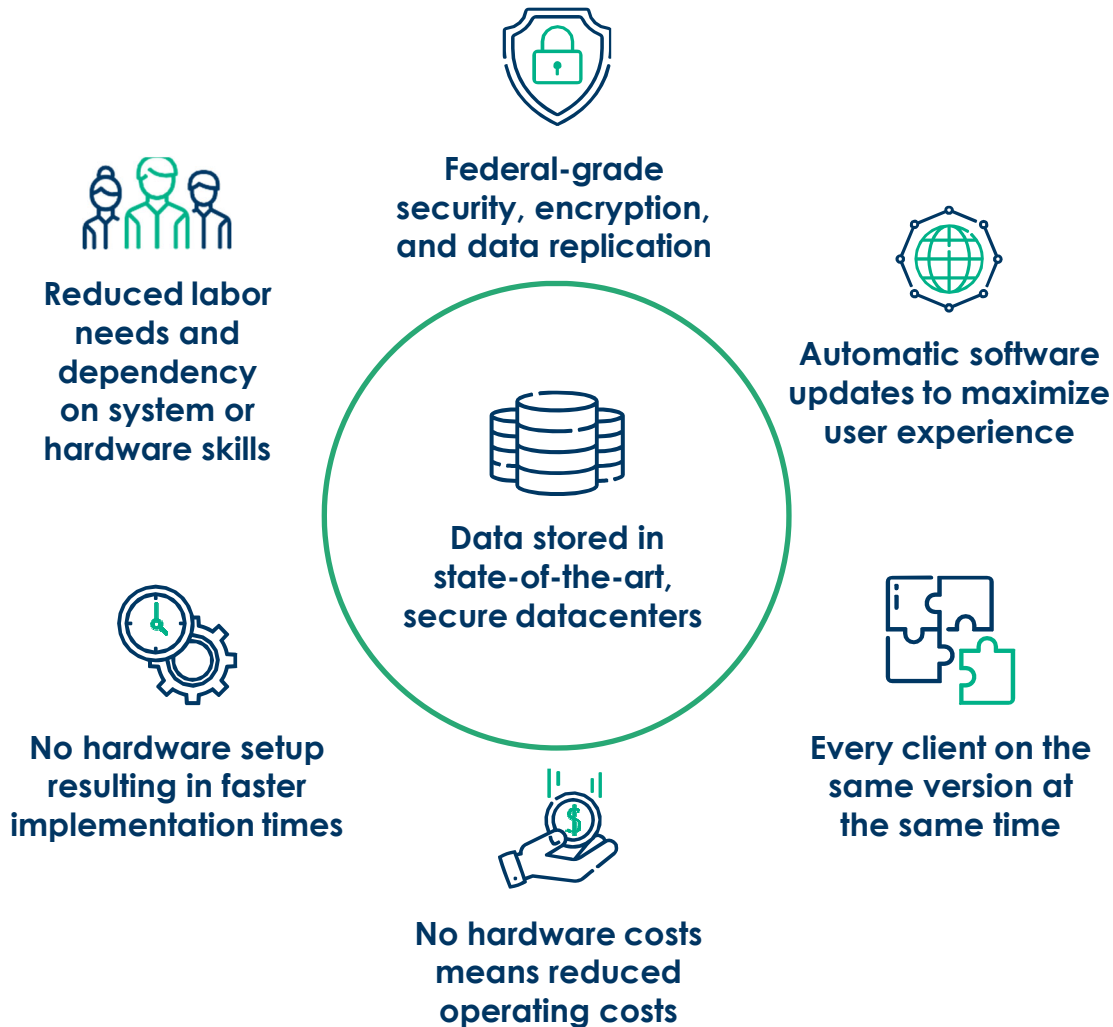
- ✓ Best-in-class user experience which promotes Denver's brand and focus on providing better service to the general public.
- ✓ Designed by professional users with end-user functionality in mind.
- ✓ Full text document indexing and search enabling optimized "google-like" searching of documents.
- ✓ 24X7, multi-lingual chat support for public users.
- ✓ Secure, always-encrypted data management to ensure the safety and integrity of Denver 's records.
- ✓ High availability through multiple instances of our search Solution running in redundant cloud data centers.
- ✓ Optimized for high performance user experience enabling searches and document retrievals from very large repositories.





Benefits of Being in the Cloud

More than simply “storing data somewhere else”, using cloud native software has tangible and intangible benefits that will streamline operations, improve security, and truly transform your government.



With any shift to the cloud comes the potential for benefits such as greater speed of business, reduced operating costs, IT simplicity, and enhanced security, which are all key for public sector organizations today.

- Government Cloud Adoption Case Study, Deloitte



A powerful Cloud Search engine should be easy to navigate and combine full OCR and full text/image search capabilities, allowing government agencies to scan the full content of every document in their system.



A MODERN SEARCH EXPERIENCE

- A robust search engine should provide a modern web browser-like interface that simplifies searching for records.
- Users get lightning quick access to all search results in your database.
- Cloud Search is mobile friendly, allowing access anytime, from anywhere.



ABILITY TO SEARCH TEXT & IMAGES

- Cloud Search includes a built in OCR engine
- Every page in each document is fully text searchable
- OCR Search supports single word and phrase searches
- Text search takes the user directly to where the text match was found



INTUITIVE SEARCH RESULTS

- Easy for searchers to organize results using tabbed results, results grids that are sortable and resizable, and highlighted line items so searchers can see which records they've opened already.



Integrated eCommerce Revenue

- Our solution offers a seamless experience.
- Built-in eCommerce functionality allows governments to generate additional revenue and provide added value to constituents.
- Document images can be watermarked until purchase and then made available for download and print.
- Our payment process is a function of cloud search.



CERTIFIED COPIES ONLINE

- Certified copies of official records should be accessible online.
- Customers should be able to review, order, and purchase online as approved by the Clerk and receive copies via email, reducing the need for in-office visits.



SINGLE SIGN-ON

- A huge time-saver for end-users and professional title researchers.
- This allows an end user to have multiple sessions up as well.




Property Alert


The GovOS Property Fraud Alert service is available to county residents, allowing them to receive automated email alerts any time a registered personal identity, or entity name is used in a Real Property filing within the county. Your constituents are notified against potentially fraudulent claims or transactions regarding Real Property and receive email alerts any time their personal or entity name is used in a Real Property filing within the county. Further, title companies can self-serve by utilizing the system to protect themselves during underwriting.

THERE ARE TWO WAYS TO SET UP A FREE PROPERTY ALERT:

[Already created an alert? View Dashboard](#)



Property Alert
A document has been filed that matches the criteria you set up for your alert service.
Press for more




Create a property alert from a personal or entity name

Set up a property alert by entering a name or multiple names. Optionally include alternate spelling variations.

[Enter a Name](#)

OR



Create a property alert from a public document

Search for a document and set up a property alert based on that document's information.

[Search for a Document](#)



Solution Proposal

Our solution is a package of the below service applications.

City and County of Denver	
Base Price (Annual)*	\$48,000
Property Alert**	\$12,000
Price	\$60,000
Discount Offered to Denver	\$15,000
Annual Total	\$45,000
*Includes: OCR & Full Text Search, Services, Support, Implementation, Training	
**Optional - can be excluded from package	

Payment Options

Default

- Use Annual Pricing as shown

Convenience Fee – Optional

- No Charge for Search
- GovOS collects \$2.00 per document
- For Subscriptions, GovOS collects 25% of subscription charge

Revenue Share - Optional

- Revenue Share based upon formula (typically 50/50)
- *Historical sales would be evaluated to determine if is this a viable option*



City and County of Denver

Remaining Redactions Not Covered Under Current Redaction Project

Government's potential to do good is largely measured by how quickly they respond to and accommodate citizen needs, both online and off. We are committed to being exceptional partners with agencies nationwide as we work together to bridge the growing gap between the analog and digital ages.

Scope of Work:

- Redaction of SSNs for remaining document types/documents from 1935 to 2021
- All redaction services and requirements outlined in the executed Third Amendatory Agreement dated November 19, 2021 will remain in effect for this project.

Benefits:

- Covers all document types that were included in the original audit findings

Pricing

DOCUMENTS	# of Images	Price per Image	Total
Document types from 1935 to 2021 not included in initial redaction project	8,496,524	\$ 0.069	\$586,260.16

Pricing is based on estimates. Billing will be based on actuals.

Denver Remaining Redactions 1935-2021			
Doc Type	Docs	Pages	Redactions
ADDENDUM	461	1,804	0
ADJUSTMENT	1	4	0
AFFIDAVIT OF INTENT TO TERMINATE DOME	97	97	0
AGREEMENT	48,759	287,643	5
AMENDMENT	10,800	65,652	0
ARTICLES OF INCORPORATION	975	6,184	0
ASSIGNMENT	435,107	606,330	1
ASSIGNMENT OF RENTS	86,836	280,288	5
BANKRUPTCY	654	1,789	2
BARGAIN & SALE DEED	7,761	13,603	1
BENEFICIARY DEED	8,358	11,669	3
BILL OF SALE	1,356	2,912	0
BOND	9,304	18,728	0
CERTIFICATE	27,052	46,690	3
CERTIFICATE OF OCCUPANCY	557	882	0
CERTIFICATE OF PURCHASE	78,337	207,586	1
CIVIL UNION APPLICATION	2	2	0
CIVIL UNION LICENSE	1,100	1,105	0
CONDO	2,605	12,094	0
CONTRACT	8,140	21,056	2
CORRECTION	3,360	7,063	0
COVENANTS	9,217	100,428	3
DECLARATION	8,389	138,040	2
DECREE	11,266	42,895	0
DEED	56,678	116,144	6
DESIGNATED BENEFICIARY AGREEMENT	496	1,093	0
DISCHARGE (MILITARY)	32,690	55,432	42
DOMESTIC PARTNERSHIP	2,620	2,618	0
EASEMENT	17,788	104,474	4
EXECUTIVE ORDERS	6	7	0
EXTENSION	1,138	2,312	0
HOMESTEAD	12,917	14,964	0
LARGE DEVELOPMENT FRAMEWORK	13	518	0
LATE FEE / REGISTRATION	3	20	0
LEASE	10,544	64,256	0
LETTER	37,450	48,418	2
LOST INSTRUMENT BOND	67	236	0
MAP	1,058	9,388	0
MARRIAGE LICENSE	501,444	597,352	2
MEMORANDUM	4,393	15,775	0
MODIFICATION & EXTENSION	41,309	127,407	0
MORTGAGE	15,337	52,500	1
NOTE	38,229	54,517	3
NOTICE	107,232	142,732	8
NOTICE BY DISBURSER	4,877	8,076	0
NOTICE OF ELECTION AND DEMAND	93,695	114,456	0
ORDER	15,902	46,525	0
ORDINANCE	48,447	238,429	3
PARCEL COMBINATION	855	2,804	0
PARCEL SPLIT	4,881	19,354	3
PARTIAL RELEASE OF DEED OF TRUST	2,962	5,878	0
PARTNERSHIP	2,416	18,093	0
PERMIT	11,842	14,858	0
PERSONAL REPRESENTATIVE DEED	14,042	20,128	2
PLANNED BUILDING GROUP	3,183	41,407	0
PLAT MAP	676	2,899	0
POWER OF ATTORNEY	111,744	224,205	27
PUBLIC TRUSTEE DEED	55,985	76,057	0
QUIT CLAIM DEED	303,033	428,935	55
REDEMPTION	82,711	88,823	0
RELEASE OF DEED OF TRUST	1,539,484	1,850,470	98
RESOLUTION	9,774	18,349	0
REVOCABLE (REVOCAION)	829	1,301	2
REVOCAION OF BENEFICIARY DEED	277	316	0
REVOCAION OF DESIGNATED BENEFICIARY	18	19	0
RIDER	566	1,403	0
RIGHT OF WAY	907	2,173	0
SUBORDINATION	46,524	157,741	2
SUPPLEMENTAL	4,296	23,253	3
SURVEY	1,482	2,668	0
TERMINATION	2,051	5,786	0
TERMINATION OF DOMESTIC PARTNERSHIP	237	238	0
TRADE NAME AFFIDAVIT	17,592	22,631	0
TRANSFER DECLARATION	14	43	0
TRUST	2,225	8,738	18
UCC 100	55,014	117,363	12
UCC 200	1,476	3,150	0
UNIFORM COMMERCIAL CODE REAL	67,333	170,726	11
WAIVER	6,267	13,076	0
WARRANTY DEED	974,091	1,426,035	91
WITHDRAWAL	755	838	3
WITHDRAWAL OF NOTICE ELECTION & DEM	33,819	34,573	0
TOTAL	5,164,188	8,496,524	426



City and County of Denver

Historical Document Indexing Proposal

Government's potential to do good is largely measured by how quickly they respond to and accommodate citizen needs, both online and off. We are committed to being exceptional partners with agencies nationwide as we work together to bridge the growing gap between the analog and digital ages.

Scope of Work:

- Export Historic Documents from The City and County of Denver's County Fusion Database
- Index Documents as Defined in Option Selected Below
- 2nd Pass of Verification for Quality Assurance
- Load Back into Denver's CountyFusion Database

Benefits:

- No longer large segments of years that only have document types as HISTORIC DOCUMENT and/or documents from 1935 to 1949 can be searched by name
- Better experience for searchers / constituents
- Improves integrity of data

Pricing – Please check desired option

OPTION 1 INDEXING DOC TYPE ONLY FOR HISTORIC DOC TYPES FOR YEARS 1935 TO 1986		# of Images	Price per Image	Total
Estimate typed 1935 to 1986 (Index Doc Type Only)		1,493,694	\$ 0.1440	\$ 215,092
Estimate handwritten 1935 to 1986 (Index Doc Type Only)		373,424	\$ 0.2160	\$ 80,659
TOTALS		1,867,118		\$ 295,751
OPTION 2 INDEXING DOC TYPE ONLY FOR YEARS 1935 TO 1986; INDEXING GRANTOR/GRANTEE FOR YEARS 1935 TO 1949		# of Documents	Price per Document	Total
Estimate typed 1950 to 1986 (Index Doc Type Only)		998,633	\$ 0.1300	\$129,822
Estimate handwritten 1950 to 1986 (Index Doc Type Only)		249,658	\$ 0.2000	\$49,932
Estimate typed 1935 to 1949 (Index Doc Type and Grantors/Grantees)		495,062	\$ 0.4650	\$230,204
Estimate handwritten 1935 to 1949 (Index Doc Type and Grantors/Grantees)		123,765	\$ 0.6250	\$77,353
TOTALS		1,867,118		\$ 487,311
OPTION 3 INDEXING GRANTOR/GRANTEE FOR YEARS 1935 TO 1949		# of Documents	Price per Document	Total
Estimate typed 1935 to 1949 (Index Grantors/Grantees)		49,062	\$ 0.3650	\$ 180,697
Estimate handwritten 1935 to 1949 (Index Grantors/Grantees)		123,765	\$ 0.5520	\$ 68,319
TOTALS		618,827		\$ 249,016

Pricing is based on estimates. Billing will be based on actuals.

Pricing assumes 20% handwritten documents. Pricing to vary if more than 20% of images are handwritten

GovOS is offering a discount as outlined below if signed by 5/15/2023.

	With Discount	Savings	Discount
OPTION 1	\$ 280,963.92	\$ 14,787.57	5%
OPTION 2	\$ 458,521.13	\$ 29,267.31	6%
OPTION 3	\$ 236,570.25	\$ 12,451.07	5%



Historic Documents – Images Per Year:

Year	Pages		
1935	85,216		
1936	90,921		
1937	91,287		
1938	82,139		
1939	97,132		
1940	75,169		
1941	75,578		
1942	70,678		
1943	73,769		
1944	81,058		
1945	83,187		
1946	113,616		
1947	133,140		
1948	137,777		
1949	140,490	1,431,157	Images 1935 to 1949
1950	8		
1951	4		
1952	1		
1953	1		
1954	13		
1955	29		
1956	11		
1957	1		
1958	21		
1959	17		
1961	6		
1962	1		
1963	3		
1966	2		
1967	3		
1968	5		
1969	1		
1970	1		
1971	10		
1972	1		
1974	2		
1975	1		
1976	166,922		
1977	199,713		
1978	221,714		
1979	237,300		
1980	200,860		
1981	198,039		
1982	186,405		
1983	238,193		
1984	244,314		
1985	251,592		
1986	130,644	2,275,838	Images 1950 to 1986
	3,706,995.00	Total Images	