CONSOLIDATED WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

Lienor's Waiver and Release Upon Partial Payment

The undersigned lienor, in consideration of the sum of $1 good and valuable consideration the receipt and sufficiency of which is acknowledged, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through to the date shown next to its signature below ("Date") to _____ ("Contractor") on the job of _____ ("Owner") to the following described property:

_____Tampa, FL _____, which encompasses the property described in the Notice of Commencement recorded at Instrument Number _____, Public Records of Hillsborough County, Florida.

This waiver and release does not cover any retention or labor, services, or materials furnished after the Date specified below.

NAME OF LIENOR	TRADE	DATE	SIGNATURE OF AUTHORIZED REPRESENTATIVE ‡
N/A	Plumbing	through to _____	_____
N/A	Electrical	through to _____	_____
N/A	HVAC	through to _____	_____
N/A	Roofing	through to _____	_____
N/A	Insulation	through to _____	_____
N/A	Exterminator	through to _____	_____
N/A	Building Supplier	through to _____	_____
N/A	Building Supplier	through to _____	_____
N/A	Other: _____	through to _____	_____

Contractor's Waiver and Release and Affidavit Upon Partial Payment

STATE OF FLORIDA
COUNTY OF _____

The undersigned is a fully authorized representative of the above named Contractor empowered by Contractor to execute a release of lien and bind it as stated herein. In connection with the foregoing draw and in consideration of the sum of one dollar ($1) good and valuable consideration, Contractor hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through to _____, 20_____ on the job of Owner to the above named property, which job is at least 70% complete.

Contractor certifies for itself and its subcontractors, materialmen, successors, and assigns, that all charges for labor, materials, supplies, lands, licenses and other expenses for which Owner might be sued or for which a lien or a demand against any payment bond might be filed, have been fully satisfied and paid. Contractor agrees to indemnify, defend and save harmless Owner and the City of Tampa together with any Program Responsible Entity of City (collectively, "City") from all demands or suits, actions, claims of liens or other charges filed or asserted against Owner or the City arising out of or related to the work covered by this waiver and release. Contractor further certifies the above lienors have contracted with it to participate on said job and that no additional individuals or entities have furnished materials to or contracted for services with Contractor during the course of said job. Contractor has paid said lienors in full all amounts owed them from any previous payments received and Contractor has not withheld any such amounts. In the event Contractor withholds any unpaid amounts due its subcontractors, materialmen, and/or suppliers from the payment from the payment it receives with respect to this draw, then Contractor will immediately refund all such unpaid amounts to the City.

_____
Authorized Representative of Contractor ‡ Date

Sworn, to and subscribed before me this _____ day of _____, 20____, by _____ an authorized representative of _____, who is personally known to me or produced photo identification.

[AFFIX NOTARY SEAL]

_____
Notary Public – State of Florida
My commission expires: _____

‡ *must be a manual (wet) signature in blue of black ink*