

Jefferson Plaza Investors, Inc.
D/B/A Blue Springs Office Suites

Missouri Tariff No. 1
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TELECOMMUNICATIONS TARIFF

OF

JEFFERSON PLAZA INVESTORS, INC.
D/B/A BLUE SPRINGS OFFICE SUITES

This Tariff contains the service descriptions and rates applicable to the furnishing of resold telecommunications services offered by Jefferson Plaza Investors, Inc. D/B/A Blue Springs Office Suites within the State of Missouri.

Jefferson Plaza Investors, Inc. D/B/A Blue Springs Office Suites operates as a competitive telecommunications company with the State of Missouri.

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Issued By:

Kendall R. Garten, Attorney
1500 NW 7 Highway, Suite 200
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This tariff contains and incorporates certain matters and materials relating to the furnishing of telecommunication services provided by Jefferson Plaza Investors, Inc. D/B/A Blue Springs Offices Suites hereinafter "the Company" within the State of Missouri.

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I. PAGE, HEADING AND PARAGRAPH NUMBERING SEQUENCE

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- I.A. Page numbers shall appear in the upper right-hand corner of each page.
- I.B. Headings shall be consecutively numbered by Roman numeral.
- I.C. Paragraphs shall be individually identified by consecutive capital letters, which will follow the heading number (as herein).

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II. WAIVER OF RULES AND REGULATIONS

II.A. Pursuant to Case No. TA-99-452, the following statutes and rules have been waived for purposes of offering telecommunications services as set forth herein:

II.B. Statutes

Section 392.240(1) Rates-reasonable average return on investment.
Section 392.270 Property valuation.
Section 392.280 Depreciation rates.
Section 392.290 Issuance of stocks and bonds.
Section 392.310 Issuance of stocks and bonds.
Section 392.320 Issuance of stocks and bonds.
Section 392.330 Issuance of stocks and bonds.
Section 392.340 Reorganization.

II.C. Commission Rules

4 CSR 240-10.020 Income on depreciation fund investments.
4 CSR 240-30.010(2)(C) Posting exchange rates at central offices.
4 CSR 240-32.030(1)(B) Exchange boundary maps.
4 CSR 240-32.030(1)(C) Record of access lines.
4 CSR 240-32.030(2) Records kept within state.
4 CSR 240-30.040(1-3) Uniform System of Accounts.
4 CSR 240-30.040(5)(6) Uniform System of Accounts.
4 CSR 240-32.050(3-6) Telephone directories.
4 CSR 240-32.070(4) Coin telephones.
4 CSR 240-33.030 Inform customers of lowest priced service.
4 CSR 240-33.040(5) Finance Fee.

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III. UNDERTAKINGS OF THE COMPANY

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III.A. Company will supply toll and long distance telephone service only to its Tenants within Company's office suites building at 1300 NW Jefferson Court, Blue Springs, Missouri. Company shall not market long distance telecommunications services to any parties other than its Tenants thereat. Company will bill its Customers directly.

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IV. TERMS, CONDITIONS AND LIMITATIONS RESPECTING PUBLIC SERVICE COMM

- IV.A. Customers shall be entitled to the use of one phone number with two phone lines within the telephone system owned and maintained by Company within Company's building. Customer's phone number is to be determined and assigned by Company. The provision of the phone number with two phone lines to Customers is included as part of the Customer's tenancy within Company's office suites building at no additional charge.
- IV.B. Company shall assign Customer a telephone number, and supply receptionist and telephone answering service with respect to Customer's assigned telephone number with up to two phone lines from 8:00 a.m. to 5:00 p.m., Monday through Friday, except for banking and other generally recognized holidays.
- IV.C. Customers will be assigned by Company a three-digit long distance dialing code, which Customers will be required to dial before dialing the long distance or toll number to be called. If Customers dial "0", they will be connected to the building receptionist's desk, but only during those hours when the when receptionist and telephone answering service is provided by the Company as described above, and operator services for such services as person-to-person, third-party billing, collect call and directory assistance are available to Customers only during those hours.
- IV.D. Recognizing that telephone answering and reception services are never perfect, Company does not undertake, promise or warrant to provide perfect or error free answering or reception service.
- IV.E. Company shall not be liable for any purported damage in connection with or incidental to the furnishing or purported failure to furnish

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telephone answering or reception services, except for the willful misfeasance on the part of Company.

- IV.F. Charges for long distance telecommunications services provided from Company to Customer herein shall be itemized by call, billed to Customer in writing, and placed in Customer's mail slot at Company's building. Payment of the charges for toll and long distance telephone service shall be due and are to be paid in full by Customer to Company on or before the due date stated on the written bill, which due date shall be not less than 21 days from the date of presentment of any statement for said long distance telephone service from Company to Customer in Customer's assigned mail slot. If charges are not timely paid by Customer as provided herein, then Customer shall be liable to Company in the additional sum of one and one-half percent per month of the total balance not timely paid. Company and Customer further understand and agree that, notwithstanding any other remedy available to Company herein, Company has the right to disconnect and discontinue, without notice, Customer's local and long distance telephone service for failure to timely pay any written bill for long distance telephone charges by Customer.
- IV.G. Company shall have no liability to Customer or any other person or party for failure or interruption of telephone or other utility services, damage to or destruction of Company or Customer's property, act of God, or any other matter outside the control of Company, except for as may be caused by the wilful and wanton conduct of Company.
- IV.H. The relationship of Customers to Company is co-extensive with their corresponding landlord/tenant relationship. Only tenants of Company in its building referred to above shall be Company's Customers hereunder. Missouri Public Service Commission should the

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relationship of landlord and tenant terminate as to any Customer, by any means or for any reason whatsoever, then so shall the relationship of such tenant as Customer to Company with respect to telecommunication services hereunder, and upon the termination of said tenancy, so shall terminate any obligation of Company with respect to telecommunications services hereunder.

- IV.I. Company shall be excused for any delay or failure of performance of any obligation hereunder caused by circumstances beyond the Company's control, such as labor disputes, civil commotion, government regulation, interruption of or delay in receiving government approval or authority, equipment failure fire or casualty, interruption in utilities, or act of God.
- IV.J. Service or presentment of any notice or other documentation permitted or required by law shall be effected as follows: By Customer upon Company by placement of said notice or document in the location designated from time to time by Company as its receptacle for receipt of notices at the subject premises; and By Company upon Customer by placement of any such notice or document in Customer's assigned open mail slot.
- IV.K. Customers will be notified of any change in rates or service at least 10 days in advance thereof.
- IV.L. Company will not be providing dedicated lines.
- IV.M. Company reserves the right to refuse or discontinue service, without incurring liability, immediately upon the occurrence of any of the following:

1. Non-payment of any sum owing the Company.

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2. Termination, expiration, or abandonment of Customer's tenancy in Company's office building at the subject location.
3. Fraud perpetrated by Customer upon Company.
4. Any order or decision of a court or other governmental authority so providing.
5. Violation by a Customer of any provision of this Tariff or any applicable law, rule, regulation, or policy of Company or any governmental authority.
6. Circumstances whereby refusal or termination is necessary to protect the Company or third parties against fraud, or to otherwise protect its personnel, agents, employees or other customers or tenants.
7. If refusal or termination is otherwise made necessary by circumstances beyond Company's control.

IV.N. Disputes with respect to charges must be presented to the Company within thirty (30) days from the date of billing or such bill will be deemed correct, valid, and binding on the Customer. If a billing dispute arises, Customer may request, and the Company will provide, a review of the disputed amount. The undisputed portion of any disputed bill, and all subsequent bills, must continue to be paid on a timely basis.

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V. RATES AND CHARGES FOR LONG DISTANCE TELECOMMUNICATIONS SERVICE
AND RELATED MATTERS

V.A. Table of rates and charges.

| <u>Description</u> | <u>Charge</u> |
|--|--|
| Additional telephone lines, including answering | \$75 per month |
| Hook-up fee, at time of institution of service | \$150 |
| Late fee | one and one- half percent per month of balance not timely paid |
| Long distance and toll telephone calls, with any fractional minute being charged as a full minute | \$0.1325 (13.25¢) per minute |
| Return check fee | \$50 |
| Directory assistance | \$0.45 (45¢) per call |

V.B. Surcharges or billing items other than taxes and jurisdictional franchise fees must be authorized in tariffs approved by the Missouri Public Service Commission.

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| Return check fee | \$50 |
| Directory assistance | \$0.45 (45¢) per call |
| Operator services consisting of collect call, person-to- person, third party billing. | N/C |

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