

EXHIBIT "C"
 MAINTENANCE AND REPAIR RESPONSIBILITIES

ITEM NO.	ITEM	NOT APPLICABLE	LESSOR	COUNTY
1. Building Exterior				
	Repair Walls		X	
	Painted Surfaces/Graffiti Removal		X	
	Door and Window Trim		X	
	Doors, Hardware		X	
	Windows: Hardware and Screens		X	
	Locks		X	
	Roof		X	
	Rain Gutters		X	
	Flashing		X	
	Down Spouts		X	
	Lighting			
	Bulbs		X	
	Fixtures		X	
	Transformers		X	
	Fluorescent Lights		X	
	Ballast		X	
	Handrails		X	
	Signs (County Designation)			X
	Timers		X	
	Gutters		X	
	Decking Walkways		X	
	Exterior Patios		X	
	Decking (Overdecking on roof top area)		X	
	Water Softener, Filter and Conditioner		X	
	Stairs		X	
	Roof Drains		X	
	Gates		X	
	Gas/Water Lines		X	
	Elect. Lines		X	
	Phone/ Computer Lines			X
	Sewer Lines		X	

ITEM NO.	ITEM	NOT APPLICABLE	DISTRICT	COUNTY
2. Building Interior				
	Walls		X	
	Painted Surfaces		X	
	Door Hardware		X	
	Locks		X	
	General Cleaning			X
	Floor, Sweeping and Cleaning			X
	Carpet, Vacuum and Cleaning			X
	Window Coverings		X	
	Lighting			
	Bulbs		X	
	Fixtures		X	
	Transformers		X	
	Fluorescent Lights		X	
	Ballast		X	
	Handrails (ADA)		X	
	Signs			X
	Timers		X	
	Drinking Fountains		X	
	Ceiling		X	
	Showers	X		
	Toilet/Urinals (Replacement)		X	
	Toilet/Urinals (Maintenance)		X	
	Sink & Faucets (Replacement)		X	
	Sink & Faucets (Maintenance)		X	
	Gas Lines		X	
	Water Lines		X	
	Sewer Lines/Drains		X	
	Phone Lines & Jacks			X
	Computer Lines & Jacks			X
	T.V. Cable & Jacks			X
	Phones			X
	Towel Racks	X		

ITEM NO.	ITEM	NOT APPLICABLE	LESSOR	COUNTY
	Garbage Disposal	X		
	Refrigerator/ Microwave	X		
	Stove	X		
	Counter Tops, replacement		X	
	Cabinets, replacement		X	
	Dish Washer	X		
	Trash Compactor	X		
3. Grounds				
	Drinking Fountains	X		
	Mail Boxes		X	
	Fences		X	
	Trash Bins		X	
	Trash Enclosures		X	
	Bike Racks		X	
	Signs (County)			X
	Litter Pick-up		X	
	Lighting			
	Parking Lot		X	
	Driveways		X	
	Walkways		X	
	Timers (external)		X	
	Timers (internal)		X	
	Signs			X
	Cleaning, Sidewalks, Walkways, Parking Lot		X	
4. Landscaping				
	Trees		X	
	Shrubs		X	
	Flowers		X	
	Lawn		X	

ITEM NO.	ITEM	NOT APPLICABLE	LESSOR	COUNTY
	Watering		X	
	Sprinkler, Repair and Replace		X	
	Headers		X	
	Rodent/Pest		X	
	Seeding		X	
	Fertilizer		X	
	Plant Trimming		X	
	Plant Removal		X	
	Plant Replacement		X	
	Tree Care & Trimming		X	
5. Mechanical Systems				
	Electrical Panels, Breaker, Interior		X	
	Electrical Fuses, Interior		X	
	Electrical Receptacle, Switches, Interior		X	
	Electrical Central Switches		X	
	Elevator	X		
	Heating		X	
	Air Conditioning		X	
	Water Heater		X	
6. Roadways/Parking Lots Repair & Maintenance				
	Striping		X	
	Handicap Signage		X	
	Asphalt Surface, Curbing		X	
	Cement Surface, Curbing		X	
	Wheel Stops		X	
	Drainage		X	
	Signs			X

ITEM NO.	ITEM	NOT APPLICABLE	LESSOR	COUNTY
7. Fire Equipment				
	Sprinklers		X	
	Hoses		X	
	Extinguisher (interior)		X	
	Alarm Systems		X	
	Smoke Detectors		X	
8. Other Items				
	Paper supplies, dispensers, waste containers, soap in restrooms and kitchens			X
	Interior janitorial products and services			X
	Interior Floor Waxing, Sweeping			X
	Window Washing (interior & exterior)			X
	Exterior sweeping entry, sidewalks and walkways		X	
	Janitorial service for public areas or common use areas			X
	Broken window glass or door glass		X	
	Refuse, Rubbish and Garbage Disposal		X	
	Cleaning Storage Rooms, Utility Rooms			X
	Exterminating		X	
	Carpet Replacement Linoleum Replacement Tile Replacement		X	
	Lawn mower, repair and maintenance		X	
	Building Foundation		X	
	Flooring (wood & concrete)		X	
	Utility mains & appurtenances		X	