

Responsibilities

Additional Items to Base Rent	Landlord	Tenant
Electric for suite		X
Gas for suite		X
Water and Sewer for Suite		X
_____ % (Proportionate share of tenant's space to the size of the building) of the increases in real-estate and taxes and insurance for the property over the Base Year		X
Maintenance & Repair		
Exterior cleaning, snow, & trash removal	X	
Lawn & Landscaping	X	
Interior cleaning, janitorial	Common areas	Premises
Building interior, windows and doors	Common areas	Premises
Building exterior	X	
Building structure	X	
Areas not under roof and not mentioned elsewhere	X	
Heating, Ventilation and air conditioning	X	
Plumbing (standard building, not plumbing related to tenant's fixture and equipment)	Common areas	Premises
Electrical (standard building only, not electrical matters related to tenant's specialty fixtures & equipment)	X	
Bulb replacement (<u>any and all</u> bulbs)	Common areas	Premises
Other		X

* Party responsible for repairs is the only party entitled to authorize repairs, except for emergency repairs.