

(c) In the operation of the Service Facilities, the owners of Parcels I and II herein, acting collectively, may adopt rules and regulations pertaining to the use of all Service Facilities provided that all such rules and regulations and other matters affecting the users of the Service Facilities shall apply equally and without discrimination to all persons entitled to use the Service Facilities, including designation of what part of the parking areas shall be used for automobile parking by employees of the owners, tenants, occupants and licensees of the owners. No employee of any such owner, tenant, occupant or licensee shall have the right to use any part of the Service Facilities for parking except such area or areas as may be so designated. The Parties hereby designate the portion of the Service Facilities labeled "Employee Parking" to be used for employee parking and all Parties shall use their best efforts to enforce the foregoing; except that no employees on Parcel II shall be required to park thereon before said area has been paved. Other areas may be hereafter designated for such purpose. The rules and regulations shall not be binding against The Great Atlantic & Pacific Tea Company, Inc. unless it shall have consented thereto.

7. Maintenance

(a) The owner of each parcel, or portion thereof, in the Subject Property, at its own expense, shall, at all times during the term of this Agreement, maintain or cause to be maintained, all buildings located on the portion of the Subject Property owned by such owner and all Service Facilities located on the portion of the Subject Property owned by such owner in good repair and in a safe condition, reasonably clean and free of rubbish, debris, ice, snow or other hazards to persons using the same. Each such owner