

shall, at its expense, make or cause to be made, all repairs, replacements and improvements necessary to maintain such buildings (except for the interior portions of such buildings) and Service Facilities on its respective parcel in good order and repair, and in a safe and reasonable condition. Such Service Facility maintenance shall include, but not be limited to, the following: (i) the care and replacement of all shrubbery plantings and other landscaping; (ii) adequate marking and striping of all parking areas; (iii) maintenance of all electrical and other equipment and facilities in good operating condition including electric light replacement; and (iv) payment of all electrical, water and other utility charges or fees for services furnished to Service Facilities.

(b) Each owner of any portion of the Subject Property shall after complete installation of the common water, gas, drainage, sewer and other utility lines maintain or cause to be maintained in good operating condition and repair such part or parts of such utility lines as may be located on the portion of the Subject Property owned by such owner and agrees to give the other party at least ten (10 days' prior written notice of the repair or maintenance work to be performed. The owner of each portion of the Subject Property shall pay its proportionate share of the cost of maintaining and repairing utility lines servicing the entire Subject Property. Said proportionate share shall be based upon the ratio of total square feet of floor area of building on the owner's parcel to the total square feet of floor area of buildings on the Subject Property. Each owner shall separately maintain utilities servicing only its own parcel.