

(g) Filing proper real and personal property tax returns for the Property, notifying Owner of any substantial increase in such taxes and, if directed to do so by Owner, protesting such tax increase, and paying the aforesaid taxes not disputed from Owner's funds when due, prior to the filing of any lien on the Property by reason of a failure to make such payment;

(h) Soliciting, negotiating, causing to be prepared and executing Tenant Leases and renewals and extensions of Tenant Leases in accordance with the Agreement (no lease procurement fees being paid without the prior written consent of Owner);

(i) Negotiating and executing service contracts with respect to the maintenance and operation of the Property in accordance with the Agreement;

(j) Negotiating and executing construction contracts and supervising the construction of Tenant Improvements;

(k) Providing security necessary for the safety and health of occupants of the Property;

(l) Causing the Building to be maintained in such condition as first-class institutional office buildings of the same type are typically maintained and as in the Company's judgement may be advisable, including, without limitation, all cleaning, repairs, alterations, plumbing, mechanical and electrical systems maintenance, and decorating;

(m) Causing all such acts and things to be done in or about the Property and the Building as Company shall deem necessary or desirable to comply with any and all orders or violations affecting the Property or the Building placed thereon by any federal, state or municipal authority having jurisdiction thereof;

(n) Entering into or renewing contracts for electricity, gas, telephone, water, sewer, cleaning, vermin ex-

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