

5 Furniture	<u>Day to day Operation, Maintenance and Capital Replacement</u> Examples: <ul style="list-style-type: none"> Maintenance and replacement of building furniture 		√	
6 Kitchen Equipment	<u>Day to day Operation, Maintenance and Capital Replacement</u> Examples: <ul style="list-style-type: none"> Maintenance and replacement of kitchen equipment 		√	
7 (a) Life Safety – Fire Systems	<u>Day to day Operation:</u> Example: <ul style="list-style-type: none"> Monthly and yearly fire inspection 	√		
	<u>Maintenance and Capital Replacement</u> Examples: <ul style="list-style-type: none"> Fire and sprinkler system replacement, sensor replacements, power backups, fire extinguisher inspection & replacement, etc. 	√		
7 (b) Life Safety – Security Systems	<u>Day to day Operation, Maintenance and Capital Replacement</u> Examples: <ul style="list-style-type: none"> Card reader, key (Access Control System) Video monitor, recorder, camera (CCTV System) 		√	√
	<u>Exceptions regarding CCTV System:</u> (If already installed. No additional CCTV system will be installed)	√		
8 Mechanical, HVAC, Plumbing	<u>Day to day Operation:</u> Examples: <ul style="list-style-type: none"> Plumbing maintenance- plugged toilets, blocked drains, tap washers, etc. Annual /monthly maintenance of heating and air conditioning equipment 	√	√	
	<u>Maintenance and Capital Items:</u> Examples: <ul style="list-style-type: none"> Total replacement of plumbing fixtures 	√		
9 Structural	<u>Maintenance and Capital Items</u> Examples: <ul style="list-style-type: none"> Structural repairs related to the foundation and the building 	√		
10 Site Features	<u>Day to day Operation and Maintenance:</u> Examples: <ul style="list-style-type: none"> Snow removal –front entrance area and all fire exits Property landscaping and lawn maintenance Water quality testing and filtration requirements, including water softener and treatment chemicals Grass cutting Flower bed maintenance, including turning the beds in the spring and general upkeep during the growing season Trimming and pruning of trees and shrubs as requires Snow plowing of main lots and driveways Sign maintenance 			√ √ √ √ √ √ √
	<u>Capital Items:</u>	√		

	<p>Examples:</p> <ul style="list-style-type: none"> • Water well replacement where applicable • Septic System repairs/replacement where applicable • Property fencing replacement • Parking lot maintenance, repairs and replacement and line markings • Exterior grounds Capital improvements including fencing replacement, planning and removing trees and grade issues • Playground equipment maintenance and replacement where this equipment is located in a park. However, if the playground is required as a part of the lessee's programs (i.e. Licensed Daycare Facilities), the Board and/or Lessee's responsible for all maintenance and replacement of equipment and fencing required for licensing. 			<p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p>
	<p><u>Ground Maintenance Responsibilities:</u></p> <p><u>Examples:</u></p> <ul style="list-style-type: none"> • Grass cutting, flower bed maintenance, tree pruning, snow plowing, fence & grade maintenance, etc. 	√		
11 Utilities	All energy and water costs			√