Maintenance Matrix

Tenant responsibility only = tenant hires contractor and pays for work

Tenant responsibility + Port Notice = tenant advises Port of maintenance. Port does the work; a bill is sent to tenant.

Port responsibility = Port pays for work.

Port responsibility + Port Notice = Port advises tenant of maintenance and works with tenant operations to schedule the maintenance. Port pays for work.

| **Description** | **Tenant****Responsibility** | **Port****Responsibility** | **Port****Notice** | **Comments** |
| --- | --- | --- | --- | --- |
| Premises and Facility |  |  |  |  |
| All improvements of any kind unless specifically addressed in Lease Section XX | X |  | X | Includes all repairs and alterations with notice to Port for work request |
| Pavement and ground treatments | X |  | X |  |
| Rail infrastructure | X |  | X |  |
| Buildings and structures  | X |  | X |  |
| Fencing and lighting systems | X |  | X |  |
| Roof, gutters, drains and downspouts | X |  | X |  |
| Electrical systems | X |  | X |  |
| Plumbing systems | X |  | X | All plumbing serving the Improvements on the Premises |
| Storm water systems | X |  | X |  |
| Infiltration system operation, maintenance and repair | X |  | X | Includes all components, whether located on or off Premises |
| Custodial services and regular cleaning | X |  |  |  |
| Climate control and boilers systems | X |  |  |  |
| Fire Extinguishers and other Safety Equipment | X |  |  |  |
| Paint striping or marking | X |  | X |  |
| Hazardous building materials  | X |  | X |  |
| Clean up, removal or management of cargo dunnage | X |  | X |  |
| Rail repair associated with derailment or abuse | X |  | X |  |
| Rail Tracks within Premises |  | X | X |  |
| Catch Basins within Premises |  | X | X |  |
| Minor asphalt surface patch repairs of the outside yard area pavement within Premises |  | X | X |  |
| Roads within Terminal to Premises |  | X |  | To the extent located outside Premises |
| Existing storm, sanitary sewer, water and phone utility systems adjacent to Premises |  | X | X | Within Terminal, but outside of Premises and not maintained by third party |