

## MAINTENANCE AND REPAIR EXHIBIT “ \_\_\_\_\_ ”



2024 Printing

This Maintenance and Repair Exhibit is part of the Lease with a Lease State Date of \_\_\_\_\_ for the lease of that certain Property known as: \_\_\_\_\_, \_\_\_\_\_, Georgia \_\_\_\_\_.

The following items, if any on the Premises, shall be maintained and repaired by either Tenant or Landlord as set forth below.

For all purposes herein, the term “maintenance” shall mean routine maintenance and keeping an item selected below in a neat, clean and well-maintained condition where recommended servicing is performed, but shall not include repairing or replacing damaged or broken item or items at the end of their useful life.

Notwithstanding any other provision to the contrary contained herein, if the need for maintenance or repairs (other than normal wear and tear) is caused by the negligence, gross negligence or willful misconduct of the Tenant, or Tenant’s employees, agents, invitees and contractors, then Tenant shall be solely responsible for immediately reimbursing Landlord for the cost thereof. Landlord shall have no liability for damage to Tenant’s property except if such damage is due to the willful misconduct or gross negligence of Landlord.

<b>1. DRIVEWAY:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>2. ELECTRICAL DISTRIBUTION SYSTEM:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>3. ELEVATOR(S):</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>4. EXTERIOR LIGHTING:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>5. EXTERIOR / STRUCTURE:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>6. EXTERIOR WALKWAYS:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>7. FIRE SUPPRESSION SYSTEM:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

<b>8. HVAC:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Air Conditioning		
(i) Maintenance		
(ii) Repair		
(b) Furnace		
(i) Maintenance		
(ii) Repair		
(b) Window Unit(s)		
(i) Maintenance		
(ii) Repair		
<b>9. INTERIOR WALKWAYS:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>10. LANDSCAPING:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>11. LOADING AREA:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>12. PARKING AREA:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>13. PLUMBING SYSTEM:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>14. SIGNAGE:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>15. ROOF:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>16. STAIRS:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>17. TERRACE / PATIO:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		
<b>18. TRASH FACILITIES:</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

<b>19. OTHER: (list item _____)</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

<b>20. OTHER: (list item _____)</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

<b>21. OTHER: (list item _____)</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

<b>22. OTHER: (list item _____)</b>	<b>TENANT</b>	<b>LANDLORD</b>
(a) Maintenance		
(b) Repair		

\_\_\_\_\_  
**1 Tenant's Signature**

\_\_\_\_\_  
**1 Landlord's Signature**

\_\_\_\_\_  
 Print or Type Name

\_\_\_\_\_  
 Print or Type Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

\_\_\_\_\_  
**2 Tenant's Signature**

\_\_\_\_\_  
**2 Landlord's Signature**

\_\_\_\_\_  
 Print or Type Name

\_\_\_\_\_  
 Print or Type Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

**Additional Signature Page (F931) is attached.**

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