

ARTICLE V

Maintenance and Operation

1. The project shall be maintained and operated as residential dwellings. Specifically, the Construction Agent shall without additional charge to the tenants:

- (a) Supply maintenance services including painting and grounds maintenance to all units and "on-site" public areas.
- (b) Supply adequate garbage and waste containers for all units.
- (c) Repair damage in any part of project constructed by Construction Agent resulting from normal wear and tear, and from defects in construction, or acts or omissions of the Construction Agent, its agents or employees.
- (d) Supply adequate amounts of cold water at all times.
- (e) Supply adequate amounts of hot water at all times in accordance with the hot water heating equipment outlined in the specifications.
- (f) Paint such interior and exterior surfaces of the units as may be necessitated by normal wear and tear, but in no event shall complete redecoration of any unit be required more than once every () years. All interior and exterior surfaces shall, however, be painted at least once every ().
- (g) Supply electricity for all normal household appliances, to include and
- (h) Supply heat to each unit of project to provide 70°F inside temperature year round on a 9,000 degree day basis.
- (i) Cut grass of entire project.
- (j) Repair all equipment installed by the Construction Agent and maintain adequate service organization for this purpose.
- (k) Maintain "on-site" parking areas, play areas, sidewalks, and grounds.

2. The Government will furnish to the Construction Agent on a reimbursable basis:

- (a) Garbage and trash collection from each unit at a maximum charge of \$1.00 per unit per month for 500 units.
- (b) Bulk water at approximately \$0.1153 per 1,000 gallons.
- (c) Sewage disposal at \$3.00 per living unit per year for 500 units.
- (d) Fire protection at \$7.00 per hour for two Government fire department companies for time actually spent at fires on the project.

3. The Government will furnish to the Construction Agent the following services on a non-reimbursable basis:

- (a) Snow removal from public roads and parking areas.
- (b) Road maintenance of public roads.

4. Each designated tenant will be responsible or liable, as the case may be, for the following:

- (a) Internal and external cleanliness of each unit which the tenant occupies.
- (b) The removal of snow and ice from unit sidewalks.