

Tenant Responsibility Matrix

Enterprise Rent-A-Car – Lease Operating Expense Allocation

This schedule summarizes the division of operating expenses and maintenance responsibilities between the Landlord and Enterprise (Tenant) based on the August 1, 2005 Lease Agreement and the Second Amendment dated November 16, 2015.

Expense / Responsibility	Landlord	Enterprise (Tenant)
Monthly Rent		✓
Real Estate Taxes	✓	
Building Insurance	✓	
Commercial Liability Insurance		✓
Personal Property Taxes		✓
Roof	✓	
Foundation	✓	
Exterior Walls	✓	
Gutters & Downspouts	✓	
Landscaping		✓
Snow Removal		✓
Parking Lot Repair & Maintenance		✓
HVAC Serving Leased Premises		✓
Plumbing & Sewer Serving Leased Premises		✓
Electrical Serving Leased Premises		✓
Interior Maintenance		✓
Doors, Windows & Plate Glass		✓
Water*	✓	
Sewer*	✓	
Electricity*	✓	
Utility Costs Above \$500/Month*		✓ (Prorated)
Internet / Broadband		✓
Telephone Service		✓
Corporate Data Network / Connection		✓

***Utility Allocation:** Under the lease, the Landlord pays water, sewer, electricity, and other utilities up to a combined maximum of **\$500 per month**. Utility costs above that amount are allocated to the tenants on a prorated basis.

Source: Prepared from the August 1, 2005 Lease Agreement and the Second Amendment dated November 16, 2015. This matrix is provided as a convenient summary for marketing and informational purposes only. In the event of any conflict, the executed lease documents control.