

EXHIBIT C
TUSD – HGRC lease MAINTENANCE RESPONSIBILITY

ITEM	BUILDING A AND BUILDING B, 2 ND FLR RESPONSIBILITY		*BUILDING C PREMISES RESPONSIBILITY		
	TUSD	HGRC	TUSD	HGRC	
Main HVAC building system And central plant components Includes air handlers, ductwork in building and controls.	X		X		
Building Plumbing Systems ¹		X	X		
Building Electrical Systems		X	X		
Roof Repairs		X	X		
Ceiling Tiles and finishes		X		X	
Flooring		X		X	
Door locks and Hardware ²		X		X	
Security and Alarm Systems		X	X		
Lighting Fixtures		X		X	
Electrical Outlets and Switches		X		X	
Plumbing Fixtures		X		X	
Grounds Maintenance ⁴	X		X		
Pest Control		X	X	-	
Fire Sprinkler Systems		X	X		
Room Exhaust Fans		X		X	
Doors and Windows		X		X	
Door Hinges and Window Hardware		X	X		
Exterior Wall Finishes & Paint	X		X		
Interior Wall Finishes & Paint		X		X	
Custodial Services		X		X	
Custodial Supplies		X		X	

*Applies only to Rooms C202, C204, C208, C209, C214

¹ Does not include routine maintenance including clearing lines and clog removal.

² Rekeyed hardware is responsibility of tenant.

⁴TUSD grounds maintenance includes, athletic / playground field and common areas.

⁵ Routine pest control responsibility of tenant. Emergency pest control responsibility of TUSD.