

**Common Area Maintenance**

- (a) The phrase "Common Areas" shall include parking areas, roadways, playgrounds, pool areas, and other facilities from time to time available for use by the tenants of the Shopping Centre.
- (b) The cost of maintaining, repairing, painting, lighting, cleaning, snow removal, and other expenses, injuries and damages which may occur on the Common Areas, including paving, curbs, walkways, landscaping, drainage, and other improvements, shall be or become necessary. The manner in which the costs shall be shared and the expenditures from them is as follows: (i) the Tenant's proportionate share of maintenance and repairs shall be borne by the Landlord upon such basis as the Landlord may determine in its sole discretion; (ii) regarding the area of the Common Areas, the Tenant shall be responsible for the maintenance of the Premises, the use of the Common Areas, and the decision of the Landlord in respect of the Common Areas.
- (c) For the good and convenience of their employees, agents, customers and the public, the Landlord shall promulgate reasonable rules and regulations and shall be entitled to enforce such rules and regulations to the extent that they are reasonable and binding upon the tenants of the Shopping Centre. The Tenant, or post-assignment, shall be bound by the rules and regulations to be promulgated within the confines of the Shopping Centre. The Tenant's agreement to the promulgation of the rules and regulations shall be deemed to be provided for breach of this lease and all legal remedies shall be available at law and in equity.