



Standards of Maintenance & Upkeep

It is the intention of MTAA that its properties be maintained in an attractive, first-class and fully operational condition. To that end, Lessee shall maintain MTAA buildings and land for which it is responsible to the following standards:

1. Lessee shall suffer no waste or injury to the Premises and shall keep the Premises safe and clean and shall comply with all laws and regulations governing care and maintenance of the Premises.
2. All doors, windows and exterior covering on all structures shall be kept in a state of good repair, free of holes, breakage, deterioration, decay or undue wear and tear.
3. Exterior buildings, signs and other structures shall be painted regularly so as to prevent undue rust and deterioration. Prior to the construction or display of any exterior signage, written approval must be obtained from the MTAA.
4. Any paint materials, lacquers or finishing materials applied to any portion of the Leased Premises must first be approved by MTAA as to composition, quality and color.
5. Storage areas outside of buildings on the Leased Premises shall be screened from public view.
6. Lessee shall not cause or permit materials, supplies, inoperable vehicles or equipment to be stored such that they are visible from outside of the Leased Premises without first obtaining the MTAA's written approval.

7. Lessee shall not allow storage of trailers, CONEX, or similar containers on the Leased Premises without first obtaining the MTAA's written approval. Any such approved trailers or containers shall be kept in working condition, with doors closed. The MTAA may withdraw its consent to such containers if, in its sole discretion, Lessee has allowed them to become a nuisance or to detract from the overall appearance of the Premises.
8. The piling or other inappropriate storage of crates, boxes, barrels, and containers is not permitted on MTAA property.
9. All used or unused oil, solvents, and similar substances, whether or not legally definable as "hazardous materials," shall be handled and disposed of in accordance with applicable Federal, State and Local requirements and in a manner which does not encroach on neighboring properties, detract from the appearance of the Leased Premises or create an odor or other nuisance detectable from without the Leased Premises.
10. Uncontained trash is not allowed on MTAA property. Trash and cigarette cans are to be placed in a safe, reasonably inconspicuous location on the Leased Premises. Lessee shall not allow rubbish to accumulate on the Premises and shall be responsible for removing same, at its sole expense.
11. Lessee, at its sole expense, shall cause non-paved portions of the Leased Premises to be landscaped in a manner approved by the MTAA. Lawns, shrubberies and other landscaping features shall be cut, trimmed and maintained to present a neat appearance.
12. All paved surfaces for which Lessee is responsible shall be joint-sealed and painted regularly.
13. Lessee will promptly, at its sole expense, remove snow and ice from the parking lots and sidewalks on the Leased Premises and shall ensure that accumulation of ice and snow does not present an undue hazard to persons lawfully on the Premises.

These standards are being incorporated into all MTAA leases. They are subject to modification following notification of the Lessees. MTAA Lessees, especially those engaged in aeronautical activities, may be subject to additional rules, regulations and standards.

Where these Standards call for the approval or consent of the MTAA, the MTAA President is the only MTAA official authorized to grant same. Unless otherwise stated above, such approval shall not be unreasonably withheld or delayed.