

**NEW LANDSCAPING &
EXTERIOR MAINTENANCE AGREEMENT**

IN ADDITION TO ALL RESPONSIBILITIES NOTED IN THE LEASE AGREEMENT FOR THE PREMISES LOCATED AT _____, TENANT(S) ACKNOWLEDGE HE IS RESPONSIBLE FOR MAINTAINING THE FOLLOWING EXTERIOR ITEMS IN THE CONDITION RECEIVED AT THE COMMENCEMENT OF THE LEASE, OR BETTER:

1. TENANT SHALL MONITOR AND MAINTAIN ALL ITEMS ON THE EXTERIOR PREMISES INCLUDING BUT NOT LIMITED TO THE ITEMS BELOW;
2. TENANT ACKNOWLEDGES THAT THE TREES, BUSHES, AND LAWN ARE ALL NEW AND REQUIRE EXTRA CARE AND DILIGENCE IN WATERING AND MAINTENANCE. THE LAWN HAS BEEN PROFESSIONALLY SEEDING AND ESPECIALLY REQUIRES DAILY ATTENTION. TENANT THEREFORE HEREIN TAKES THE RESPONSIBILITY TO MANAGE AND MONITOR THE LANDSCAPING TO PROTECT ALL AND PROVIDE FOR THE MAXIMUM GROWTH OF THE LAWN. WEEDS SHALL NOT BE ALLOWED TO ACCUMULATE IN ANY AREA. IF ADDITIONAL SEED IS REQUIRED, TENANT SHALL REQUEST SAME FROM LANDLORD AND TENANT SHALL BE RESPONSIBLE FOR ITS APPLICATION AND MANAGEMENT.
3. TENANT SHALL ADMINISTER, MANAGE AND MAINTAIN ALL SNOW, ICE, AND OTHER EXTERIOR HAZARDS ON THE PREMISES.
4. TENANT SHALL MAINTAIN ALL EXTERIOR STORM DRAINAGE ITEMS INCLUDING GUTTER EXTENSIONS, SUMP PUMP EXTENSIONS, INSTALLED DRAIN TILES, ETC.;
5. TENANT SHALL PROTECT ALL EXTERIOR CONCRETE FLATWORK FROM EXCESSIVE WEAR AND TEAR AND DAMAGE FROM SALT AND OTHER CAUSTIC MATERIALS. TENANT SHALL NOT APPLY SALT OR ANY OTHER ABRASIVE AGENTS DIRECTLY OR INDIRECTLY TO THE EXTERIOR CONCRETE SURFACES, WHICH MAY DAMAGE THE CONCRETE SURFACE.;
6. TENANT SHALL REMOVE ALL HOSES AND SHUT OFF EXTERIOR HOSE BIBS PRIOR TO FREEZING IN THE WINTER;

UPON TENANT FAILING TO MAINTAIN THE ABOVE ITEMS AND UPON DISCOVERY BY LANDLORD OF ANY DEFICIENCY, LANDLORD MAY, BUT IS NOT REQUIRED TO, MAINTAIN THE DEFECTIVE ITEM AND TENANT SHALL PROMPTLY REIMBURSE LANDLORD FOR ANY RELATED COSTS. TENANT HAS REVIEWED THE STATUS OF THE DRIVEWAY AND EXTERIOR CONCRETE SURFACES AROUND THE HOUSE AND FINDS NO DEFECTS IN ITS SURFACE.

TENANT

DATE

TENANT

DATE