

SCHEDULE 4

Maintenance Schedule

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Maintenance

| | | Premises | Terminal Common Areas | Building Exterior and/or Ramp |
|--|--|------------------|-------------------------------|-------------------------------|
| Systems | Electrical: | | | |
| | Master electrical panels and main electrical equipment | | LAWA | |
| | Electrical sub-panels and equipment and distribution | Tenant | LAWA | LAWA |
| | Common Area Lighting: Lamps, Ballasts, Fixtures | N/A | LAWA | LAWA |
| | Lighting (bulbs, fixtures, and components) above the BHS, ICS, NBHS, EBS system equipment. | Tenant | NA | NA |
| | Light bulbs, fixtures, and components interior to premises. | Tenant | N/A | N/A |
| | Fire Suppression System: | | | |
| | Fire sprinkler and fire-life-safety systems | Tenant | LAWA | LAWA |
| | Fire Alarm Detection | Tenant | LAWA | LAWA |
| | Fire Suppression System (Building Wide) | NA | LAWA | LAWA |
| | Fire Suppression Equipment Exclusive to the Lease Premises (i.e. Fire Extinguisher, etc.) | Tenant | N/A | N/A |
| | HVAC: | | | |
| | HVAC | Tenant | LAWA- unless tenant installed | N/A |
| | Chilled/hot water for HVAC | Tenant | LAWA | N/A |
| | Thermostats | Tenant | LAWA | N/A |
| | HVAC stand alone systems | Tenant | LAWA | N/A |
| | Plumbing: | | | |
| | Tenant Installed plumbing | Tenant | N/A | N/A |
| | Main water and sewer lines | | LAWA | |
| | Plumbing systems from source to LAWA main | Tenant | LAWA | N/A |
| | Backflow preventers | Tenant | LAWA | N/A |
| | Information Technology: | | | |
| | Telephone and data circuits | Tenant | LAWA- unless tenant installed | LAWA |
| | Telecommunications conduits | Tenant | LAWA- unless tenant installed | LAWA |
| | Wi-Fi Equipment | Tenant | LAWA- unless tenant installed | LAWA |
| | Telecommunications cable (fiber/copper) from demised space to Tenant Wiring Closet (TWC) | Tenant installed | N/A | N/A |
| | Telecommunications conduit and cable from TWC to MPOE | N/A | LAWA | N/A |
| | ACAMS | Tenant | LAWA | LAWA |
| | CCTV | Tenant | LAWA | LAWA |
| | EVIDS (FIDS, GIDS, BIDS, VGDS) | Tenant | LAWA | N/A |
| | Paging System | Tenant | LAWA | LAWA |
| | AED Monitors | Tenant | LAWA | LAWA |
| | Distributed Antenna System | | LAWA | |
| | Equipment | | | |
| | Baggage Handling System | Tenant | NA | NA |
| | Hardware, Software, and Disaster Recovery Media, Radios for equipment | Tenant | NA | NA |
| | Early Bag Storage Systems | Tenant | NA | NA |
| | Independent Carrier System | Tenant | NA | NA |
| | Baggage Carousels and Sort Piers | Tenant | NA | NA |
| | Furniture, Fixture, and Equipment | Tenant | NA | NA |
| Baggage Handling System Impact Protection | Tenant | NA | NA | |
| Entrance doors from/to or within Premises, incl. locks | Tenant | NA | NA | |
| Equipment Inventory Systems (BHS/ICS/EBS) | Tenant | NA | NA | |
| MSC Tunnel Fire and Trap Doors | Tenant | NA | NA | |

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|-------------------------------------|---|-------------------------------|----------------------------------|-------------------------------|
| Other Maintenance and Repair | Environmental Management/Sustainability: | | | |
| | Energy Conservation | Tenant | LAWA | N/A |
| | Reclaimed Water (Purple Pipe) | N/A | LAWA | LAWA |
| | Energy and building management | | LAWA | |
| | Building Exterior: | | | |
| | Exterior Walls, Roof and Foundation | | LAWA | |
| | Ramp-side dumpster and trash removal | | LAWA | |
| | Window washing - Exterior | | LAWA | |
| | Building Envelope: | | | |
| | Terminal elevators, escalators, moving walkways | | LAWA- unless installed by Tenant | |
| | Exclusive use elevator(s) and dumbwaiters | Tenant | N/A | N/A |
| | Equipment and improvements installed by Tenant (whether authorization was given or not) | Tenant | N/A | N/A |
| | Furnishings/Fixtures/Equipment | Tenant | LAWA | LAWA |
| | Restrooms | Tenant | LAWA | LAWA |
| | Ceiling tiles/grid | Tenant | LAWA | N/A |
| | Flooring/Floor finishes | Tenant | LAWA | N/A |
| | Wall finishes | Tenant | LAWA | LAWA |
| | Interior and Exterior Premises doors | Tenant | N/A | N/A |
| | Common area doors | N/A | LAWA | LAWA |
| | Building Automation System | | LAWA | |
| Fire doors | Tenant | LAWA- unless tenant installed | LAWA | |
| Janitorial: | | | | |
| Janitorial and Signage | Basic Janitorial | Tenant | LAWA | LAWA |
| | Janitorial in and around TBITEC-Procured Equipment | Tenant | N/A | N/A |
| | High dusting | Tenant | LAWA | LAWA |
| | Waste Disposal and Recycling | Tenant | LAWA | LAWA |
| | Building Pest Control Program | | LAWA | |
| | Fixtures and Decor installed by Tenant | Tenant | N/A | N/A |
| | Windows | Tenant | LAWA | LAWA |
| | Signage: | | | |
| | Wayfinding and building signage | | LAWA | |
| | Tenant installed signage (interior and exterior to Premises) | | Tenant | |