

## **Attachment B**

Additional maintenance requirements:

- a) Water-proofing of the structure
- b) Re-application of the external protective coatings to the external fabric of the building
- c) Redecorate the interior of the building

Note: b) to be undertaken at intervals of no more than five years from the last application or as mutually agreed between the lessor and lessee, depending on the condition of the particular coating at the time.

Separate trading account:

The lessee shall operate a separate trading account for the operation and maintenance of the community centre and any capital maintenance expenditure. The lessee shall make regular contributions to the cost centre with the objective of adding \$5,000.00 per annum.