



AIR CONDITIONING USE AGREEMENT

This Agreement made this ___ day of _____ 20___, by and between PAJAMA FACTORY, LLC, hereinafter referred to as LANDLORD, and _____, hereinafter referred to as TENANT. This agreement applies to TENANT'S current lease for (___-___-___) Studio #___ on the ___ floor of Building ___ of the PAJAMA FACTORY COMPLEX Williamsport, Lycoming County, Pennsylvania. This agreement shall become part of the Lease, as per SECTION FIVE, UTILITIES, and failure to meet any of the terms of this agreement shall be a default of the Lease.

Estimated electrical service for 20__ AC useage shall be paid for with a surcharge equal to \$.75 per net sq. ft. as in effect at the time of the AC installation.

Further considerations are as follows:

1. Tenant shall be responsible for the purchase and maintenance of any AC equipment
2. Tenant shall be responsible for any water damage caused by condensate leaks or overflows
3. All portable units shall have an Energy Star rating

In Agreement:

PAJAMA FACTORY, LLC
By Barbara Andreassen, Leasing Manager

TENANT
By _____