

4508 Chestnut Street Associates, LP

June 15, 2005

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(vi) Kitchen: All kitchen equipment made operational or removed from premises;

(vii) Washer and Dryers: Landlord to provide individual/ client laundry equipment on 2nd 3rd and 4th Floors;

(viii) Provide Locking/control to limit unauthorized access to basement;

(ix) Provide Locking or closure of existing laundry chute; and

(x) Repair/ Restart Elevator Service.

e. Fire Suppression. Repairs/modifications to system for code compliance and in accordance with intended use.

f. Electrical/Fire Alarm. Repairs/modifications to system for code compliance and in accordance with intended use.

g. HVAC. Existing HVAC system to be repaired/rcstored in order to provide for proper and reliable operation. Landlord will maintain (6) through-wall units on premises for exchange/replacement. Thermostats to be made tamper-resistant.

9. Landlord Maintenance and Repair Obligations. The Landlord will maintain the Building Systems including and not limited to all mechanical, electrical, fire suppression, elevator and alarm systems in properly operating conditions throughout the Lease. The Landlord will be responsible for repairs/ replacements of the Improvements and Building Systems due to failures not caused by Tenant abuse or neglect.

10. Signage. Per City of Philadelphia Code, subject to Landlord's review and approval, at Tenant's expense.

11. Prior Occupancy. Tenant shall have access to the Demised Premises twenty (20) days prior to the Rent Commencement Date for installation of telephones, computers, and personal items, subject to Landlord requirements including that Provider maintain insurance and provide indemnities.

12. Right to Sublet. PMA and Tenant shall have the right to sublet the space with the approval of the Landlord, which shall not be unreasonably withheld. Landlord hereby consents to PMA's sublease of the Demised Premises to the City of Philadelphia through its Office of Emergency Shelter and Services.

13. Parking. Tenant shall be entitled to use all parking spaces on the Demised Premises.