

a reasonable workmanlike manner at least every five years as to trim, such five-year periods to be computed from the inception of this Lease, provided this lease is in force and effect. The Lessor shall not be responsible for painting or redecorating any masonry on the exterior of the dwelling units. The Lessor further agrees to provide reasonable landscaping, including, without limitation, sufficient lawn and shrubbery to produce an attractive appearance. The Lessor will also be responsible for the replacement of any property or equipment furnished by the Lessor and found to be defective and unusable, and the Lessor will also be responsible for replacement as required of cooking stoves, refrigerators, hot water heaters and furnace heat converters. In the event the Lessor fails, upon notice, to comply with its obligation under this Sub-paragraph (a) of Paragraph 7, the Authority may do so and deduct the expense thereof from the rent or collect the cost from the Lessor.

- (b) The Authority will be responsible for the normal maintenance and repair of the interior of the leased premises, including, without limitation, redecoration, wiring, plumbing, windows, floors, walls and ceilings, provided, however, that the Authority will not be responsible for any maintenance and repairs resulting from fire and explosion or other cause for which the Lessor has covenanted and agreed to furnish insurance coverage or for which the Authority is to be held harmless. The Authority will also be responsible for normal maintenance and repairs of appliances within the leased premises and shall further be responsible for the normal maintenance and repair of yards, landscaping, walkways, parking areas, porches and screens. It shall also be the responsibility of the Authority to pay the cost of any repairs made