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10. All surface utility facilities servicing the Common Facilities including, but not by way of limitation, hose bibs, standpipes, sprinklers and domestic water lines, shall be inspected at regular intervals and promptly repaired or replaced, as the occasion may require, upon the occurrence of any defect or malfunctioning.

11. All benches, institutional, directional, traffic and other signs, and other amenities in the Common Facilities shall be inspected at regular intervals, maintained in a clean and attractive condition and promptly repaired or replaced upon the occurrence of any defects or irregularities thereto.

12. All lamps on lighting standards shall be inspected at regular intervals and all lamps shall be promptly replaced when no longer properly functioning.

13. The improvements on and to the Common Facilities shall be repaired or replaced with materials, apparatus and facilities of quality at least equal to the quality of the materials, apparatus and facilities repaired or replaced.

14. The parties hereto shall use their best efforts to arrange with local police authorities to (i) patrol the Common Facilities at regular intervals and (ii) supervise traffic direction at entrances and exits to the Shopping Center during such hours and periods as traffic conditions would reasonable require such supervision.

15. The parties hereto shall use their best efforts to require (i) their respective permittees to comply with all regulations with respect to the Common Facilities, including, but not by way of limitation, posted speed limits, directional markings and parking stall markings and (ii) all receiving and shipping to be conducted only in the areas designated therefor on the Plot Plan.