

"Maintenance Costs" shall mean and include the costs incurred by or on behalf of DIC for the following with respect to the maintenance of the unimproved portions of the Overall Parcel:

- (a) landscaping, grounds maintenance and ice, snow, water, trash, garbage and rubbish removal;
- (b) paving, repaving, striping, restriping and replacement and repair of roadways, drives and lighting facilities;
- (c) direct administrative costs and personnel costs, including all applicable withholding taxes relating to the performance of any of the services to be provided herein;
- (d) all unreimbursed costs incurred by DIC in connection with the maintenance and repair of the retention and drainage areas on the Overall Parcel; and
- (e) reasonable public liability insurance costs paid by DIC in connection with any maintenance of the Overall Parcel.

Notwithstanding anything provided herein to the contrary, DIC shall be under no obligation to maintain any building(s) situated on the Leased Land and DP-17 shall be under no obligation to pay or share in the payment of any costs or expenses incurred by DIC with respect to (i) any of the recreational facilities or any other buildings (including the

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