



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** October 12, 2018

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Alex Feinman, Leasing Program Manager *AF*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF LEASE AGREEMENT BETWEEN ORANGE COUNTY AND PET ALLIANCE OF GREATER ORLANDO, INC. AND DELEGATION OF AUTHORITY TO THE REAL ESTATE MANAGEMENT DIVISION TO EXERCISE RENEWAL OPTIONS AND FURNISH NOTICES REQUIRED OR ALLOWED BY THE LEASE, AS NEEDED

**PROJECT:** Pet Alliance East Side Clinic  
12050 East Colonial Drive, Orlando, Florida, 32826  
Lease File #10015  
  
District 4

**PURPOSE:** To provide space for the creation of a spay/neuter clinic at East Orange Neighborhood Park.

**ITEM:** Lease Agreement  
Revenue: None  
Size: 2,874 square feet  
Term: 5 years  
Options: Two, 5-year renewals

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Animal Services Division  
Capital Projects Division  
Risk Management Division

**REMARKS:** Orange County is in the process of opening up two new spay/neuter clinics in Orange County – one on the west side of the County, and the other on the east side of the County.

The Capital Projects Division is nearing completion on construction of a spay/neuter clinic on the east side of Orange County at East Orange Neighborhood Park, and the Animal Services Division desires to enter into this Lease Agreement with Pet Alliance of Greater Orlando, Inc. ("Pet Alliance") to provide for Pet Alliance's operation of such clinic.

This Lease Agreement obligates Pet Alliance to use the Leased Premises as a spay/neuter clinic that offers large volume, low-cost sterilization surgeries, including anesthesia, pre- and post-operative medications, microchip implants and their delivery systems, and rabies vaccinations, as well as associated veterinary services specifically for outpatient procedures. There is no rent associated with this Lease Agreement; however, in addition to providing the specified services, Pet Alliance will pay for utilities for the location after the first year of operation. The term is for five years, with two additional five-year renewals.

OCT 30 2018

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ORANGE COUNTY, FLORIDA  
*and*  
PET ALLIANCE OF GREATER ORLANDO, INC.

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LEASE AGREEMENT

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THIS LEASE AGREEMENT (the "**Lease**") is made as of the date last executed below (the "**Lease Effective Date**") and entered into by and between ORANGE COUNTY, a charter county and political subdivision of the State of Florida ("**Lessor**") and PET ALLIANCE OF GREATER ORLANDO, INC., a Florida not-for-profit corporation ("**Lessee**").

WITNESSETH:

1. Premises. Lessor is the owner in fee simple of certain property known as East Orange Neighborhood Park, located at 12050 East Colonial Drive, Orlando, Florida 32826, whose Parcel ID is 22-22-31-0000-00-003 (the "**Facility**"). In consideration of the services to be performed by Lessee, Lessor will lease to the Lessee a portion of the Facility containing approximately 2,874 square feet of space (the "**Leased Premises**"), as is more particularly shown in Exhibit "A" attached hereto and thereby made a part of this Lease.

2. Term. The term of this Lease shall commence upon the Lease Effective Date and shall expire at the end of the sixtieth (60<sup>th</sup>) full month after such date ("**Lease Term**"). Lessee may request renewal of this Lease for up to two (2) additional consecutive terms of five (5) years each by providing written notice to Lessor at least ninety (90) calendar days prior to the expiration of the applicable term. Decisions pertaining to such renewal shall be at Lessor's sole discretion. Lessor's Manager of the Real Estate Management Division or his/her designee shall have the authority to approve any renewal. If Lessor shall not have responded to Lessee's written renewal request by the thirtieth (30<sup>th</sup>) calendar day prior to the expiration of a term, then Lessee shall be entitled to such renewal.

3. Buildout of Leased Premises. Prior to Lessee's occupancy of the Leased Premises, Lessor shall construct and install the Leased Premises according to the Site Bid/Permit Drawings dated December 27, 2016, attached hereto as Exhibit "B," and incorporated herein by this reference.

4. Rent. In lieu of rental, and as consideration for the use and occupancy of the Leased Premises during the Lease Term, Lessee shall provide the services set forth in Paragraph 7, Permitted Use, herein.

5. Insurance. Lessee agrees to maintain on a primary basis and at its sole expense, at all times throughout the duration of the Lease and any extensions or renewals thereof the following types of insurance coverage with limits and on forms (including endorsements) as described herein. These requirements, as well as the Lessor's review or acceptance of insurance maintained by Lessee is not intended to and shall not in any manner limit or qualify the liability or obligations assumed by the Lessee under this Lease. The Lessee shall require and ensure that all contractors or subcontractors providing services or performing work on the Leased Premises procures and maintains until the completion of their respective services insurance of the types and to the limits specified herein. All insurance carriers providing coverage required herein shall be licensed to conduct business in the State of Florida and must possess a current A.M. Best's Financial Strength Rating of A- Class VIII or better.

Required Coverage:

- a. Commercial General Liability - Lessee shall maintain coverage issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with a limit of liability of not less than \$1,000,000 (one million dollars) per occurrence. Lessee further agrees coverage shall not contain any endorsement(s) excluding or limiting Contractual Liability, or Separation of Insureds. The General Aggregate limit shall either apply separately to this Lease or shall be at least twice the required occurrence limit. Lessee agrees to endorse the Lessor as an Additional Insured with a CG 20 26 Additional Insured – Designated Person or Organization endorsement, or its equivalent to all commercial general liability policies. The additional insured shall be listed in the name of Orange County Board of County Commissioners.
- b. Business Automobile Liability – Lessee shall maintain coverage for all owned; non-owned and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, with limits of not less than \$500,000 (five hundred thousand dollars) per accident. In the event the Lessee does not own automobiles, the Lessee shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.
- c. Workers' Compensation - The Vendor/Contractor shall maintain coverage for its employees with statutory workers' compensation limits, and no less than \$100,000 each incident of bodily injury or disease for Employers' Liability.
- d. All-Risk Property – Lessee shall maintain all-risk property insurance for all personal property located at the Leased Premises.

- e. Professional Liability – Lessee shall require all staff veterinarians to carry Professional Liability coverage in an amount not less than one million dollars (\$1,000,000) per incident or occurrence.

Lessee shall provide the Lessor with current certificates of insurance evidencing all required coverage. In addition to the certificate(s) of insurance the Lessee shall also provide a blanket or specific additional insured endorsement for each policy as required above. All specific policy endorsements shall be in the name of the Orange County Board of County Commissioners and shall reference the policy number(s) to which these endorsements apply.

The certificates shall clearly indicate that the Lessee has obtained insurance of the type, amount and classification as required for strict compliance with this insurance section. Lessee shall notify the Lessor not less than thirty (30) business days (ten business days for non-payment of premium) of any material change in or cancellation/non-renewal of insurance coverage. To maintain compliance with the aforementioned insurance requirements the Lessee shall immediately provide evidence of replacement coverage to the Lessor or its certificate management representative.

6. Indemnification. To the fullest extent permitted by law, the Lessee shall defend, indemnify and hold harmless the Lessor/County its officials and employees from any and all losses and expenses, claims and damages, demands, suits or other actions or any liability whatsoever, including reasonable attorney's fees and costs arising out of or resulting from the performance or failure to perform its operations, obligations and responsibilities associated with the operation, use, care and maintenance of the Leased Premises.

To the fullest extent permitted by Section 768.28, Florida Statutes, the Lessor shall release, defend, indemnify and hold harmless the Lessee, its officials and employees from all losses and expenses, claims and damages, demands, suits or other actions or any liability attributable to its negligent acts or omissions or those of its officials and employees acting within the scope of their employment or arising from the Lessor's negligent performance associated with the operation, care, use and maintenance of the Facility. Nothing contained herein shall constitute a waiver of the Lessor's sovereign immunity or the provisions of Section 768.28, Florida Statutes.

The foregoing shall not constitute an agreement by either the Lessee or Lessor to assume liability for the acts, omissions and/or negligence of the other party.

7. Permitted Use. Lessee shall use the Leased Premises for the creation of an off-site spay/neuter clinic to offer large volume, low-cost sterilization surgeries, including anesthesia, pre- and post-operative medications, microchip implants and their delivery systems, and rabies vaccinations, as well as associated veterinary services specifically for outpatient

procedures. Lessee agrees to staff the Leased Premises with a veterinarian(s) licensed by and in good standing with the Florida Department of Business and Professional Regulation.

8. Utilities. Lessee shall contract for and provide all utilities for the Leased Premises, including electrical, water, sewer, fire protection service, gross receipt taxes, or any other cost that the local utility company may add to its monthly utility bill during the duration of the Lease Term. Notwithstanding the foregoing, during the first twelve (12) full calendar months (including any partial month after the Lease Effective Date), Lessor shall reimburse Lessee for any electrical expenses incurred as a normal course of business.

9. Care of Leased Premises. Lessor and Lessee shall maintain the Leased Premises and shall be responsible for all costs and maintenance, operations, system repair, and janitorial services, etc., as outlined in Exhibit "C".

10. Parking. Lessor hereby grants to Lessee non-exclusive use of the general parking facilities adjacent to and/or located at the Leased Premises. Said parking to be available to Lessee's employees, volunteers and clients during the times during which the Lessee operates. No vehicle abandoned or disabled or in a state of non-operation or disrepair shall be left upon the property of the Lessor, and Lessee shall enforce this restriction against Lessee's employees, volunteers agents, visitors, licensees, invites, contractors and customers. No overnight parking is permitted without prior written consent of Lessor.

11. Keys to Premises. The Lessor's Animal Services Division shall be responsible for issuing keys, or replacement of keys, to Lessee for the Premises. Lessor's Animal Services shall also be responsible for changing locks for the Premises if needed. Lessee shall notify Lessor of any need to replace keys and/or change the locks and shall be solely responsible for the cost of replacing lost keys and/or changing the locks on the Premises during the Lease Term.

12. Interruption of Service. Lessor does not warrant that any services to be provided by Lessor, or any third party, will be free from interruption due to causes beyond Lessor's reasonable control. In the event of temporary interruption of services or unavoidable delays in the making of repairs by a third party, the same shall not be deemed an eviction or disturbance of Lessee's use and possession of the Leased Premises nor render Lessor liable to Lessee for damages. Unavoidable delays shall be deemed to include delays in the performance of any of the obligations under the terms of this Lease resulting from acts of God, strikes, lockouts or other disturbances; acts of civil disobedience; orders of any kind of the government of the State of Florida or the United States of America or any of their departments, agencies or officials, or any civil or military authority, or any other act not within the control of the party whose performance is interfered with, and which, by reasonable diligence, such party is unable to prevent.

13. Compliance with Laws and Regulations. Lessee shall comply with all Federal, State, County and City laws, ordinances, rules and regulations affecting or respecting the use or occupancy of the Leased Premises by the Lessee or the operations at any time thereon transacted by the Lessee, and Lessee shall comply with all reasonable rules which may be hereafter adopted by Lessor for the protection, welfare and orderly management of the Leased Premises and Lessor's program.

14. Warranty of Quiet Enjoyment. Lessee, upon keeping and performing its obligations under this Lease, shall peacefully and quietly hold, occupy, and enjoy the Leased Premises during the term hereof.

15. Eminent Domain. If the whole or any part of the property of which the Leased Premises is a part, shall be taken by any public authority under the power of eminent domain, so that the Lessee cannot continue to operate its services in the Leased Premises, then the term of this Lease shall cease as of the day possession is taken by such public authority. The amount awarded for any taking under the power of eminent domain shall belong solely to and be solely the property of the Lessor.

16. Waiver. No waiver of any of the covenants and agreements herein contained or of any breach thereof shall be taken to constitute a waiver of any other subsequent breach of such covenants and agreements or to justify or authorize the non-observance at any time of the same or of any other covenants and agreements hereof.

17. Notices. All notices required under this Lease to be given to Lessee may be given to:

Executive Director  
Pet Alliance of Greater Orlando  
2727 Conroy Road  
Orlando, FL 32839

or at such other place as Lessee may designate in writing.

Any such notice to be given to Lessor under this Lease shall be given to;  
Director, Animal Services Department  
2769 Conroy Road  
Orlando, FL 32839

with copies to:  
Orange County Board of County Commissioners

Pet Alliance East Side Clinic  
Lease File #10015

Attn: Real Estate Management Division  
Post Office Box 1393  
Orlando, FL 32802

Orange County Attorney  
Post Office Box 1393  
Orlando, FL 32802-1393

or at such other place as Lessor may designate in writing.

All notices shall be in writing and shall be sent by certified mail, postage prepaid or by personal delivery.

18. Fixtures and Alterations. Lessee shall not, without Lessor's prior written consent, build, construct, change modify or otherwise make any improvements to the Leased Premises, or attach any fixtures in or to the Leased Premises. Failure to receive such prior written consent for such improvements shall be considered a breach of this Lease, and grounds for termination. Lessee shall not alter or make additions to the Leased Premises, nor attach or affix any article hereto, nor permit any annoying sound device, or deface the Leased Premises, except as provided herein.

19. Redelivery of Premises. Lessee shall, on the expiration of this Lease, deliver the Leased Premises in as good order and condition as it now is or may be put by Lessor, with the exception of reasonable use and ordinary wear and tear thereof or damage by unavoidable casualty, and Lessee shall promptly surrender all keys to the Leased Premises to Lessor.

20. Access to Leased Premises. Lessee shall have unlimited access to the Leased Premises. Lessor, however, shall have no liability to Lessee, its employees, volunteers agents, invitees or licensees for losses due to theft or burglary (unless caused by the negligent acts or omissions of the Lessor or its authorized agent) or for damages done by unauthorized persons on the Leased Premises and Lessor is not required to insure against any such losses. Lessor shall not at any time be liable for damage to any property in or upon the Leased Premises which results from power surges or other deviations from the constancy of electrical service or from gas, smoke, water, rain, ice or snow which issues or leaks from or forms upon any part of the Leased Premises. Lessee shall cooperate fully in Lessor's efforts to maintain security within the Leased Premises and shall follow all regulations promulgated by Lessor with respect thereto.

21. Signs. Lessor may, but shall not be obligated to, install signage along the main road. If Lessee desire signage along the main road, Lessee shall notify Lessor in writing and all costs associated with the installation shall be reimbursed by Lessee. Lessee shall not install or



locate signs in the windows and doors of the Leased Premises or any other part of the Leased Premises without first obtaining Lessor's written consent. Any signs installed by Lessee with Lessor's permission shall be maintained in good repair and shall be removed upon termination of this Lease and any building or grounds damage therefrom restored by Lessee at Lessee's expense.

22. Severability. The provisions of this Lease are declared by the parties to be severable. However, the material provisions of this Lease are dependent upon one another, and such interdependence is a material inducement for the parties to enter into this Lease. Therefore, should any material term, provision, covenant or condition of this Lease be held invalid or unenforceable by a court of competent jurisdiction, the party protected or benefited by such term, provision, covenant, or condition may demand that the parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited party to its previous position or otherwise mitigate the loss of protection or benefit resulting from the litigation.

23. Assignment, Subletting, Use of Leased Premises by Other Providers. Lessee may not assign or encumber its interest in this Lease or in the Leased Premises, or sublease all or any part of the Leased Premises, to any other entity to occupy or use all or any part of the Leased Premises without Lessor's prior written approval.

24. Lessor's Right of Entry. Lessor and Lessor's authorized representatives shall, upon at least twenty-four (24) hours' notice to Lessee or Lessee's authorized representatives, have the right to enter the Leased Premises for any of the following purposes: to determine whether the Leased Premises are in good condition and whether Lessee is complying with its obligation under this Lease; or, to serve, post or keep posted any notices required or allowed under the provisions of this Lease or, to make repairs to the Leased Premises. Lessor shall have the right to waive such notice requirement in an emergency situation. Lessor shall not be liable in any manner for any inconvenience, disturbance, nuisance or other damage arising out of Lessor's entry on the Leased Premises, except damage resulting from the acts or omissions of Lessor or its authorized representatives.

25. Cleanliness of Premises. Lessee will not improperly or unlawfully store, handle, release, or dispose of any refuse, trash or hazardous materials or contaminants in the Leased Premises or in or around the building (including the parking lot) of which the Leased Premises form a part. Lessee shall immediately notify Lessor and appropriate governmental agencies and authorities having jurisdiction if a release of such materials occurs, and shall take complete corrective action to clean and remove the material and restore the premises in compliance with procedures established by such authorities, and shall provide appropriate evidence of compliance.

26. Holdover. If the Lessee remains in the Leased Premises beyond the expiration or earlier termination of the Lease Term, the tenancy may be extended on a month-to-month basis under the same terms and conditions of this Lease. Lessor's Manager of the Real Estate Management Division or his/her designee shall have the authority to approve any such holdover.

27. Radon Gas - Notice to Prospective Lessee. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit, pursuant to Section 404.056(8), Florida Statutes.

28. Mold - Notice to Prospective Lessee. Lessee agrees to hold Lessor harmless in the event any mold contaminants are discovered on the Leased Premises. Lessee understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated in high level in a living environment. The Lessor agrees that in the event mold-like contamination is discovered, this condition will be reported to the Lessee.

29. Governing Law/Venue. The Laws of the State of Florida shall govern the validity, performance and enforcement of this Lease. Any litigation regarding the terms or conditions of this Lease shall take place in the Circuit Court of the Ninth Judicial Circuit of the State of Florida.

30. Early Termination. At any time during the Lease Term or any renewals or extensions thereof, Lessor shall also have the right – in addition to the right of termination provided to Lessor in Section 30 of this Lease below (i.e. upon a default by Lessee) – to terminate this Lease, upon not less than one hundred eighty (180) days' prior written notice to Lessee, in the event that Lessor (in its sole discretion) has another *bona fide* public purpose for which Lessor desires to use the Leased Premises, which use and public purpose would be inconsistent (as determined by Lessor in its sole discretion) with the Lessee's continued use and occupancy of the Leased Premises pursuant to this Lease.

31. Default. The following shall be considered an "Event of Default", and grounds for termination;

- a. Loss of status by Lessee as a charitable organization under Section 501(c)(3) of the Internal Revenue Code by Pet Alliance of Greater Orlando;
- b. Failure of Lessee to maintain insurance as required by this Lease, or any amendment hereto; or
- c. Failure of Lessee to perform or adhere to any of the provisions of this Lease.

In the event of default by Lessee, Lessor shall provide Lessee written notice of default specifying the nature of the default and an opportunity to cure within fifteen days of delivery of such notice. However Lessor shall have no obligation to provide an opportunity to cure if the default (i) has been the subject of two prior notices of default, or (ii) is of such nature that, in the opinion of Lessor, to continue the Lease would create a serious risk to human safety and welfare.

32. Recording. This Lease may not be recorded in the official public records of Orange County.

33. Entire Agreement. This Lease and its Exhibits, constitute the entire Lease between the parties and supersedes all prior agreements, oral or written. No waiver, modification, additions or addenda to this Lease shall be valid unless in writing and signed by both the Lessor and the Lessee.

*(signature pages follow)*

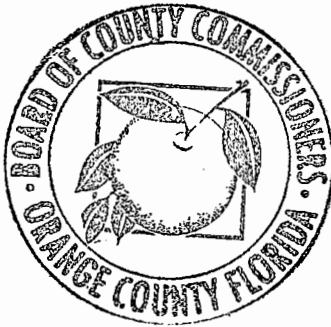
Pet Alliance East Side Clinic  
Lease File #10015

IN WITNESS WHEREOF, Lessor and Lessee have caused this Lease to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Lease Effective Date.

LESSOR:

**ORANGE COUNTY**, a charter county and  
political subdivision of the State of Florida

**By: The Board of County Commissioners**



By: *Teresa Jacobs*  
Teresa Jacobs  
for Orange County Mayor

Date: 10.30.18

ATTEST: Phil Diamond, CPA, County  
Comptroller  
As Clerk to the Board of County  
Commissioners

By: *Katie Smith*  
Deputy Clerk

Pet Alliance East Side Clinic  
Lease File #10015

IN WITNESS WHEREOF, Lessor and Lessee have caused this Lease to be executed by their respective officers and parties thereunto duly authorized to be effective as of the Lease Effective Date.

LESSEE:

Signed, sealed and delivered  
in the presence of:

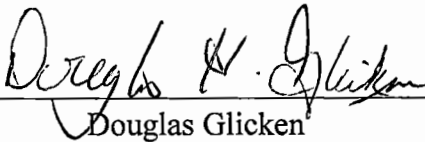
**PET ALLIANCE OF GREATER ORLANDO,  
INC.,** a Florida not-for-profit corporation

Witness: 

Print Name: Alice Feisman

Witness: 

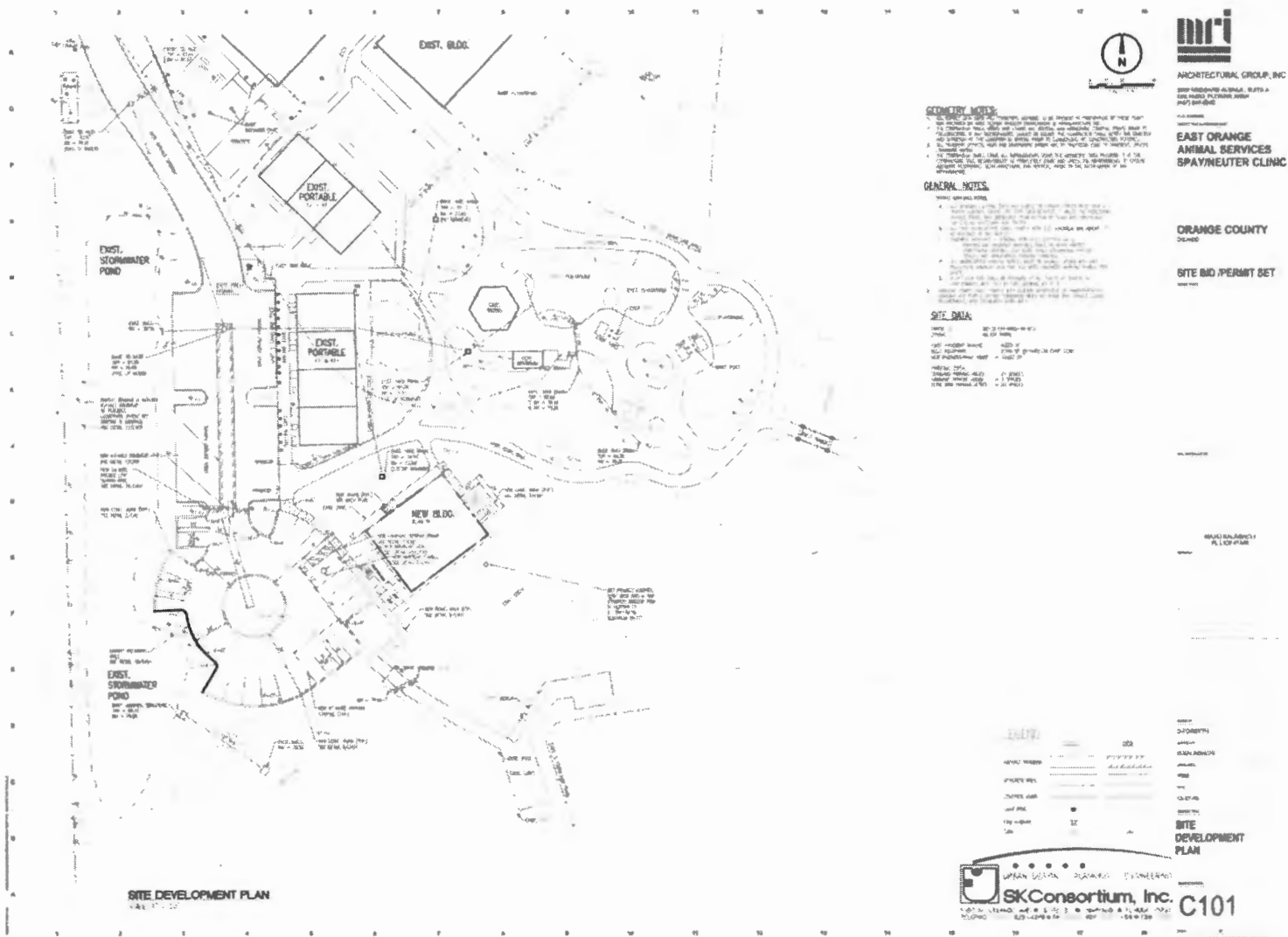
Print Name: Jeffrey Cadura

By:   
Douglas Glick

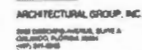
Title: Chairman and Director

Date: 10-12-18

EXHIBIT "A"  
LEASED PREMISES







**EAST ORANGE  
ANIMAL SERVICES  
SPAY/NEUTER CLINIC**

**ORANGE COUNTY**  
CLERK

**BID SET**  
**SITE BID/PERMIT SET**

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**Abstract:**

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\$27.16

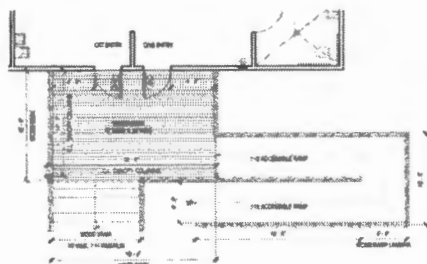
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## A2.1

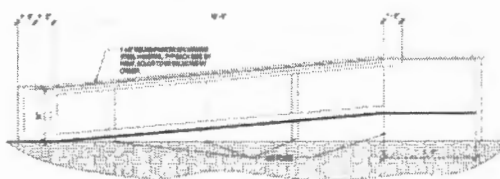
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1995	105
2000	110
2005	115
2010	120
2015	125
2020	130
2025	135
2030	140
2035	145
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2045	155
2050	160
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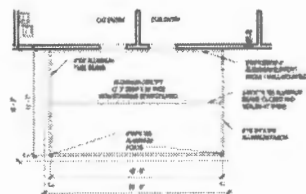
**FLOOR PLAN - SIDE ENTRANCE STAIR**



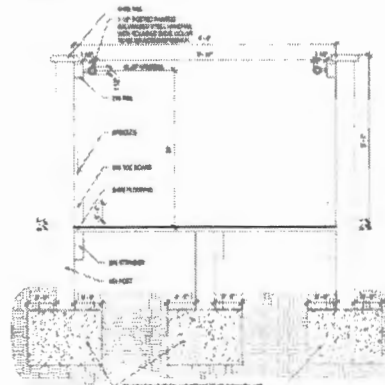
**FLOOR PLAN - FRONT DECK AND STAIRS**



**FLOOR PLAN - REAR ENTRANCE STAIRS**



**CANOPY — MAIN ENTRANCE**



**ACCESSIBLE RAMP SECTION**

DECK NOTES:

1. **RESEARCH** AND **ANALYSIS** OF CURRENT AND EMERGING ISSUES RELEVANT TO THE BUSINESS OF THE FIRM AND TO THE FIRM'S STRATEGIC GOALS AND OBJECTIVES
2. **CONDUCT** AND **ANALYSIS** OF RESEARCH AND ANALYSIS OF CURRENT AND EMERGING ISSUES RELEVANT TO THE BUSINESS OF THE FIRM AND TO THE FIRM'S STRATEGIC GOALS AND OBJECTIVES
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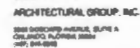
**STRUCTURAL NOTES:**

- [illegible]

**CANOPY NOTES:**

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ORANGE COUNTY  
CLUB

**Abstract**

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*Journal of Management Education* 35(10) 1101-1114

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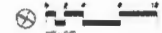
PLAN AND EQUIPMENT

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NOTE: INFORMATION ON OTHER RECENT AND PENDING LITIGATION



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**EXHIBIT "C"**  
**MAINTENANCE RESPONSIBILITY**

Lessor and Lessee acknowledge and agree the following will constitute Maintenance and Repair responsibilities regarding the Leased Premises:

	Lessor ("County") or Lessee ("Pet Alliance")	Comments
Cabinets, Vanities, and Countertops	County	
Carpet and/or Tile (incl. Deep Cleaning, Repair, and Replacement)	County	
Changes / Additions to Building	County	
Common Area Maintenance	County	
Dumpsters / Trash	County	
Elevators	N/A	
Exterior Cleaning	County	
Exterior Doors (incl. Closure Devices, Frames, Molding, etc.)	County	
Exterior Electrical: Meter Base, Outlets, Switches, etc.	County	
Exterior Lighting (Pole and Building Fixtures)	County	
Exterior Painting	County	
Exterior Plumbing (incl. Septic Tanks, Lift Stations, Pumps, etc.)	County	
Exterior Walls, Building Envelope, and other Structural Components	County	
Exterior Windows	County	
Fire Alarm Systems (incl. False Alarms)	County	
Fire Extinguishers	County	
Generators	N/A	
HVAC (incl. Filters, Repairs, and Replacement)	County	
Interior Doors (incl. Closure Devices, Frames, Molding, etc.)	County	
Interior Electrical: Main Switchgear & Breakers	County	
Interior Electrical: Outlets, Switches, Light Fixtures, Distribution Panels, etc.	County	
Interior Decoration (incl. Paint, Hanging Pictures, Shelves, TV's, Dispensers, etc.)	County	
Interior Plumbing: Faucets, Toilets, Sinks, Water Heaters, Appliances etc. (incl. Leaks under Slab or Inside Walls)	County	
Interior Windows, Glass Partitions, Window Treatments, Ceiling Tiles	County	
Irrigation Systems (incl. Controllers, Pumps)	County	
Janitorial	Pet Alliance	Pet Alliance also responsible for nightly vacuuming and spot cleaning carpet
Landscaping (incl. Debris Clean-up & Storm Drainage)	County	

Pet Alliance East Side Clinic  
Lease File #10015

Life Safety / Fire Sprinklers / Fire Hood Suppression	County	
Locks / Key Management	County	County responsible at Pet Alliance's expense
Overhead Doors / Automatic Gates (incl. Closure Devices, etc.)	County	
Parking Lot and Driveway (incl. Hardscapes)	County	
Pest Control (incl. removal/disposal of dead animals)	County	
Roof	County	
Security Systems / Cameras	Pet Alliance	
Signage	County	
Utilities – Electrical	Pet Alliance	
Utilities – Internet Access, Phones, IT equipment	Pet Alliance	
Utilities – Water / Sewer	Pet Alliance	
Other:		
Other:		
Other:		
Other:		