

# Lease Clause

## New Lease

Per the lease agreement (paragraph XX, XX), Tenant shall be responsible, at Tenant's sole expense, for replacing all HVAC air filter(s) in the premises according to the schedule established by the Property Manager (e.g., every 30/60/90 days, as applicable). Tenant shall perform timely filter replacements on or before each scheduled due date and must submit verifiable, time-stamped photo proof of the newly installed filter through the platform designated by Landlord (FilterSync).

Failure to submit valid proof by the due date may result in Landlord engaging a licensed HVAC technician to replace the filter and/or inspect the system, with all related costs, including service call fees, charged to Tenant as additional rent.

Repeated failure to comply with this requirement shall constitute a material lease violation and may result in further remedies, including lease termination, legal action, or recovery of costs for any HVAC damage attributable to neglected filter maintenance.

## Renewal

Pursuant to Tenant's ongoing maintenance obligations under the Lease, Tenant agrees to comply with an updated HVAC air filter replacement and verification process using the Landlord's designated system (FilterSync), according to the schedule established by the Property Manager (e.g., every 30/60/90 days, as applicable).

Effective as of the commencement date of this lease extension, Tenant shall replace HVAC air filters on the schedule provided by Landlord and submit time-stamped photo proof of each replacement via the FilterSync system.

Failure to comply with the schedule or verification process may result in filter replacement by a technician at Tenant's expense, with all costs charged as additional rent. Continued noncompliance shall constitute a lease violation under the terms of the original lease agreement.