

2019 Rate Schedule

AMERICAN METRO CENTER

100 - 200 - 300 American Metro Blvd, Hamilton, New Jersey

Access Cards/Fobs

| Type of service | Cost per card/fob |
|-------------------|-------------------|
| Access Cards/Fobs | \$ 8.00 |

Appliance Cleaning*

| Type of service | Cost per cleaning |
|--|-------------------|
| Refrigerator Cleaning (charge per cleaning/refrigerator) | \$ 65.00 |
| Microwave Cleaning (charge per cleaning/microwave) | \$ 35.00 |

Replacement Batteries for Emergency Exit Lights - Tenant Costs**

| Product Type | Cost per Battery |
|--|------------------|
| 0120922 Battery RB630S Jasco Brand Batteries | \$ 21.49 |
| CP6v Battery RB640 | \$ 15.95 |

Replacement Light Bulbs - Tenant Costs**

| Product Type | Cost per Bulb |
|---|--------------------------------------|
| 50 Watt 130 volt High-hat Light Bulbs | \$ 8.25 |
| 65 Watt BR30 Flood Lights | \$ 3.49 |
| T8 741 Bulbs (4' Light Bulbs) | \$ 3.25 |
| 32-Watt PL-T 4-Pin (GX24q-3) Energy Saver for High-hat | \$ 13.25 |
| 32-Watt U-Bent T8 Neutral Linear Fluorescent Light Bulb | \$ 10.25 |
| 12 Volt 35 Watt MR16 Narrow Beam Halogen Light Bulb | \$ 7.49 |
| 3 Lamp 4' Ballast | \$ 22.06 |
| Other Bulb not kept in in-house inventory | <i>Price TBD at time of purchase</i> |

Billable Labor Rates **

| Employee Position | Cost per Hour |
|--|---------------|
| Engineering Hourly Rate (Normal Business Hours ONLY) | \$ 35.00 |
| Chief Engineer - Over Time | \$ 80.50 |
| Building Technician - Over Time | \$ 54.25 |

**Cost of labor and NJ State Sales Tax (6.625%) are included in the above category rates*

*** Cost are subject to change*

****Billing items have an additional 10% markup*

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Billable Expenses:

Tenants are typically responsible for repairs & maintenance within their demised space, please refer to your lease for specific Landlord services. Tenant responsible repairs that require a 3rd party to perform will be charged at the 3rd party cost plus 10% markup for services. Below is a list of Typical Tenant Responsible Service Items for Tenant demised space which include, but is not limited to the following items:

Window Treatments

Electrical Repairs/Issues associated with Tenant's submetered consumption (i.e., non-function outlet or light fixture, etc.)

Supplemental HVAC

Plumbing Repairs within Tenant's Demised Space

Signage

Janitorial Services (above and beyond the scope of lease)

Doors, Locks, Re-keying, & Key Fobs

Painting

Moving and/or Repair to Tenant Furniture or Equipment

Fire & Life Safety Equipment within Tenant's demised space

Bulbs & Ballasts

Parts & Materials

Quotes will be provided for Tenant review and final approval before any repairs are made!