



SKYWAY BRIDGE MAINTENANCE AGREEMENT

Skyway Bridge No. 21

Skyway Bridge Location: over Minnesota Street between American National and Norwest Center

		<u>Building:</u> Norwest Center	<u>Building:</u> American
MAINTENANCE			
Cleaning			
	Doors		100%
	Interior Windows		100%
	Exterior Windows		100%
	Floors (sweep, mop, wax)		100%
	Metal trim, base (dust, remove wax)		100%
	Below ramping		100%
	Clean light fixtures		100%
	Replace light bulbs		100%
	Change HVAC filters		100%
Repair/Replace			
	Doors	50%	50%
	Windows		100%
	Floors (terrazzo, carpeting)		100%
	Roof/Ceiling		100%
	Painting, interior		100%
	Painting, exterior		100%
OPERATIONS			
	HVAC/Mechanical		100%
	Lighting/Electrical		100%
INSURANCE			
	Casualty insurance/Public liability	50%	50%
	Surety Bond	50%	50%
SURVEILLANCE		50%	50%
SIGNAGE		50%	50%

NOTES:

1. Where 100%; responsible party to invoice other party for 50% of the cost.
2. Where 50%; each party responsible; particular to their entrance side of the bridge.

Above reflects the property responsible for performing the maintenance item/service for the skyway bridge.

Building: Norwest Center - Saint Paul
 Contact: Dawn Grant
Towle Real Estate Company
 (as agent for TPI/CMS St. Paul Limited Partnership)
 Address: 55 East Fifth Street
Suite 1575
St. Paul, MN 55101
 Phone: 221-1949
221-0540 (fax)
 Signature: *Dawn M. Grant*
 Title: Vice President
 Date: 2/3/95

Building: American National Bank Building
 Contact: Bob Best
Compass Management
 Address: 101 East Fifth Street
Suite 2014
St. Paul, MN 55101
 Phone: 222-2048
 Signature: *Bob Best*
 Title: Property Manager
 Date: 2/2/95