

5 Landlord's Covenants

The Landlord covenants with the Lessee that subject to payment by the Lessee of the service charge in accordance with this Lease, the Landlord will

employ a manager for general supervision of the Estate

arrange for the answering of emergency calls of the Lessee

provide such other services as the Landlord agrees to provide for the better management of the Estate or for the benefit of residents of the Estate generally

PROVIDED THAT

- the Landlord may for the better management of the Estate add to or vary any of the above services; and
- the Landlord shall not be liable for any temporary breakdown or withdrawal of the above services for causes beyond the Landlord's reasonable control, so long as the Landlord takes reasonable steps to restore the service in question
- the Landlord shall decide if the manager is to be resident on the Estate or not