

EXHIBIT "E"

LIMITED WARRANTY

Term: The terms of the coverage of this Limited Warranty begin on the earlier date of issuance of either the Certificate of Substantial Completion or Certificate of Occupancy.

Coverage: We warrant that all _____

Installed for the project identified as: XXXXXXXXXXXX located at the address: XXXXXXXXXXXXXXXX for a period of one year will be free of defects in installation, materials, or workmanship.

Manufacturer's Warranties: We assign and pass through to you the manufacturer's warranties on all appliances and equipment.

Exclusions from coverage: We do not assume responsibility for any following, all of which are excluded from the coverage of this limited warranty;

1. Damage due to Acts of God, casualty, losses, ordinary wear and tear, abusive use or lack of proper maintenance,
2. Defects in items installed by tenant, or tenant's contractors, or collateral damage to existing finishes, furnishings, or equipment due to items installed by tenant.
3. Expendable items limited to bulbs, fluorescent tubes, HVAC filters, HVAC belts, and emergency lighting batteries, which are replaced periodically under normal maintenance.

No other warranties: This limited warranty is the only warranty we provide.

Repairs: Upon receipt of your report of a defect, if the defective items are covered by this Limited Warranty, we will repair or replace it at no charge to you, within a reasonable time period. The choice between repair and replacement is ours.

Assignment / Transfer: We agree to assign and transfer the warranty for this project to subsequent owners / tenants during the one year warranty period.

Representative

Date Signed