



4069 Washington Rd., McMurray, PA 15317

December 18, 2023

Mr. Anthony Malanos
Mosites Construction Company
400 Mosites Way
Pittsburgh, PA 15205

Dear Tony,

The membership of the McMurray Art League is so grateful to Mosites for providing us a lovely space to hold meetings, classes, and other events to foster the Arts in Peters Township. We believe we have been good tenants, paying for our utilities, keeping the space clean, making repairs and upgrades at our own expense when necessary (records available on request). Over the years, our members and their families and friends have contributed to the community and to the businesses in the McDowell Shops. A yearly Bunky Mosites Art Scholarship Award is presented to a Peters Township High School student with artistic aspirations. We really want to stay in our space and continue our good relationships with both the community and with Mosites.

When the recent HVAC maintenance was done, the technician noted that the unit was showing its age and might need to be replaced soon. It turns out that this is quite a large expense, much more than McMurray Art League can afford. We obtained three estimates for replacing the unit and they came in at \$8,890.00 (Denillo Heating and Cooling, Daikin unit), \$9,260.00 (Denillo Heating and Cooling, Trane unit), and \$11,800 (CA Heating and Cooling, Carrier unit).

According to our lease, Article VII, section 7.01 Maintenance, Repair, and Replacement by Tenant, has the following language: "If any item which Tenant is obligated to repair cannot be fully repaired, Tenant shall promptly replace such item, regardless of whether the benefit of such replacement extends beyond the term of this Lease." Aside from being a little unfair to the Tenant, in the case of the HVAC system, the cost is beyond what the League can afford. We would like to update the lease to replace that sentence with the following: "If any item which Tenant is obligated to repair cannot be fully repaired, Landlord shall promptly replace such item (at Landlord's sole cost), regardless of whether the benefit of such replacement extends beyond the term of this Lease."

We will note that in November 2020, we replaced the water heater at a cost of \$936.00 which stretched our budget at the time. Again, the McMurray Art League sincerely hopes to continue our good relationship with Mosites. We hope you'll consider this change to our lease.

Respectfully,

Jan Pini and Sandy Conley
Co-Presidents, McMurray Art League

CC: Erin Bell
Dean Mosites
Steve Mosites Sr.

www.mcmurrayartleague.com