

Exhibit B

ELEVATOR PM SCHEDULE

Traction and Hydraulic Elevators

On Each Visit

(At least one hour per unit)

- (1) Contact responsible building personnel regarding elevator complaint(s). Correct all complaints.
- (2) Ride cars, checking for unusual noise or operation.
- (3) Correct any malfunctions noted.

Controller

(These are minimum requirements. Elevator Service Company is to meet or exceed this work.)

Monthly

- (1) Observe dispatching, times, and relays for proper operation.

Quarterly

- (2) Clean and check all controller and supervisory relays, contacts, and printed circuit boards.

Quarterly

- (3) Check settings and operation of overloads.

Quarterly

- (4) Check controller voltages.

Quarterly

- (5) Check resistor tubes, grids and condensers.

Semi-Annually

- (6) Clean and check fuses and fuse holders.

Semi-Annually

- (7) Check and tighten all controller connections and components.

Selector

Monthly

- (1) Adjust and/or replace selector brushes and contracts.

Quarterly

- (2) Lubricate selector cable sheaves. Clean/adjust electronic selectors.

Semi-Annual

- (3) Clean and lubricate selector chains, guides, drives and drums.

Hoist Machine

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| Monthly | (1) | Clean dirt and dust from exterior surface of machines. |
| Monthly | (2) | Check sleeve bearing oil. |
| Monthly | (3) | Renew or reseal brushes as required. |
| Quarterly | (4) | Observe worms and gears for end play, back lash, thrust, and any bearing wear. |
| Quarterly | (5) | Clean and/or turn and undercut commutator. |
| Semi-Annual | (6) | Inspect brake, brake drum, drive sheave, remove, clean and lubricate DC brake cores. Clean or replace brake shoes if necessary. Check pivot pins for free movement. |
| Semi-Annual | (7) | Grease roller bearings. |
| Semi-Annual | (8) | Check motor connections. |
| Semi-Annually | (9) | Change sleeve bearing oil. |
| Semi-Annually | (10) | Check armature or rotor clearance – Record measurements in thousandths on Check Charts. |
| Semi-Annually | (11) | Check hoist machine drive sheave, regroove when required by Owner or designated representatives. |
| Annually | (12) | Blow out machine with air pressure. |

MG Sets/Motor Drive

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| Monthly | (1) | Clean dirt and dust from exterior. |
| Monthly | (2) | Renew or reseal brushes as required. Surface of MD sets. |
| Quarterly | (3) | Clean and/or turn and undercut commutators. |
| Semi-Annual | (4) | Grease roller bearings. |
| Semi-Annual | (5) | Check MG/Motor Drive set connections and tighten if necessary. |

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| Semi-Annually | (6) | Blow out machine with air pressure. |
| Semi-Annually | (7) | Check armature or rotor clearance, record measurements in thousandths on Check Charts. |
| Semi-Annually | (8) | Clean dirt and carbon dust from the interior around fields and windings. |
| Annual | (9) | Change oil in sleeve bearings. |

Signal and Dispatching

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| Monthly | (1) | Replace any burned out lamps in the starters control indicator panel, car operating panel, etc. |
| Monthly | (2) | Observe operation of car arrival lanterns and gongs. Correct any malfunctions noted. |
| Monthly | (3) | Observe dispatching, dispatching intervals, high and low call reversal circuits. Make corrections where necessary. |

Emergency Operation

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| Monthly | (1) | Activate fireman's recall system, Phases I and II. Minimum one floor operation on Phase II. Record test in log. |
| Quarterly | (2) | Test car emergency lights. |
| Semi-Annual | (3) | Test each elevator's emergency service, if provided. |
| Semi-Annual | (4) | Activate emergency hospital service systems and any special circuits, if provided. |
| Semi-Annual | (5) | Test emergency power system, if provided. |

Governors

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| Semi-Annual | (1) | Clean, lubricate and test for free movement of all governors. Manually extend governor weights to make sure there is no restriction in motion. |
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Ropes

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| Quarterly | (1) | Check all ropes, grooves, hitches and equalize tension. Lubricate where necessary. Shorten ropes when requested. Replace ropes with “red rouge” showing. |
| Quarterly | (2) | Check rope, clamps and shackles. |
| Quarterly | (3) | Check compensating chain or rope and hitches. |

Hydraulic Machines

Pumping Units

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| Monthly | (1) | Maintain oil tank at proper level. |
| Monthly | (2) | Check for excessive leakage around valves and pumps. |
| Monthly | (3) | Wipe up any oil residue around machine. Eliminate cause of leakage. |
| Quarterly | (4) | Check tension and wear of V belts. |
| Quarterly | (5) | Inspect flexible hoses and connections. Replace when required by inspection or code. |
| Semi-Annual | (6) | Lubricate motor bearings. |

Jack Assembly

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| Monthly | (1) | Check packing gland for excessive oil leakage. Tighten or repack if necessary. |
| Monthly | (2) | Check plunger for signs of leakage or deterioration. Report any oil leakage to Owner in writing. |
| Quarterly | (3) | Check platen bolts for cracks and tightness. |

Car

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| Monthly | (1) | Check alarm bell and communication system. |
| Monthly | (2) | Inspect car door operator. Clean, adjust or replace |

pulleys, shifts, key ways, belts, cams, and motor brushes. Lubricate where required.

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| Monthly | (3) | Clean door guide channels. |
| Monthly | (4) | Check leveling units. |
| Quarterly | (5) | Check retiring cam devices, chain, dash pots, pivots, fastenings, etc. |
| Quarterly | (6) | Check all reopening devices and obstruction timing devices. |
| Quarterly | (7) | Inspect and clean car door or gate and related parts. |
| Semi-Annual | (8) | Replace non-rechargeable emergency light batteries. |
| Semi-Annual | (9) | Check load weighing devices with weights in cars. |
| Semi-Annual | (10) | Clean car tops and related hardware. |
| Semi-Annual | (11) | Check and adjust car door up-thrusts. |
| Semi-Annual | (12) | Inspect guide shoes and roller guides. |
| Semi-Annual | (13) | Inspect broken tape or cable switches. |
| Semi-Annual | (14) | Check and test all safety devices. |
| Semi-Annual | (15) | Check clearance for car safety shoes. |
| Semi-Annual | (16) | Check stile channels for bends or cracks. Also, car frame and supports. |
| Semi-Annual | (17) | Check car operating panel, controls and switches. Clean and lubricate when necessary. |
| Annually | (18) | Check car enclosure steadying device. |

Hoistway

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| Monthly | (1) | Check hall button operation. |
| Monthly | (2) | Check leveling switches and leveling operation. |
| Quarterly | (3) | Lubricate sheave bearings. |

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| Quarterly | (4) | Check hoistway lighting. Replace bulbs where necessary. |
| Semi-Annual | (5) | Inspect limit switches, contacts, cam alignment. |
| Semi-Annual | (6) | Check sheave fastenings, grooves, lubricate grease type bearings. |
| Semi-Annual | (7) | Check stiles for cracks, bends, loose nuts, etc. |
| Semi-Annual | (8) | Clean door hangers, tracks and rollers. Adjust up-thrust. |
| Semi-Annual | (9) | Clean and inspect counter weights, counter weight rope fastenings, roller guides, guide shoes, etc. |
| Semi-Annual | (10) | Inspect hoistway door guides and door closers. |
| Semi-Annual | (11) | Check wear and insulation on travel cables. Check junction box connections. |
| Semi-Annual | (12) | Clean hoistway, separator beams, guide rails, door guide channels, etc. |

Pit

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| Monthly | (1) | Clean pit, iron work located within the pit. |
| Monthly | (2) | Empty drip pan(s). |
| Semi-Annual | (3) | Clean and lubricate governor tail sheave. Adjust position as required. |
| Semi-Annual | (4) | Check oil levels in buffers. |
| Semi-Annual | (5) | Clean and lubricate compensating sheave, selector tail sheave. |

END OF SECTION