



EXHIBIT "A"
LANDLORD'S WORK
OFFICE SUITES

DESCRIPTION OF LANDLORD'S WORK

Landlord's work shall be done in accordance with the project specifications set forth below, shall be limited to the work set forth below and shall exclude all other work on the Premises or elsewhere. Any modifications by Tenant to Landlord's architectural design or floor plan shall be coordinated with Landlord's General Contractor and/or its designated Project Manager. Additional items quantities, or modifications requested by Tenant shall be agreed upon in writing by Tenant and Landlord, including design and permitting fees as required by applicable codes and statutes.

At Tenant's request, Landlord agrees to provide to Tenant at no charge an electronic set of plans to the Tenant space in pdf format (CAD format to be provided upon request). Any additional copies requested by Tenant shall be at Tenant's expense.

PREMISES. A second floor, single story, separately demised space, on concrete slab. Premises dimensions extend to the exterior faces of the stud walls, or to the centerline of those walls separating the demised Premises from the adjacent demised premises. Landlord shall provided the following: **Two (2) Partner offices, Two (2) standard offices, One (1) Conference room, One (1) Kitchenette, and One (1) IT / Storage Room (See Floor Plan). The remainder of the space shall remain open office space.**

STRUCTURE. The building structure shall be at the Landlord's option of steel frame, reinforced concrete or load bearing masonry construction. All state, local and federal building codes shall apply.

ROOF. Where applicable, shall be a membrane, built up roof system or other such materials as selected by the Landlord.

EXTERIOR WALLS. Shall be steel-framed and faced with masonry, wood, composite, or other such materials selected by the Landlord.

DEMISING WALLS One-hour rated assembly – UL design – U419 which shall initially be composed of 6" metal studs at 16" on center extended slab to roof deck with R-11 insulation rolled faced installed opposing side faced. Tenant shall install interior fire-rated 5/8" gypsum after electrical, plumbing, and mechanical work complete.

INTERIOR WALLS Composed of 6" metal studs 24" on center and faced with 1/2 gypsum, taped and floated to level 3 finish and painted Interior walls shall extend slab to finished ceiling height. Floor Base shall be Johnsonite 4" Cove – Color 48 Grey WG

INSULATION. All insulation of exterior walls and roofs shall meet all applicable codes.

ENTRANCE DOORWAY. Each Tenant is to have accessibility from at least one exterior door and elevator, via a corridor to at least one entry door, per the base building plans and specifications.



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INTERIOR DOORS. Each interior door within the demised space shall be a 3'-0" X 7'-0" pre-hung hollow core wood door, stained or painted. Each door shall have a light commercial grade privacy hardware set.

SUB-FLOOR. The floor is concrete with a hard trowel finish.

CARPET Office Tenant Space shall be carpeted excepting the kitchenette and IT areas with the following specification. MOHAWK COMMERCIAL Broadloom Style -PURE GENIUS II ARTIST II COLOR - 983 MATHEMATICIAN PATTERN REPEAT-0.8"W X 0.9"L

KITCHENETTE & IT ROOM LVT-1 LUXURY VINYL TILE MOHAWK GROUP FLOATING RESILIENT TILE CLIC STEP C0011 URBAN PATINA

PAINT All interior walls to be painted with the following specification: SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX EGGSHELL FINISH - COLOR - SW 7022 ALPACA

All interior door frames shall be painted according to the following specification: SHERWIN WILLIAMS PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS - COLOR SW 7019 GAUNTLET GRAY

CEILINGS. All area ceilings shall be 2' x 2' white suspended acoustical tile Armstrong Canyon Square or equivalent with white intermediate duty 15/16" grid support system.

FIRE PROTECTION. One (1) Sprinkler control valve is provided per floor. Landlord to provide full distribution within the demised space, based on Light Hazard with concealed pendant heads in the acoustical ceiling. All sprinkler work to be performed by Landlord approved sprinkler contractor only. Landlord to provide emergency lighting, 1 fire extinguisher, alarms, strobes, fire pulls and smoke detectors per governing code.

ELECTRICAL SERVICE. The service shall be 120/208V – 3 phase, 200 amp, 42 slot panel, to be located at the rear of the Tenant space or other such area as designated by the Landlord. One duplex wall outlet will be provided per every 250 square feet of lease area. All HVAC provided for by the Landlord shall be wired back to the Tenant panel by the Landlord. A 3/4" 4' x 4' plywood telephone and data board will be provided along with two 1" p.v.c. conduits with pull strings for Tenant telephone and data service. Two (2) exit signs with integral emergency lighting will be provided per applicable code. Any additional requirements for tenant improvements are at tenant's expense. Landlord to provide dedicated outlet for refrigerator and outlet microwave and dishwasher in kitchenette and video power for mounted TV in Conference room.

LIGHTING 2 X 2 LED flat panel, 3500K, throughout except in conference room which shall contain LED down lights with dimming feature.



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CERAMIC WALL TILE. Landlord to provide ceramic tile backsplash in kitchenette per Landlord.

KITCHENETTE CABINETRY. Plastic Laminate Base and Top Cabinets per Landlord.

SOLID SURFACE. Kitchenette countertops shall solid surface material per Landlord.

H.V.A.C. The units shall be split-system heat pumps, four (4) tons or less, with fresh air provisions. The standard tonnage of air conditioning shall be based on one (1) ton per 350 square feet of Tenant area. A standard heat/cool thermostat is mounted on the wall, as required by local code. The distribution system is complete including a full ducted supply and fully ducted return as required to provide a balanced airflow for the space. All items to be included per applicable code.

PLUMBING. A valved 1" inch line will be brought to the leased premises and distributed to the Kitchenette fixture locations, per code. Any additional water/plumbing requirements for tenant improvements are at tenant's expense.

SANITARY SEWER – 2" sewer drain brought to the premises and connected to kitchenette fixture locations, per applicable municipal code. Sewer capacity allowance is 250 gallons per day. Any additional sewer/plumbing requirements for tenant improvements shall be at tenant's sole expense.

EXCLUSIONS. Any and all items not listed in the Landlord's Work as herein above defined.

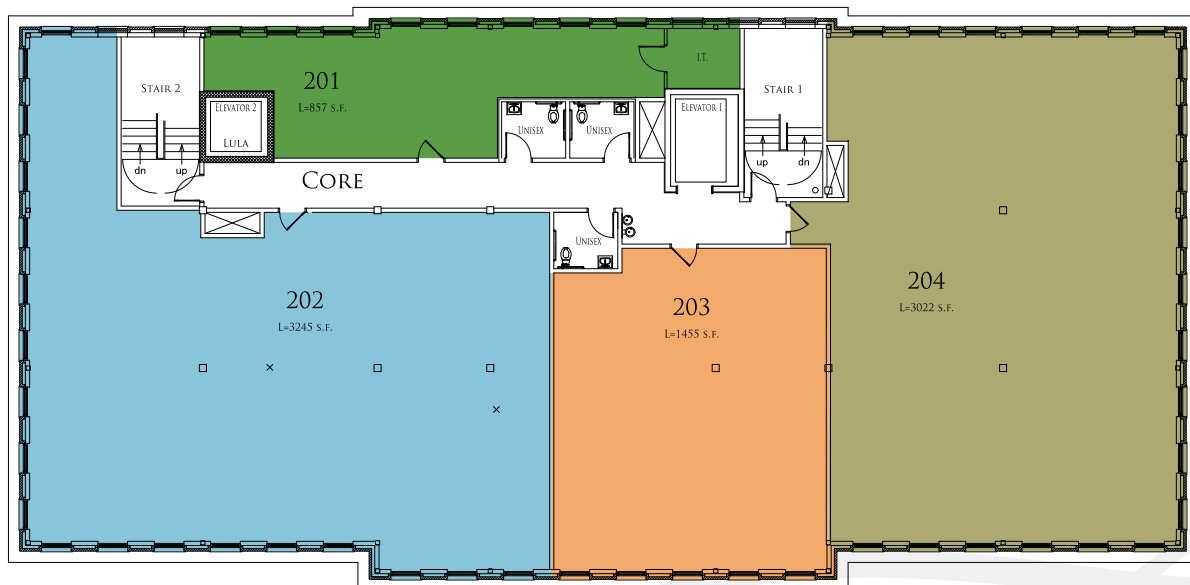
{Exhibit B on following page}





EXHIBIT "B"
PROPOSED OFFICE SUITE

OFFICE SUITES



SOUTH / FRONT ENTRY SIDE

EAST / MAIN STREET SIDE

CORE: STAIRS/ELEVATORS/CORRIDORS/RESTROOMS

LARGE OFFICE LAYOUT
2ND FLOOR PLAN
03/01/2021