

## INTERLOCAL AGREEMENT FOR USE OF PREMISES

THIS INTERLOCAL AGREEMENT FOR USE OF PREMISES (this "Agreement"), made by and between the Board of Regents of the Nevada System of Higher Education, a constitutional entity of the State of Nevada ("NSHE"), on behalf of the College of Southern Nevada, hereinafter referred to as "CSN," and the City of North Las Vegas, a Nevada municipal corporation, hereinafter referred to as "City", and jointly the "Parties".

### RECITALS:

WHEREAS, City is the owner of the North Las Vegas City Hall ("Building") including the premises described below;

WHEREAS, NRS 277.180 permits one or more public agencies to jointly use public buildings to promote and protect the health, comfort, safety, life, welfare and property of their constituents; and

WHEREAS, City has determined that it is in the best interests of its citizens to permit CSN to use the described premises pursuant to the terms and conditions contained herein.

NOW, THEREFORE, City and CSN agree as follows:

#### 1.0 Premises:

For and in consideration of the premises, the rents reserved herein, the covenants and agreements herein contained, and other valuable consideration, CSN does hereby hire and take from City, and City does hereby grant use to CSN of that office and building space described in Exhibit A Located at 2250 Las Vegas Boulevard North, North Las Vegas, Nevada 89030, consisting of 15,368 square feet on the fourth floor (the "Premises"), upon the terms and agreements and conditions following. Exhibit A and Exhibit B are attached hereto and by this reference made a part hereof.

#### 2.0 Terms:

2.1 The effective date of this Agreement shall be when it is executed by the authorized persons for the City and CSN (the "Effective Date"). Subject to the provision of Section 2.2, the term of CSN's occupancy of the Premises and its obligations under this Agreement shall be for a period of three (3) years ("Term") and will commence on May 7, 2015 (the "Commencement Date").

2.2 City shall deliver possession of the Premises to CSN on the Effective Date, and CSN shall be entitled to occupy the Premises until the Commencement Date. CSN shall not be obligated to pay any rent or other charges during any early occupancy period, but CSN shall otherwise be subject to all of the terms and conditions of this Agreement.

2.3 CSN shall have the option to extend the Term for a period of twelve (12) months (the “Extended Period”). Such option shall be exercised by CSN’s written notification to City no later than ninety (90) days prior to the end of the three (3) year term referenced in Section 2.1.

3.0 Governing Law:

City and CSN agree that the laws of the State of Nevada shall govern the validity, construction, interpretation and effect of this Agreement. Any and all disputes arising out of or in connection with this Agreement shall be litigated in a court of competent jurisdiction in the County of Clark, State of Nevada, and the Parties hereby expressly consent to the jurisdiction of said court.

4.0 Rent:

City reserves and CSN agrees to pay as rent for the Premises, without notice or demand, to City throughout the Term annual rent in monthly installments, as follows: during the first month of the Term, the Rent shall be Fourteen Thousand Two Hundred Fifteen and 40/100 Dollars (\$14,215.40). During the second month of the Term, the Rent shall be Eighteen Thousand Nine Hundred Fifty-Four and 81/100 Dollars (\$18,954.81). During the third month of the Term, the Rent shall be Twenty-One Thousand Three Hundred Twenty-Three and 10/100 Dollars (\$21,323.10). During the fourth through the twelfth month of the Term, the Rent shall be due in nine (9) equal monthly installments of Twenty-Eight Thousand Four Hundred Thirty and 80/100(\$28,430.80). During the second year of the Term, the Rent shall be due in twelve (12) equal monthly installments of Twenty-Nine Thousand Three Hundred Fifty-Two and 88/100 Dollars (\$29,352.88). During the third year of the Term, the Rent shall be due in twelve (12) equal monthly installments of Thirty Thousand Two Hundred Seventy-Four and 96/100 Dollars (\$30,274.96). If CSN opts to extend the Term for a fourth year, the Rent shall be due in twelve (12) equal monthly installments of Thirty-One Thousand One Hundred Ninety-Seven and 4/100 Dollars (\$31,197.04), collectively herein the “Rent”, and as summarized in the following table:

<b>Time</b>	<b>Rate/sf</b>	<b>Monthly Rent</b>	<b>Total Annual Rent</b>
Month One	\$0.93	\$14,215.40	\$310,370.81
Month Two	\$1.23	\$18,954.81	\$310,370.81
Month Three	\$1.39	\$21,323.10	\$310,370.81
Months 4-12	\$1.85	\$28,430.80	\$310,370.81
Year Two	\$1.91	\$29,352.88	\$352,234.56
Year Three	\$1.97	\$30,274.96	\$363,299.52
(If applicable)			
Year Four	\$2.03	\$31,197.04	\$374,364.48

The Rent for an additional Renewal Term, if any, shall be mutually agreed upon in writing by the Parties.

4.3 Except for the first month, each of the Rent payments set forth above shall be payable in advance on the first (1st) day of each calendar month, and in the event

the date of expiration of this Agreement occurs other than on the first (1st) day or last day of a calendar month, the rent for such month shall be prorated according to the number of days in that month.

4.4 The Parties acknowledge and agree that the Rent shall include all of the Services to the Premises as indicated in Section 8. The Rent also includes CSN's use of common areas, security personnel during the City's normal business hours, and parking as more particularly described herein. There are no other monthly fees or charges besides the Rent or as specifically provided in the Agreement, unless otherwise mutually agreed upon in writing by the Parties.

4.5. If CSN fails to pay any installment of Rent within 15 days of the due date, CSN shall pay a late payment charge equal to five percent (5%) of any overdue amount (the "Late Charge"). The Late Charge is a fair and reasonable amount to compensate City in the event of a late payment.

4.6 CSN has deposited with the City the sum of Twenty-Eight Thousand Four Hundred Thirty and 80/100 Dollars (\$28,430.80) as security for its full and faithful performance of all the terms of this Agreement (the "Security Deposit"). The Security Deposit shall be applied to the cost, if any, of labor and materials for repairing any damage caused by CSN or anyone acting under its control, ordinary wear and tear excepted, and any Rent, late fees, or any other unpaid charges that accumulated during CSN's occupancy that may become due. The Security Deposit shall be returned after the expiration of this Agreement, provided CSN has fully and faithfully carried out all of the terms of the Agreement. In the event that City seeks to withhold all or part of the Security Deposit, City shall provide CSN with a written statement of the reason and the associated cost.

## 5.0 Use of and Access to the Premises:

5.1. CSN shall only use the Premises as administrative offices for CSN's personnel. The Premises shall not be open to the general public. CSN shall not use the Premises for any other use without the prior written consent of City. City agrees and acknowledges that all or a portion of the Premises may be used by another institution of the NSHE and that any such use is allowed as a matter of right and shall not constitute an assignment under Section 9.0 provided such use is consistent with the terms of conditions of this Agreement.

5.2. CSN shall not hold any community events or other public events on the Premises or on any portion of the Premises without the prior written consent of City.

5.3. CSN shall not use or permit the use of the Premises in a manner that is unlawful, creates damage, waste or a nuisance, or that disturbs occupants of or causes damage to neighboring premises, properties or any other portion of the Premises.

5.4. City warrants that the Building complies with the federal Americans with Disabilities Act ("ADA") and is responsible to remain compliant with the ADA regarding the access to the Building and the Premises during the Term of the Agreement. CSN is responsible for ADA compliance in its use of the Premises.

5.5. CSN shall have access to the Premises on Monday through Friday from 6:00 am to 7:00 pm, and at any other time using security access cards. City shall provide security access cards for CSN's employees. CSN shall pay ten dollars (\$10.00) for each initial security access card for its personnel. Lost security access cards will be replaced at a cost of twenty dollars (\$20.00) for each card to be paid by CSN. CSN shall designate one person to serve as a liaison to communicate with City regarding the Premises, including, without limitation, to request security access cards, to plan lock changes and to request building maintenance assistance (the "CSN Liaison").

5.6. CSN shall comply with all of City's rules, regulations and policies currently in effect or which City may hereafter adopt for the safety, care and orderly operation of the Premises and for the benefit and comfort of other occupants of the Premises. City has made available to CSN a copy of the current and applicable rules, regulations, and policies in effect as of the Commencement Date. City will provide CSN with a draft of any changes or additions to the rules, regulations, and policies which will impact the Premises, CSN's use of the Premises and CSN's employees offices at the Premises prior to their adoption to ensure the proposed regulations and policies don't impact CSN's quiet enjoyment of the Premises or cause CSN to be in violation of the Nevada System of Higher Education's policies.

5.7. City shall not provide any exterior signage on or for the Premises. City shall provide interior signage in the lobby and in the Premises for CSN to the same extent provided for other City of North Las Vegas departments.

5.8. Parking: CSN's personnel are entitled to use the employee parking areas (noncustomer identified parking) adjacent to the Premises as shown in the attached Exhibit C, the terms of which are hereby incorporated by reference. CSN will not have any designated parking spaces. CSN nor its employees will leave any vehicles overnight in the parking areas adjacent to the Premises.

5.9. Security: City agrees to provide limited security services in the common areas of City Hall and the parking area on Monday through Thursday from 7:30 am to 7:00 pm. CSN shall not secure any additional on-site security services without the prior written approval from the City, which approval shall not be unreasonably withheld. City acknowledges and agrees that CSN operates its own police department which may occasionally patrol, conduct investigations and perform other official duties within the Premises.

5.10. CSN may use all appliances, furniture and furnishings owned by the City in the Premises during the Term, and any Extended Period, of this Agreement, as described in Exhibit B (Appliances, Furniture and Furnishings). Any additional appliances, furniture, fixtures and equipment necessary for CSN's intended use of the Premises shall be provided by CSN, at its sole cost and expense; provided, however, that CSN shall obtain City's written approval prior to installing any appliances. City does not warrant, nor will it replace, any appliances during the Term or any Extended Period.

5.11. CSN shall promptly pay and discharge when due all taxes, assessments and other governmental charges, if any, levied on or attributable to personal property located upon the Premises, or CSN's use of the Premises. City shall promptly pay and discharge when due all taxes, assessments and other governmental charges for any utilities or services serving the Premises.

## 6.0 Condition of Premises and Repairs:

6.1 CSN has examined the premises prior to the execution hereof, knows the condition thereof, and acknowledges that CSN has received the premises in good order and condition, and that no representation or warranty as to the condition or repair of the premises has been made by City. If CSN requests any furniture or fixtures in the Premises to be relocated, CSN shall be solely responsible for all costs and expenses associated with such relocation, including related electrical and IT costs. At the expiration of the term of this Agreement, or any extension thereof, CSN will yield up peaceably the premises to City in as good order and condition as when the same were entered upon by CSN, reasonable use and wear excepted.

6.2 Utilities: City warrants that the existing HVAC, electrical and plumbing systems serving the Premises shall be in good working order throughout the Term of this Agreement. CSN has satisfied itself as to the adequacy of any City owned utility equipment and the quantity of telephone lines and other service connections to the Premises available for CSN's use. CSN shall make all arrangements for, and pay directly all costs of telephone service on the Premises and data service to the Premises.

6.3 CSN shall keep the Premises clean, safe, and in as good order and repair during the Term or any Extended Term. CSN shall use the Premises in a reasonable manner. CSN shall pay for all damage to the Premises and repairs required due to any act or negligence of CSN, its employees or agents. CSN agrees to maintain and repair the Premises in compliance with all laws, ordinances, and regulations.

6.4 CSN shall not use the Premises, nor permit the Premises to be used, for storing, disposing of, or treating any hazardous substances, hazardous waste, regulated substance, radioactive waste, solid waste as defined by the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 *et seq.*; the Toxic Substance Control Act, 15 U.S.C. § 2601 *et seq.*, the Federal Hazardous Substances Act, 15 U.S.C. § 1261 *et seq.*; The Occupational Safety and Health Act, 29 U.S.C. § 61 *et seq.*; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 *et seq.*; NRS Ch. 444; and NRS Ch. 459.

## 7.0 Alterations, Additions and Improvements:

7.1 CSN shall not make, or suffer or permit to be made, any alterations, additions, or improvements whatsoever in or about the Premises without first obtaining the written consent of City therefore; provided, however, that such consent, if given, will be subject to the express condition that any and all alterations, additions, and improvements shall be done at CSN's own expense, and that no liens of mechanics, material men, laborers, architects, artisans, contractors, subcontractors, or any other

lien of any kind whatsoever shall be created against or imposed upon the premises or any part thereof.

7.2 Alterations, additions, or improvements on or in the Premises at the Commencement Date, and that may be thereafter erected or installed therein, shall become part of the Premises and the sole property of City, except that all moveable non-fixtures installed by CSN shall be and remain CSN's property and shall not become the property of City.

8.0 Service to the Premises:

8.1 Where a check mark is placed in the box of the column under a party below, it is that party's responsibility to ensure that such services are provided to the Premises and to pay for those services to the Premises. Items not checked shall not be the responsibility of either party.

8.1.2	<u>City</u>	<u>CSN</u>	
	( X )	( )	Water
	( X )	( )	Sewer
	( X )	( )	Refuse Removal from Break Room
	( X )	( )	Gas
	( X )	( )	Electricity
	( X )	( )	Heating and Cooling Systems
	( X )	( )	Janitorial Service and Supplies Outside Premises
	( X )	( )	Chilled Drinking Water Outside the Premises
	( X )	( )	Building Maintenance and Upkeep such as HVAC, Plumbing
	( X )	( )	Carpeting Outside the Premises
	( X )	( )	Lighting Fixtures
	( )	( )	Intra-Institutional Telephone Service
	( )	( X )	Telephone Installation, Service, Billing and Long Distance Charges

( ) ( X ) Provide Fixtures and Equipment Necessary for the Conduct of CSN's Business except as listed in Ex. B.

( ) ( X ) Redecorating and Painting

8.2 CSN shall furnish and pay for any services or supplies not itemized above.

8.3 City shall not provide any mail services or accept any deliveries for CSN.

8.4 The City agrees to permit CSN space for network devices in an intermediate distribution fram (IDF) room, as directed by the City, for CSN's technology equipment. A City representative must escort CSN in the IDF during normal business hours or at a mutually agreed upon date and time. The City has the right to limit the amount or weight of technology equipment being stored in City Hall by CSN. Existing City technology equipment located in the main conference room on the fourth floor will remain the property of the City, however, the City has agreed to its use by CSN during the Term of this Agreement. It will be maintained by CSN and any replacement parts needed during the Term will be replaced by CSN.

8.5 If the City opens a gym facility in the Building, CSN's employees officed in the Premises may have access to it with the same terms afforded to the City employees.

9.0 City's Right of Entry:

City shall have the right, at any reasonable time and with prior notice to CSN, to enter upon the Premises to inspect the same and to make any and all improvements, alterations, and additions of any kind whatsoever upon the Premises, providing such improvements, alterations, and additions are reasonably necessary or convenient to the use to which the Premises are being put at the time, but at no time shall City be compelled or required to make any improvements, alterations, or additions. City may enter the Premises in the case of emergency circumstances to prevent damage to the building, its systems and to protect human life, and to effectuate repairs attendant thereto.

10.0 Assignment:

This Agreement shall not be assigned, or mortgaged in whole or in part without the written consent of City.

11.0 Holding Over:

CSN's holding or continued use or occupancy beyond the term of this Agreement shall be construed as a tenancy from month to month at the same monthly rent and subject to the same conditions set forth in this Agreement.

## 12.0 Condemnation:

12.1 In the event the Premises, or any part thereof, are taken, damaged consequentially or otherwise, or condemned by public authority, this Agreement shall terminate as to the part so taken, as of the date title shall vest in said public authority, and the rental reserved shall be adjusted so that CSN shall be required to pay for the remainder of the term of that portion of the rent reserved in the proportion that the premises remaining after the taking, damaging, or condemnation bears to the whole of the premises before the taking, damaging, or condemnation. All damages and payments resulting from said taking, damaging, or condemnation of the premises shall accrue to and belong to City, and CSN shall have no right to any part thereof.

12.2 In the event only a part of the Premises is taken and the portion remaining is unsuitable or insufficient for CSN's purposes, CSN has the right or option to terminate the Agreement as to the remaining portion by giving written notice to City specifying the date of termination.

## 13.0 Destruction:

13.1 If at any time during the Term of this Agreement, or any extension or renewal thereof, the Premises shall be totally or partially destroyed by fire, earthquake, or other calamity, then City shall have the option to rebuild or repair the same, provided written notice of such intent to rebuild or repair shall be sent to CSN within the period of 30 days after the damaging event; and to rebuild or repair the same in as good condition as they were immediately prior to such calamity. In such case, a just and proportionate part of the Rent herein specified shall be abated until such premises shall have been rebuilt and repaired. In case, however, City elects not to rebuild or repair said premises, City shall so notify CSN by written notice within the period of 30 days after the damaging event, and thereupon this Agreement shall terminate.

13.2 In the event of termination of this Agreement under the terms of clause 13.1, the CSN shall have a reasonable period of time to vacate the Premises.

13.3 After termination, CSN shall leave all City-owned furniture and fixtures listed in Exhibit B, and any additional fixtures installed by the City during the Term or any Extended Term, as provided herein.

13.4 All notices sent under the terms of this provision shall conform to the provisions of Section 20.0, "Modification," and Section 21.0, "Notice."

## 14.0 Code and Regulations:

City shall be required to meet all federal, state, and local codes and regulations, including but not limited to OSHA. In addition, City shall be required to:



14.1 Respond in writing to CSN complaints within five (5) working days after receipt of a written complaint from CSN; provided, however, that any complaints will be communicated by the CSN Liaison to the City.

14.2 Determine the cause of and remedy any building deficiencies.

14.3 Keep records of inspection, maintenance, and remedial actions and make such records available upon written request to CSN management and the applicable regulatory agency.

15.0 Termination:

In the event CSN fails to pay rent as required herein, CSN shall be in default of this Agreement, which default must be cured or removed without notice within 15 days from the date of the rental payment as due and payable, or else City may terminate this Agreement forthwith in accordance with applicable law.

16.0 Default:

City shall, on default with respect to any of the provisions of this Agreement by CSN except for the payment of rent, provide CSN with a written notice of any breach of the Agreement terms or conditions and CSN shall then have 30 days either to correct the condition or commence corrective action if the condition cannot be corrected in 30 days. If the condition cannot be corrected in 30 days, CSN shall have a reasonable time to complete the correction. City may elect to enforce the terms and conditions of the Agreement by any other method available under the law.

17.0 Fiscal Fund Termination:

Notwithstanding any other provision, term or condition of this Agreement, pursuant to Article 9, Section 3 of the Nevada constitution or other applicable law, in the event any funding authority fails to appropriate funds to the NSHE or CSN, or their divisions, departments or colleges, to enable the obligations to be fulfilled under this Agreement for the ensuing fiscal year or any part thereof, all rights and obligations of CSN under this Agreement shall terminate upon thirty (30) days written notice to City of CSN's intent to exercise this fiscal fund termination right. CSN shall not be considered in default of any provision of this Agreement by terminating this Agreement under Section 17.0.

18.0 Waivers:

The failure of either party to exercise any of its rights under this Agreement for a breach thereof shall not be deemed to be a waiver of such rights, nor shall the same be deemed to be a waiver of any subsequent breach, either of the same provision or otherwise.

19.0 Binding on Heirs, Successors, and Assigns:

This Agreement shall be binding upon and inure to the benefit of their heirs, personal representatives, and permitted assigns, as applicable, of the City and CSN.

20.0 Entire Agreement:

This Agreement (with its exhibits) constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes any and all prior understandings and agreements, oral and written, relating hereto. Any amendment hereof must be in accord with the following Section 20.0 on "Modification."

21.0 Modification:

This Agreement may be amended at any time only upon mutual agreement in writing of the Parties.

22.0 Notice:

Any notice to either party hereunder must be in writing signed by the party giving it, and shall be served either personally or by registered or certified mail addressed as follows:

TO CSN:  
College of Southern Nevada  
Senior Director of Purchasing  
3200 East Cheyenne Avenue, Sort J1C  
North Las Vegas, Nevada 89030

TO THE CITY:  
City of North Las Vegas  
Attn: City Manager  
2250 Las Vegas Boulevard North  
North Las Vegas, Nevada 89030

or to such other addressee as may be hereafter designated by written notice. All such notices shall be effective only when received by the addressee.

23.0 Intentionally Omitted.

24.0 Discrimination:

In the use or occupancy of the Premises or the common areas, the Parties will not discriminate unlawfully against any person on the basis of race, color, national origin, religion, sex, or handicap.

## 25.0 Quiet Enjoyment:

On payment of rents and performance of the covenants and agreements on the part of CSN to be paid and performed hereunder, CSN shall peaceably have and enjoy the Premises and all of the rights, privileges, and appurtenances granted herein.

## 26.0 CSN's Insurance and Indemnification Provisions:

26.1 CSN is a constitutional entity of the State of Nevada and participates in the State's self-insurance program. During the term of this Agreement, CSN shall self-insure for CSN's liability as provided under NRS Chapter 41.

26.2 Except in the case of CSN's gross negligence or willful misconduct, CSN shall not be liable for claims arising out of the use of the common areas and parking lots.

26.3 CSN shall insure the contents belonging to CSN, including, without limitation, personal property brought into the Premises, as it deems appropriate.

26.4 CSN shall carry and provide proof of workers' compensation insurance or self-insurance if such insurance is required of CSN by NRS 616B.627 or proof that compliance with the provisions of Nevada Revised Statutes, Chapters 616A-D and all other related chapters, is not required.

## 27.0 City's Insurance and Indemnification Provisions:

27.1 Except in the case of City's gross negligence or willful misconduct, City shall not be liable for claims arising out of the use of the Premises.

27.2 During the term of this Agreement, City shall self-insure for City's liability as provided under NRS 41.

27.3 Waiver of Subrogation: City and CSN shall have no liability to one another, or to any insurer, by way of subrogation or otherwise, on account of any loss or damage to their respective property, the Premises or its contents, or the building regardless of whether such loss or damage is caused by the negligence of CSN or City, arising out of the peril or casualties insured against by the property insurance policies carried, or required to be carried, by the parties pursuant to this Agreement. The insurance policies obtained by City or CSN pursuant to this Lease shall permit waivers of subrogation which the insurer may otherwise have against the non-insuring party. In the event the policy or policies do not allow waiver of subrogation prior to loss, either City or CSN shall, at the request of the other party, deliver to the requesting party a waiver of subrogation endorsement in such form and content as may reasonably be required by the requesting party or its insurer.

27.4 Access: Subject to the rights of other tenants, and with not less than twenty-four (24) hours' prior written notice, City agrees to provide CSN access to investigate on site and to obtain such information from City as may be required to defend CSN and its officers or employees from claims or litigation arising from activities under this Agreement.

27.5 Remedies Cumulative: To the extent permitted by law, the rights and remedies of the parties herein are cumulative, and the exercise of any one of them will not be deemed to be in exclusion of any other. The rights and remedies herein are in addition to any other rights and remedies available to the parties at law or equity.

IN WITNESS WHEREOF, the authorized representatives of the parties have caused this Agreement to be executed as of the Effective Date.

**CITY:**

CITY OF NORTH LAS VEGAS, a Nevada municipal corporation

APPROVED:

By: \_\_\_\_\_  
John J. Lee, Mayor Date

Attest: \_\_\_\_\_  
Barbara A. Andolina, City Clerk Date

Approved as to Form: \_\_\_\_\_  
Sandra Douglass Morgan, City Attorney Date

**CSN:**

THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE COLLEGE OF SOUTHERN NEVADA

RECOMMENDED:

By: \_\_\_\_\_  
Sherri Payne Date  
Associate Vice President Facilities Management

By: \_\_\_\_\_  
Patricia Charlton Date  
Senior Vice President Strategic Initiatives and Administrative Services

APPROVED:

By: \_\_\_\_\_  
Daniel J. Klaich, Chancellor Date

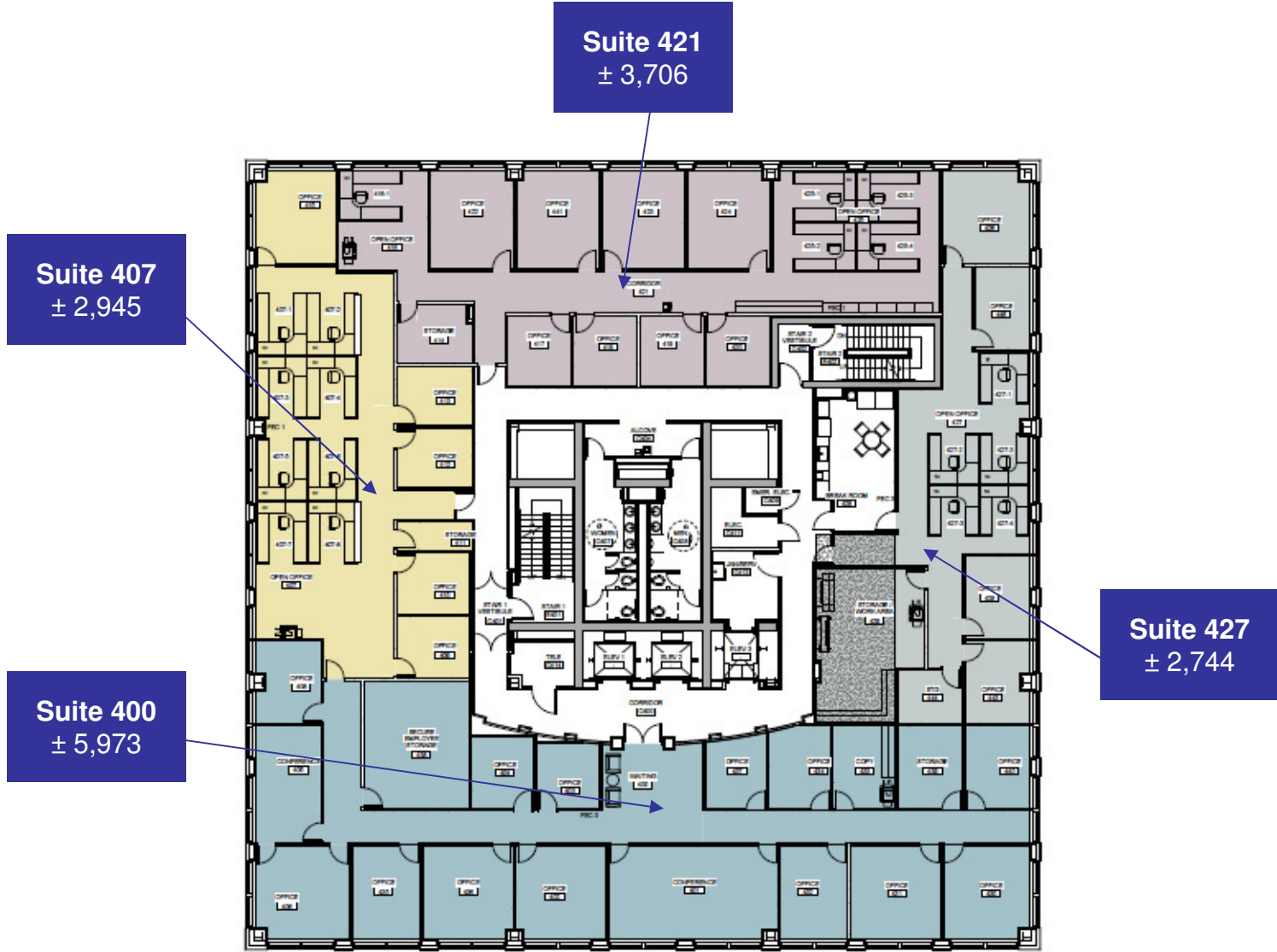
Reviewed for legal form and sufficiency

\_\_\_\_\_  
College of Southern Nevada Office of General Counsel Date

**EXHIBIT A**

**Description of Premises**

**Exhibit A**  
**North Las Vegas City Hall – Fourth Floor: 15,368 SF**



## **Exhibit B**

### **Description of Furniture and Furnishings**

[Please see the attached pages.]

## Exhibit B Furniture and Furnishings

Work Area	Furniture	Furnishings
<b>Suite 400</b>		
400	Open Space - Reception / Waiting Area	
402	Vacant Office	
403	Vacant Office	
404	Vacant Office	
406	Vacant Office	
408	Vacant Office	
430	Vacant Office	
431	Vacant Office	
432	Vacant Office	
434	Vacant Office	
435	Vacant Office	
436	Vacant Office	
437	Vacant Office	
440	Vacant Office	
439	Vacant Storage / Office	
405	Vacant Conference / Office	
401	Vacant Glass Wall Conference	IT/Audio-Visual Equipment
438	Vacant Secured Storage or Conference Area	Projector, Cameras, Screen
433	Vacant Copy / Workroom	
<b>Suite 407</b>		
407	Vacant Open Space - Copy Area	
409	Vacant Office	
410	Vacant Office	
412	Vacant Office	
413	Vacant Office	
415	Vacant Office	
411	Vacant Storage	
407-1	Cubicle	
407-2	Cubicle	
407-3	Cubicle	
407-4	Cubicle	
407-5	Cubicle	
407-6	Cubicle	
407-7	Cubicle	
407-8	Cubicle	



## Exhibit B Furniture and Furnishings

Work Area	Furniture	Furnishings
<b>Suite 421</b>		
416-1	Cubicle	
425-1	Cubicle	
425-2	Cubicle	
425-3	Cubicle	
425-4	Cubicle	
417	Vacant Office	
418	Vacant Office	
419	Vacant Office	
420	Vacant Office	
422	Vacant Office	
441	Vacant Office	
423	Vacant Office	
424	Vacant Office	
<b>Suite 427</b>		
426	Vacant Office	
428	Vacant Office	
443	Vacant Office	
446	Vacant Office	
427-1	Cubicle	
427-2	Cubicle	
427-3	Cubicle	
427-4	Cubicle	
427-5	Cubicle	
444	Vacant Storage (small)	
429	Vacant Storage / Work Area	
<b>4th Floor Breakroom - Room 428</b>		
		Microwave (2)
		Side by Side Refrigerator (2)
		Table (1)
		Chairs (4)

## **EXHIBIT C**

### **CSN Parking**

[Please see the attached map.]

# Exhibit - C

