

Deed of Lease

This DEED OF LEASE (this "Lease") is dated the _____ day of _____, 2023, by and between THE CITY OF ALEXANDRIA, a municipal corporation in the Commonwealth of Virginia, as Grantor ("Landlord"), and the COMMONWEALTH OF VIRGINIA, DEPARTMENT OF GENERAL SERVICES, as Grantee ("Tenant"), with approval of the Governor pursuant to § 2.2-1149 of the Code of Virginia (1950), as amended.

WITNESSETH:

For and in consideration of the terms, conditions, covenants, promises and agreements herein made, Landlord leases to Tenant the following property or premises, together with full rights of ingress and egress, in the City of Alexandria, Virginia, more particularly described as:

Approximately 44,661 rentable square feet (approximately 34,536 useable square feet) (the "Premises") of a certain building located at 4850 Mark Center Drive, Alexandria, Virginia 223111, which building (the "Building") contains a total of approximately 269,922 rentable square feet. The Premises are located on portions of floor P1, the second floor, third floor, and fourth floor of the Building shaded in green or outlined in red, including, but not limited to, rooms P121, P123, P125, P127, P129, Room 2201 and other areas of the Building which are more particularly shown on Exhibit A hereof. Landlord further permits Tenant and Occupants and their designated agents, employees, invitees, licensees, visitors, clients and patients to have non-exclusive access with other tenants of the Building to team rooms, conference rooms and break rooms now and hereafter located throughout the Building as designated by Landlord as "shared facility rooms." In addition, the Premises are hereby leased to Tenant with (i) the exclusive use of the furnishings, fixtures, and appliances to be provided by Landlord and which are more particularly shown on Exhibit A-1 hereof and (ii) the non-exclusive use of the Common Areas and 800 parking spaces in the parking garage located adjacent to the Building, including, without limitation, uninterrupted, unhindered and continuous use of all driveways to and from the aforesaid parking spaces and public roads. (The aforesaid shared facility rooms, parking spaces and driveways shall be deemed to be Common Areas.)".

1. **LANDLORD'S REPRESENTATIONS AND WARRANTIES.** Landlord represents and warrants that the following are true and accurate, and shall be true and accurate on the Possession Date (hereinafter defined) and the Commencement Date (hereinafter defined), as applicable:

(a) Organization, Power, Authorization. Landlord is duly organized, validly existing, and in good standing under the laws of the Commonwealth of Virginia, with all requisite powers and all governmental authorizations to conduct its business and to enter into and perform its obligations hereunder. This Lease is duly authorized, executed, and delivered by all necessary action on the part of Landlord, constitutes the valid and binding agreement of Landlord, and is enforceable in accordance with its terms. These representations and warranties

shall also be deemed to have been made by any person, corporation, limited liability company, partnership, joint venture, or limited partnership that is a member, manager, general partner, or joint venture partner of Landlord.

- (b) No Conflict or Defaults with Other Agreements. The completion of the transactions contemplated by this Lease, and the fulfillment of the terms hereof, will not result in a breach of any of the terms or provisions of, or constitute a default under, or conflict with, any agreement, indenture, or other instrument to which Landlord is a party or by which it or the Premises, the Building or the Common Areas is bound, or any judgment, decree, order, or award of any court, governmental body or arbitrator, or any law, rule or regulation applicable to Landlord or the Premises.
- (c) No Consents. No consent of any lender or any other third party is required for Landlord to enter into this Lease or if such consent is required, such consent has been obtained or will be obtained prior to the Possession Date.
- (d) Title; Permits. By the Possession Date, Landlord is the sole owner of good and marketable fee simple title to the Premises, the Building and the Common Areas. Landlord possesses all licenses, permits and approvals required by any governmental, non-governmental or quasi-governmental body having jurisdiction over the Premises, the Building or the Common Areas, for the ownership, operation and use of the Premises, the Building or the Common Areas for the uses identified in Section 2 below.
- (e) Pending Litigation; Solvency. There are no actions or suits in law or equity, or proceedings by any governmental agency, now pending, or, to the knowledge of Landlord, threatened against Landlord in connection with the Premises, the Building or the Common Areas, and there is no outstanding order, writ, injunction or decree of any court or governmental agency affecting the Premises, the Building or the Common Areas. Landlord has received no notice of any pending or threatened litigation, or other judicial proceeding, affecting the Premises, the Building and the Common Areas including without limitation, condemnation, exercise of the right of eminent domain or bankruptcy. There is not now pending any appeal or application to appeal current or past real or personal property tax assessments. Landlord is not now insolvent nor will Landlord become insolvent as a result of the transactions contemplated by this Lease.
- (f) Zoning and Regulations; Condemnation. Landlord has no knowledge of any federal, state or municipal zoning or other restrictions, rules, or regulations that prevent the utilization of the Premises, the Building or the Common Areas for the uses contemplated herein; there are no eminent domain, condemnation or regulatory enforcement proceedings pending against the Premises, the Building or the Common Areas or any portions thereof, and Landlord has no knowledge of such proceedings or of any intentions or plans, definite or tentative, that such

proceedings might be instituted. Landlord has not made and will not make, without Tenant's prior written consent, in its sole discretion, any proffers or other commitments relating to the Premises, the Building or the Common Areas which would impose any obligation on Landlord, Tenant or their successors and assigns, to make any contribution of money or dedications of land or to construct, install or maintain any improvements of a public or private nature on or off the Premises.

- (g) If any of the representations and warranties set forth in this Section 1 were not true in all material respects as of the date made, as of the Possession Date (hereinafter defined) or as of the Commencement Date (hereinafter defined), as applicable, Tenant may terminate this Lease upon written notice to Landlord.
- (h) The representations and warranties in this Section 1 shall survive the expiration of the Term or earlier termination of this Lease.

2. **USE OF PREMISES.**

- (a) Role of Department of General Services. The Department of General Services, through its Division of Real Estate Services, is responsible for the leasing of space for the use of agencies of the Commonwealth of Virginia. The Department of General Services, as Tenant herein, does not contemplate that it will use or occupy the Premises or the Common Areas itself, but rather that the Premises or the Common Areas will be used and occupied by one or more agencies of the Commonwealth of Virginia as designated by Tenant (herein, "Occupant" or, collectively, "Occupants"), and that such designation may change over the Term of this Lease. No such designation shall be deemed a subletting or assignment of this Lease and Tenant shall remain the tenant hereunder. Landlord acknowledges that no such designation or occupancy creates any contractual relationship between Landlord and an Occupant. Occupant(s) shall have the benefit of any rights of Tenant associated with this Lease. Each Occupant, with respect to its space, is authorized to deal directly with Landlord concerning routine maintenance and repairs, building access, entry of Landlord onto its Premises and similar matters; provided, however, that nothing herein prevents Tenant from dealing directly with Landlord as to any such matters. Landlord shall deal solely with Tenant as to change orders, major repairs, insurance, untenability, breaches or defaults, termination, extensions of the Term (including the Option Terms, the Renewal Terms, and any Holdover), and additional charges imposed by Landlord (as may be authorized by this Lease or subsequent agreement of the parties). The initial Occupant is the Virginia Department of Health ("Initial Occupant").
- (b) Permitted Uses. The Premises shall be used as a medical clinic and general offices or for such purposes as the Occupant(s) may now or hereafter be empowered or authorized by law to use same, provided that such uses are consistent with the zoning regulations and ordinances applicable to the Building.

3. **TERM.** The initial term of this Lease (the "Initial Term") shall commence on the Commencement Date and expire on February 29, 2033. The Commencement Date shall be the date that this Lease is fully executed. The Initial Term, Option Term, Renewal Term, and Holdover herein are collectively referred to as the "Term."

4. **RENT.**

- (a) Amount and Payment. Subject to the terms of this Lease and in accordance with the chart below, from the Commencement Date until February 29, 2024, Tenant shall pay Landlord in monthly installments of ONE HUNDRED FIFTY THOUSAND FIVE HUNDRED NINETY-EIGHT AND 11/100 DOLLARS (\$150,598.11), as rent (the "Rent"), which Rent shall be paid in arrears beginning on the 10th day of the subsequent month following the month of the Commencement Date, and each month thereafter for which Rent is payable until February 29, 2024; provided, however, that payment of Rent shall be withheld until (i) the full execution of the COLC by the Landlord and Tenant and (ii) the completion and remittance of the W9_COVA Substitute form to Tenant, a sample of which is provided in Exhibit G. The payment of all Rent to any such person or entity and to any such address as Landlord may designate shall be in accordance with the information as completed on the submitted W9_COVA Substitute form. If Landlord chooses to make modifications to any such person or entity or to change the address associated with the payment of Rent, Landlord must resubmit either, a new W9_COVA Substitute form or other acceptable documentation as determined by Tenant's fiscal department, to Tenant. Any Rent due for a partial month during the Term shall be prorated for the remainder of that month based on the days in such month. Commencing on March 1, 2024, the second year of the Initial Term, Tenant shall pay Landlord the sum of \$1,852,356.84 annually as Rent. Commencing on March 1, 2025, the third year of the Initial Term, Tenant shall pay Landlord the sum of \$1,898,665.68 annually as Rent. Commencing on March 1, 2026, the fourth year of the Initial Term, Tenant shall pay Landlord the sum of \$1,946,132.40 annually as Rent. Commencing on March 1, 2027, the fifth year of the Initial Term, Tenant shall pay Landlord the sum of \$1,994,785.68 annually as Rent. Commencing on March 1, 2028, the sixth year of the Initial Term, Tenant shall pay Landlord the sum of \$2,044,655.28 annually as Rent. Commencing on March 1, 2029, the seventh year of the Initial Term, Tenant shall pay Landlord the sum of \$2,095,771.68 annually as Rent. Commencing on March 1, 2030, the eighth year of the Initial Term, Tenant shall pay Landlord the sum of \$2,148,165.96 annually as Rent. Commencing on March 1, 2031, the ninth year of the Initial Term, Tenant shall pay Landlord the sum of \$2,201,870.16 annually as Rent. Commencing on March 1, 2032, the tenth year of the Initial Term, Tenant shall pay Landlord the sum of \$2,256,916.92 annually as Rent.

Term	Annual Rent	Monthly Rent
First Year of the Initial Term	\$1,807,177.32	\$150,598.11
Second Year of the Initial Term	\$1,852,356.84	\$154,363.07
Third Year of the Initial Term	\$1,898,665.68	\$158,222.14

Fourth Year of the Initial Term	\$1,946,132.40	\$162,177.70
Fifth Year of the Initial Term	\$1,994,785.68	\$166,232.14
Sixth Year of the Initial Term	\$2,044,655.28	\$170,387.94
Seventh Year of the Initial Term	\$2,095,771.68	\$174,647.64
Eight Year of the Initial Term	\$2,148,165.96	\$179,013.83
Ninth Year of the Initial Term	\$2,201,870.16	\$183,489.18
Tenth Year of the Initial Term	\$2,256,916.92	\$188,076.41

- (b) Full Service. Except as may otherwise be specifically provided in this Lease and in accordance with Section 9(a), the Rent is based on a full service lease, including all Common Areas maintenance, repair and capital improvements, management fees, Landlord insurance, real estate taxes, utilities, and janitorial expenses, with no pass-throughs.
- (c) Security Deposit. No security deposit shall be required.
- (d) Intentionally Deleted.
- (e) Verification of Square Footage. Prior to the Commencement Date, Tenant shall have the right to verify independently the rentable square feet (the "RSF") computed in accordance with the Building Owners and Managers Association International's *Office Buildings: Standard Methods of Measurements (ANSI/BOMA Z65.1 – 2017)* (utilizing Method A) and the Rent for the Premises shall be adjusted in accordance with the verified RSF, though in no case shall Rent for the Initial Term be increased as a result of such verification.
- (f) Cable Installation. Tenant shall have Rent-free access to the Premises, the Building and the Common Areas prior to the Possession Date, including during any construction of the Tenant Improvements, to install cabling prior to Landlord's contractor's enclosure of walls and ceilings, provided that Tenant's contractors shall use commercially reasonable efforts to coordinate their work and not unreasonably interfere with Landlord's contractors.

5. POSSESSION AND CONDITION OF PREMISES.

- (a) Quiet Possession and Enjoyment. Landlord shall deliver quiet possession of the Premises, the Building and the Common Areas to Tenant on the Possession Date and shall provide quiet enjoyment of the Premises, the Building and the Common Areas to Tenant during the Term.
- (b) Building and Occupancy Codes; Condition Suitable for Intended Use. On the Possession Date, Landlord shall deliver the Premises, the Building and the Common Areas to Tenant in good repair, with all Improvements completed in accordance with the provisions of this Lease, along with a copy of the final Certificate of Occupancy without any conditions, qualifications, or deficiencies and the most recent Fire Marshal inspection report to demonstrate compliance with all

applicable building and occupancy codes, and in a condition suitable to the use for which it is leased.

- (c) Landlord Entry. Landlord, and its employees, agents and contractors, shall have the right to enter and pass through any part of the Premises, without prior notice, only in the case of an emergency and to provide routine janitorial services consistent with this Lease. If Landlord, or Landlord's employees, agents or contractors, must enter the Premises in the case of an emergency, then as soon as practicable before or after such emergency entrance, Landlord, or Landlord's agent, shall contact Juan Martinez (Telephone # (703) 746-4967). This contact person may be changed by proper notice to Landlord which may be oral or by electronic means. Tenant may direct Landlord to give such notice to a contact person with each Occupant whose portion of the Premises has been subject to an emergency entry. Notwithstanding anything to the contrary contained in this Lease, any entry into the Premises by Landlord or Landlord's employees, agents, or contractors, shall be in accordance with all health and safety guidelines, regulations and protocols established or implemented by Tenant or the Commonwealth of Virginia, as such guidelines, regulations and protocols may be modified from time-to-time. Tenant shall have the right to have an employee or agent accompany any entry by Landlord or Landlord's employees, agents, or contractors into the Premises.
- (d) Asbestos. Landlord represents, warrants, and covenants that (i) the Premises, the Building and the Common Areas are free of friable asbestos that is not managed under a management plan prepared by an Asbestos Management Planner licensed by the Virginia Department of Professional and Occupational Regulation; and (ii) any friable asbestos discovered in or on the Building or the Premises shall be promptly and properly removed by Landlord, at Landlord's sole expense, in compliance with applicable federal, state and local laws and regulations, provided that, if the asbestos was introduced into the Premises by Tenant or an Occupant, the cost of the removal thereof during the Term shall be at Tenant's expense.
- (e) Lead. Landlord represents, warrants, and covenants that (i) the Premises, the Building and the Common Areas are free of lead or lead-containing paint; and (ii) any lead or lead-containing paint discovered in or on the Building or the Premises shall be promptly and properly removed by Landlord, at Landlord's sole expense, in compliance with applicable federal, state and local laws and regulations, provided that, if the lead or lead-containing paint was introduced into the Premises by Tenant or an Occupant, the cost of the removal thereof during the Term shall be at Tenant's expense.
- (f) Phenylmercuric Acetate Flooring. Landlord represents, warrants, and covenants that (i) the Premises, the Building and the Common Areas are free of any flooring systems using the compound Phenylmercuric Acetate ("PMA"); and (ii) any flooring using PMA discovered in or on the Premises, Building or Common Areas shall be promptly and properly removed by Landlord, at Landlord's sole expense,

in compliance with applicable federal, state and local laws and regulations, provided that, if the flooring system containing PMA was introduced into the Premises by Tenant or an Occupant, the cost of the removal thereof during the Term shall be at Tenant's expense.

- (g) Covenants. If any of the covenants, representations or warranties set forth in this Section 5 were not true as of the date made or as of the Possession Date, Tenant may terminate this Lease upon written notice to Landlord.
- (h) Survival. The covenants, representations and warranties of Landlord contained in this Section 5 shall survive the expiration of the Term or the prior termination of this Lease.

6. MAINTENANCE.

- (a) Condition at Possession Date. Landlord warrants that on the Possession Date, the Premises, the Building, the Common Areas, and all their respective equipment, including the plumbing, heating, ventilation and air conditioning equipment and systems: (i) shall be in good repair and good working order; and (ii) free of termite or other pest infestation and damage.
- (b) Compliance with Laws and Insurance Requirements. Landlord shall equip the Premises, the Building, and the Common Areas and perform all alterations, replacements, improvements, decontamination, and additions to the Premises, the Building, and the Common Areas and the equipment upon the Premises, the Building, and the Common Areas, at Landlord's expense, as shall be necessary at any time during the Term of this Lease, to comply with the provisions of federal, state, and local laws and regulations and all insurance requirements pertaining to health, safety, public welfare, and environmental protection, including laws and regulations pertaining to fire alarm and fire suppression system monitoring, life safety systems monitoring, asbestos, carbon monoxide, polychlorinated biphenyls, urea formaldehyde, lead paint, mold, radon, petroleum product storage tanks, and ozone depleting refrigerants, regardless of the effective date of law or regulation unless the Premises, the Building, and the Common Areas are grandfathered from such laws or regulations (except as provided in Section 11). This subsection shall not apply if the necessity for compliance with these laws arises solely and directly from the grossly negligent or willful misconduct of Tenant and its employees or an Occupant and Tenant or an Occupant is found by a court of competent jurisdiction to be liable for such acts under the Virginia Tort Claims Act, or the Commonwealth's Division of Risk Management consents that Tenant or an Occupant is so liable.
- (c) Compliance with Technical Requirements; HVAC Specifications. It shall be the sole responsibility and obligation of Landlord, at its expense and in accordance with applicable laws, technical publications, manuals and standard procedures, to (i) properly maintain, repair and replace all the structural portions of the Premises and

the Common Areas, including foundation, sub-floor, structural walls and roof, as well as to keep the Premises and the Common Areas and all equipment and non-trade fixtures (exclusive of equipment and non-trade fixtures owned by Tenant or an Occupant), in good working order and safe condition and to perform any required repairs, replacements and maintenance, pursuant to the standards set forth in the current edition of the Virginia Maintenance Code (Part III of the Virginia Uniform Statewide Building Code (VUSBC)), and (ii) keep all plumbing, heating, air conditioning, electrical and mechanical devices, appliances and equipment of every kind or nature affixed to or serving the Premises and/or the Common Areas in good repair, condition and working order. As used herein, the word "repair" shall be deemed to include replacement of broken or cracked glass. All equipment and systems (exclusive of equipment and systems owned by Tenant or an Occupant) shall be monitored and maintained to provide reliable, energy efficient service, without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. Landlord shall provide HVAC systems required to maintain conditions within a reasonable temperature range in the Premises during Regular Business Hours considering energy efficiency best practices. The HVAC Systems shall maintain a temperature throughout occupied areas, as defined by the Virginia Mechanical Code, of the Premises and the Common Areas of not less than 68° F when heat is being provided nor more than 76° F when air conditioning is being provided, during Regular Business Hours of the Occupants, with a minimum of 30% relative humidity when heat is being provided and with a maximum of 60% relative humidity when air conditioning is being provided. Fresh air exchange rates, CO2 levels and ventilation rates shall comply with then -current Virginia Mechanical Code, during Regular Business Hours of the Tenant or Occupant.

“Regular Business Hours” are designated as 8:00 a.m. to 4:30 p.m., 5 days per week, Monday through Friday, excluding Tenant’s holidays, to include but not be limited to: New Year’s Day, Martin Luther King Day, President’s Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Election Day, Veterans Day, Thanksgiving Day, the day following Thanksgiving, and Christmas Day. Tenant may request HVAC service after Regular Business Hours by providing Landlord with 48-hours’ prior notice, which may be oral or by electronic means, specifying the time. Weekend or after Regular Business Hours HVAC service will be provided to Tenant at no additional charge.

- (d) Safety Systems. It shall be the sole responsibility of Landlord to install, maintain, repair, inspect, test and monitor any fire extinguishing systems and equipment, including, without limitation, fire extinguishers and smoke detectors, fire and life safety systems, associated alarm systems and sprinkler systems serving the Premises, the Building and the Common Areas as required by local, state, and federal regulations, law, and code. Inspections and testing of such systems shall occur on an annual basis as required by the current edition of the Virginia Statewide Fire Prevention Code Chapter 9, or successor provisions, and shall be conducted by a National Fire Protection Association qualified company and inspector. Reports

of the inspection and testing shall be provided to Tenant on an annual basis upon request.

- (e) Other Maintenance. All other necessary or required maintenance, monitoring, repairs and replacements to the Premises, the Building and the Common Areas shall be the sole responsibility and expense of Landlord. Landlord's maintenance responsibilities shall include the supply and replacement of all supplies, materials and equipment necessary for such maintenance. Landlord shall provide janitorial services to the Premises and Common Areas five (5) days per week, exclusive of State holidays if the Occupant(s) will not be open for business. Specifications for janitorial services are set out in Exhibit E. Janitorial services of a disruptive nature, such as washing/waxing floors and vacuuming, shall be performed after regular business hours.
- (f) Tenant's Negligence or Willful Misconduct. Landlord shall not be obligated to make any repairs to the Premises due to damage caused solely and directly by the grossly negligent or willful misconduct of Tenant, or Tenant's employees, or any Occupant or Occupant's employees.
- (g) Failure to Maintain. If Landlord fails to comply with any of its obligations under this Section 6, or fails to keep, repair and maintain the Premises, the Building, and the Common Areas, including all plumbing, heating, air conditioning, electrical and mechanical devices, the roofing system, and appliances and equipment of every kind or nature affixed to or serving the Premises or the Common Areas, in good repair, condition and working order as provided in this Section 6, then Tenant may give written notice thereof to Landlord. If the failure has not been remedied within five (5) days following such notice, then Tenant, at its option and with a second written notice to Landlord, may either terminate this Lease and all obligations hereunder, or proceed to make, or cause to be made, such upkeep, repair, monitoring, and maintenance, at Landlord's expense, which shall be due and payable to Tenant by Landlord within ten (10) days after demand therefor. Tenant may deduct the cost thus incurred in fulfilling Landlord's obligations under this Lease from future Rent payments and/or may collect the cost from Landlord in any manner provided by law. No notice of termination shall be given under this Section 6 if Landlord has physically commenced such repairs or is physically causing such repairs to be made, and such repair work is being diligently and continuously pursued to completion in a good and workmanlike manner. Furthermore, if the failure has not been remedied within the time specified above, Tenant shall be entitled to deduct from the Rent, or any installment thereof, the per diem Rent for each day that such failure continues beyond the specified time. The rights of Tenant set out in this Section 6 shall be cumulative, and the exercise of any right shall not exclude the exercise of any other right.

In the case of any repetitive failure of Landlord to comply with its obligations to monitor and maintain any device or system, Tenant may advise Landlord of any subsequent problem or issue with respect to such device or system, in writing, but

shall not be required to wait any additional period of time before exercising its rights under this provision.

Notwithstanding the foregoing, if any event occurs that creates an unreasonable risk of injury to person or property, Tenant is authorized, without prior notice to Landlord, to procure temporary monitoring or to make temporary repairs to alleviate such risk, at Landlord's expense, which shall be due and payable to Tenant by Landlord within ten (10) days after demand therefor. The provisions of this Section 6 shall survive the expiration of the Term or any termination of this Lease.

- (h) Snow Removal. When and as snow and/or ice removal become necessary, Landlord shall promptly remove all snow and ice from all walkways, loading areas and parking areas and the Common Areas.
- (i) Access. Subject to all applicable laws, ordinances, codes and zoning requirements, Tenant and Occupants shall have access to the Building, the Premises, and the Common Areas 24 hours a day, 7 days a week.

7. DAMAGE OR DESTRUCTION OF THE PREMISES.

- (a) Termination. If the Premises, the Building or the Common Areas are damaged by fire, lightning, windstorm, tornado, earthquake, civil disturbance, flood, acts of nature or other casualty loss, and, in the reasonable opinion of either party, the Premises, the Building or any Common Areas are thereby rendered substantially untenable or unusable, and cannot be reasonably commercially rebuilt within one hundred fifty (150) days following the date of casualty, this Lease shall terminate, at the option of either party, effective on the date of the casualty, upon written notice to the other party, given within sixty (60) days following the casualty.
- (b) Obligation to Repair and Restore. If neither party terminates this Lease as provided in "(a)" above, Landlord shall repair and restore the Building, the Premises, and the Common Areas as promptly as possible to their former condition, but in any event within one hundred fifty (150) days following the date of casualty. There shall be a proportionate abatement of all Rent and other payments otherwise due to Landlord under the terms of this Lease, for the period during which the said repairs and restoration are being completed, for that portion of the Premises not substantially usable by Tenant during such period (as well as a reasonable abatement of Rent with respect to any Common Areas that are not substantially usable by Tenant during such period). Landlord shall promptly commence to make all repairs, replacement, restoration, or renovation as required in this subsection and shall thereafter diligently pursue such repairs, replacement, restoration or renovation until completed. If Landlord shall fail to substantially complete all work within the time period herein required, then, in addition to all other rights of Tenant, Tenant may choose either option (i) or (ii) below:

- (i) Tenant, or the appropriate Occupant if authorized by Tenant, may undertake with its own resources to repair, replace, restore or renovate the Premises and any Common Areas and may deduct the costs of the repairs, replacement, restoration, and renovation from the Rent or other payments otherwise due to Landlord under the terms of this Lease, or Tenant may collect all such costs from Landlord in any manner provided by law, if Landlord has not paid for such repairs within thirty (30) days after demand therefor from Tenant; or
- (ii) Tenant may terminate this Lease by giving fifteen (15) business days written notice to Landlord.
- (c) Insufficient Funds. If Landlord is willing to repair and restore the Building, the Premises, and the Common Areas, but is unable to do so in a manner that is substantially equivalent to the quality and condition of the Building, the Premises, and the Common Areas prior to the casualty, as determined by Tenant in its sole but reasonable discretion, then, unless Landlord and Tenant shall agree on an appropriate reduction to the Rent or other concessions within thirty (30) days following the occurrence of the casualty, Tenant shall have the right to terminate this Lease upon written notice to Landlord. Upon the happening of a casualty for which Section 7(b) applies, Landlord shall, upon request by Tenant, provide Tenant with a copy of the as-built plans for the Building, the Premises, and the Common Areas and the post-casualty constructions plans and specifications.
- (d) The provisions of Section 7(b)(i) shall survive the expiration of the Term or any termination of this Lease.

8. **ALTERATIONS.** Tenant, at its sole cost and expense, may make alterations and additions to the Premises as Tenant deems proper; provided, however, unless made pursuant to this Section 8, or Sections 7 or 21, Tenant shall not make any structural alterations of the roof, foundation or exterior walls without the prior written consent of Landlord, which shall not be unreasonably withheld, conditioned or delayed. Tenant, at its sole cost and expense, may install fixtures, partitions and make such other improvements as Tenant may deem proper. The title and ownership of materials used in such alterations and additions, and all fixtures, partitions, and other improvements made and/or installed by Tenant shall remain in Tenant. Upon termination of this Lease, Tenant may, at its option, remove the fixtures, partitions and other improvements made under this Section, in which event any damage to the Premises caused by removal, other than nominal damage (such as screw holes, bracket marks, etc.) shall be repaired by Tenant at its expense. If Tenant elects not to remove the improvements, it shall have no further responsibility for them or their removal, and such improvements shall thereafter be the property of Landlord.

9. **UTILITIES AND SERVICES; INSURANCE; TAXES.**

- (a) Utilities and Services. Landlord shall provide, at Landlord's sole expense, the following utilities and services for the Premises and the Common Areas: heating

and air-conditioning as conditions require, electricity, gas, water and sewer, janitorial service and interior trash removal. Notwithstanding the former, Tenant shall be responsible for Tenant's pro rata share (16.5%) of all utilities and services. Landlord will bill Tenant quarterly for such utilities and services (the "Pro Rata Share"). Landlord agrees to use its best efforts to minimize expenses for utilities and services through prudent business practices, and Landlord will "comparative shop" for reasonable prices of goods, work, services, insurance, etc. where practicable. Landlord shall also provide or permit Tenant or a telecommunications company to install telecommunications connections from the public right of way through the Building to the Premises. If Landlord or Landlord's agents, employees, contractors, tenants, licensees or invitees interrupt, discontinue or cause the interruption or discontinuation of any utilities or services reasonably necessary for Tenant's use and enjoyment of the Premises and the Common Areas, in whole or in part, then Tenant, in addition to any other remedy available under law, at equity, or under this Lease, shall be entitled to deduct from the Rent, or other payments otherwise due to Landlord under the terms of this Lease, the per diem Rent for each day that such interruption or discontinuance remains in effect. If the interruption or discontinuance is caused by Landlord's failure to pay the provider of the utility or service, resulting in the termination of the utility or services by such provider, then Tenant may pay directly to the provider the amount necessary to restore the utility or services, in which event Landlord shall reimburse Tenant all such amounts immediately on demand and / or Tenant shall be entitled to deduct from the Rent, or other payments otherwise due to Landlord under the terms of this Lease or any renewal or extension thereof, the amount of such payment to the provider. Notwithstanding anything to the contrary contained in this Lease, if any disruption of utilities or services, as provided in this Section 9(a), continues for twenty (20) consecutive days, Tenant shall have the right to terminate this Lease by written notice Landlord; provided, however, Tenant shall have no right of termination under this Section 9(a) if such interruption is the result of the grossly negligent or willful misconduct of Tenant or any Occupant. The provisions of this paragraph shall survive the expiration of the Term or any termination of this Lease. Tenant's responsibility to reimburse Landlord for the Pro Rata Share are subject to the following provisions:

(i) Utility and service costs shall be includable only to the extent that usage by any tenant is not materially in excess of general office usage. Any space that has an excessive usage, such as offices with mainframe computers or server banks, or restaurants and other food service establishments, shall be excluded. Excluded areas of the Building shall be separately metered, and the Pro Rata Share shall be modified with respect to utility costs to take into consideration the exclusion of such areas of the Building.

(ii) Utility and service costs shall be includable only to the extent that HVAC service hours for other tenants do not exceed the Regular Business Hours for Tenant set out in this Lease (without regard for holidays). If the utility and service costs for a leased area are includable in the Pro Rata Share pursuant to "i" above,

then the cost of any HVAC usage by that tenant in excess of such Regular Business Hours shall be subtracted from Landlord's utility and service costs, and subtracted from the Pro Rata Share (based on the hourly rate charged to Tenant for over-hours usage), whether or not reimbursed by such tenant.

(iii) Janitorial services shall be included in the Pro Rata Share only to the extent that the services offered to other tenants do not include services not offered to Tenant. The reasonable value of services provided to any tenant (but not provided to Tenant) shall be subtracted from Landlord's janitorial expenses whether or not reimbursed by such other tenants, and subtracted from the Pro Rata Share.

(iv) Landlord shall, on a quarterly basis, but not later than fifteen (15) days following the completion of the quarterly cycle, provide Tenant with a detailed, itemized statement that describes the Pro Rata Share of utilities and services for the prior quarter, including, within fifteen (15) days after request by Tenant, any and all documents reasonably related thereto, such as copies of the applicable ledger, invoices and paid receipts. If Landlord fails to provide Tenant with the documentation described above within thirty (30) days of the due date thereof, the payment of all the Pro Rata Share in the subject quarter is waived. Tenant and/or the Virginia State Auditor of Public Accounts shall have the right to audit Landlord's records, including its ledger, relating to the Pro Rata Share and to require satisfactory evidence of payment of any and all expenses including copies of supporting tax bills, vouchers and invoices. The Pro Rata Share shall be adjusted, subject to the provisions of this Section (9)(a), based on the results of the audit. Tenant shall be responsible for all audit-related expenses; provided, however, that if it is determined by the audit that Landlord overcharged Tenant by more than three percent (3%), then Landlord shall reimburse Tenant for the reasonable cost of the audit-related expenses.

(v) In the event that the first and/or last quarter during the term of this Lease is not equal to three full months, the Pro Rata Share will be prorated based on the actual number of days during such quarter that this Lease was in effect.

- (b) Real Estate Taxes. Landlord shall be responsible for and shall timely pay all real estate taxes and charges in lieu of taxes applicable to the Premises, the Building, and the Common Areas.
- (c) Insurance. Landlord, at Landlord's expense, shall at all times, keep the Premises, the Building, and the Common Areas insured against damage by fire and other casualties, including lightning, windstorms, tornadoes, earthquakes, civil disturbances, floods, acts of nature and casualty loss, under a broad form extended coverage or similar property loss policy. The policy shall cover one hundred percent (100%) of the replacement cost of the Premises, the Common Areas, and the Building and shall name Tenant as a loss payee, as its interest may appear, and shall contain a waiver of subrogation in favor of Tenant. Landlord is responsible for insuring under this policy one hundred percent (100%) of the replacement cost

of all Improvements to the Premises with no deductible or other contribution from the Tenant, and that Tenant shall be added as a loss payee on Tenant's portion of the loss. Landlord hereby acknowledges and agrees that Tenant shall have no liability whatsoever relating to or in connection with any damage covered by the aforesaid insurance policy. In addition, Landlord shall maintain broad form general commercial general liability insurance, including contractual liability and vehicular liability naming Tenant as an additional insured and in an amount equal to One Million Dollars (\$1,000,000) per occurrence and Two Million (\$2,000,000) in the aggregate for injury, loss or damage at the Premises, the Building and the Common Areas.

10. **CONDITION OF COMMON AREAS.** "Common Areas" shall mean all exterior areas of the property on which the Building is located, including all loading docks, parking areas and driveways and entrances and exits to and from public streets and the routes to parking areas, the exterior of the Building, all interior areas within the Building that are not leased or intended for lease, and shared facility rooms and all systems that service the Building and / or any of the aforesaid exterior areas (but excluding those portions of systems that service only portions of the Building and / or any of the aforesaid exterior areas that are leased or intended for lease to third parties). Landlord, at Landlord's sole expense, shall maintain all Common Areas and all systems serving the Common Areas or any part thereof in a good, clean, and safe condition.

11. **ACCESSIBILITY BY PERSONS WITH DISABILITIES.**

- (a) Compliance with ADA. In addition to any other requirements or covenants in this Lease, and, notwithstanding any grandfathering permitted under any laws, rules, or regulations, at all times during the Term, Landlord covenants that, as to the Premises and the Common Areas (including but not limited to the parking areas and driveways and entrances and exits to and from public streets and the routes to parking areas) it has fully complied, or will comply, to the fullest extent required by law, with:
- (i) the facilities accessibility laws, regulations and standards required by the "Americans With Disabilities Act of 1990", including Titles II and III thereof, and the regulations and standards promulgated thereunder, including the regulations promulgated by the U.S. Department of Justice (28 CFR Part 35, Subpart A-General "2010 Standards" and "2010 ADA Standards for Accessible Design", September 15, 2010), as amended (the "ADA"), and
 - (ii) the minimum requirements of the Virginia Uniform Statewide Building Code (VUSBC), Part 1 Virginia Construction Code, as amended, pertaining to access by the physically handicapped and aged persons, including Chapter 11 ("Accessibility") of said VUSBC, which, in part, incorporates the regulations and referenced standards of the U.S. Department of Justice identified above.

To the extent of any conflict among any of the foregoing requirements, in each case the more restrictive of the three (Title II, Title III, or VCC Chapter 11, as referenced above) shall control. Landlord further covenants that, following the date of execution of this Lease, all alterations of the Premises and Common Areas, including parking facilities, and the route to parking facilities shall be undertaken by Landlord in such a manner that the ADA and the regulations and standards promulgated thereunder and the VUSBC are fully complied with to the extent required by law and as herein provided.

If Tenant shall discover that an element of the Premises or the Common Areas, or the construction or design of the Premises, the Common Areas, or the other facilities areas noted above, or alterations thereto, are not in compliance with the requirements herein set forth, Tenant may promptly notify Landlord (or Landlord's agent) in writing detailing both the requirement and the noted deficiency and specifying the action required to bring about compliance.

Should Landlord fail within thirty (30) calendar days following such notice to comply or to propose in writing an alternative for compliance that Tenant deems acceptable, or, alternatively, fail to convince Tenant that compliance is not required, either because such accommodation as would otherwise be required would constitute an undue hardship when measured against the financial resources of Landlord or because the facilities are nevertheless accessible and usable by individuals with disabilities, then Tenant may undertake with its own resources to accomplish the work needed to achieve such compliance in which event Landlord shall reimburse Tenant all amounts on demand and/or and may deduct the reasonable costs of such accommodation from the Rent or other sums then otherwise due Landlord under the terms of this Lease, or may terminate this Lease by giving three months' written notice to Landlord. The provisions of this paragraph shall survive the expiration of the Term or any termination of this Lease.

- (b) Tenant's Trade Fixtures. The foregoing provisions of this Section 11, as applied to Landlord, shall apply to trade fixtures installed by Landlord for Tenant's benefit but shall not apply to trade fixtures installed by Tenant .

12. **DISCLOSURES; NON-WAIVER; APPROPRIATIONS.**

- (a) Sovereign Immunity. Landlord agrees, understands and acknowledges that Tenant and Occupant(s) are agencies of the Commonwealth of Virginia and with respect to tort liability for acts or occurrences on or about the Premises, the Building or the Common Areas, including product liability, the Commonwealth, Tenant and Occupant(s) are either (i) constitutionally immune (or partially immune) from suit, judgment or liability, (ii) insured, or (iii) covered by a financial plan of risk management that is in the nature of self-insurance, all as determined by applicable laws, government policies and practices. No provision, covenant or agreement contained in this Lease shall be deemed to be a waiver of the sovereign immunity

of the Commonwealth of Virginia, Tenant or Occupant(s), from tort or other liability.

Tenant agrees, understands and acknowledges that Landlord is a municipality of the Commonwealth of Virginia and with respect to tort liability for acts or occurrences on or about the Premises, the Building or the Common Areas, including product liability, Landlord (i) may be constitutionally immune (or partially immune) from suit, judgment or liability, (ii) is insured, or (iii) is covered by a financial plan of risk management that is in the nature of self-insurance, all as determined by applicable laws, government policies and practices. No provision, covenant or agreement contained in this Lease shall be deemed to be a waiver of the sovereign immunity of the City of Alexandria, Landlord, from tort or other liability.

- (b) Indemnification. Landlord agrees, understands and acknowledges that Tenant and Occupant(s) have not agreed to provide any indemnification, defense or save harmless agreements running to Landlord.

To the extent allowable by law and subject to Section 12(a), Landlord shall indemnify, defend, or save harmless Tenant in matters related to this Lease.

- (c) Choice of Law. This Lease shall be governed by, and construed according to, the laws of the Commonwealth of Virginia. The parties choose the City of Richmond, Virginia, as the venue for any action instituted pursuant to the terms of this Lease.
- (d) Dissolution or Restructuring of Occupant. Notwithstanding any other provision of this Lease, if an Occupant shall cease to exist, and is not replaced by a successor entity with similar powers and purposes, or its powers and authority are limited so as to not permit the continued use of the Premises for its intended purpose and use, as determined by Tenant, then Tenant shall have the right to withdraw from this Lease such portion of the Premises then occupied by such Occupant (with a corresponding reduction in the Rent). In such event, Tenant will endeavor to give as much notice as is reasonably possible of the event triggering the reduction and the anticipated date by which such Occupant will completely vacate such portion of the Premises. If the Occupant is the sole Occupant of the Premises, then upon such event this Lease shall terminate without any penalty or liability whatsoever. Nevertheless, if Tenant, in its sole discretion, determines that another agency or institution of the Commonwealth has a need for the portion of the Premises used by such Occupant, Tenant may designate such other agency or institution as the Occupant to use that portion of the Premises pursuant to the terms and provisions of this Lease, which will continue in full force and effect.
- (e) Non-Appropriation. Agencies of the Commonwealth of Virginia cannot expend funds unless appropriated by the Virginia General Assembly and may not obligate a future session of the Virginia General Assembly. It is further understood that the Rent paid by Tenant is derived from appropriations (or federal funding) made to

the individual Occupants and paid over to Tenant. Therefore, notwithstanding any provision in this Lease to the contrary, if any session of the Virginia General Assembly fails to appropriate funds for the continuance of this Lease for all Occupants (or federal funding for the continuation of this Lease is no longer available), this Lease and all obligations hereunder shall automatically terminate upon depletion of the then currently appropriated or allocated funds without any penalty or liability whatsoever; provided, however, that if there is more than one Occupant, and not all Occupants have lost funding as aforesaid, then Tenant shall have the right to delete the space occupied by such Occupant from the Premises and reduce the Rent accordingly (subject to Tenant paying the reasonable cost of constructing a new demising wall, if required, and further subject to the space deleted from the Premises being reasonably commercially leasable, either by itself or as part of adjacent available space). Nevertheless, if Tenant, in its sole discretion, determines that another agency or institution of the Commonwealth has a need for the portion of the Premises used by such Occupant, Tenant may designate such other agency or institution as an Occupant to use that portion of the Premises pursuant to the terms of this Lease, which will continue in full force and effect.

- (f) Conflict. To the extent of any conflict between the provisions of this Section 12 and the remaining provisions of this Lease, the provisions of this Section 12 shall control.

13. **REPORT OF OCCUPANCY.**

- (a) Form of Report of Occupancy. Tenant shall, within fifteen (15) business days after receipt of a written request by Landlord, submit to Landlord, or its designee, a written Report of Occupancy specifying: (i) the Possession Date, the Commencement Date, and the date on which the Lease terminates, (ii) whether this Lease is in full force and effect, (iii) the annual Rent, (iv) whether there have been any modifications to the Lease, and if there have been, a reasonable description of all such modifications, and, (v) whether Tenant or a specified employee of Tenant without any investigation or inquiry has actual knowledge of any default hereunder on the part of Landlord, or if it does have such knowledge, a description of any such default.
- (b) Effect of Report of Occupancy. The issuance of a report requested under subsection 13(a), or any errors or omissions in such report: (i) shall not operate as an estoppel against either the Commonwealth of Virginia, any agency of the Commonwealth of Virginia, Tenant, Occupant, or any of their employees, (ii) shall not form or provide any basis for liability against the Commonwealth of Virginia, any agency of the Commonwealth of Virginia, Tenant, Occupant, or any of their employees, and (iii) shall not operate as a waiver of any rights or defenses that may be available to the Commonwealth of Virginia, any agency of the Commonwealth of Virginia, Occupant, Tenant, or any of their employees, either at that time or in the future.

14. **CONDEMNATION.**

- (a) Notice. Landlord shall give prompt notice to Tenant of any discussions, offers, negotiations or proceedings with any party regarding condemnation or taking of any portion of the Premises, the Building or the Common Areas.
- (b) Rights of Parties. If any portion of the Premises or any portion of the Building or any portion of the Common Areas is taken by eminent domain or sold to the holder of such power pursuant to a threatened taking (exclusive of takings that, in the sole but reasonable discretion of Tenant, do not materially and adversely affect the use and enjoyment of the Premises or the Common Areas by Tenant), this Lease shall terminate effective as of the date of the taking. The date of taking shall be the earlier of: (i) the date on which title vests in the condemning entity or (ii) the date on which the condemning entity takes possession. In the event of a taking, Tenant assigns to Landlord any rights that Tenant may have in and to any portion of a condemnation award, but such an assignment shall exclude any portion that may be due for, or attributed to, Tenant's fixtures, including, but not limited to, the Satellite Equipment and the fixtures described in Exhibit A-1, moving expenses and allowances. If the taking does not materially and adversely affect the use and enjoyment of the Premises or the Common Areas by Tenant, so that this Lease is not terminated, Rent shall be equitably adjusted to compensate Tenant for any adverse effect of the taking.

15. **SUBORDINATION, NON-DISTURBANCE, AND ATTORNMENT.** Upon request by Landlord, Tenant agrees to execute a Subordination, Non-Disturbance and Attornment Agreement that substantially conforms to Exhibit F, attached hereto. Any modification thereof shall be subject to approval by Tenant and the Office of the Attorney General of Virginia in their sole discretion, such discretion not to be unreasonably withheld.

16. **SIGNAGE.**

- (a) Landlord Signage. Landlord, at its expense, shall provide building standard signage listing each Occupant on the Building directory and at the entrance to each Occupant's suite. If there is a Building pylon that includes the names of any tenants in the Building, then in the event that there is space available at any time that this Lease is in effect, Tenant shall have the right to include thereon the names of any of the Occupants, provided that Tenant shall pay the installation cost thereof.
- (b) Tenant-Provided Signage. Tenant shall be permitted to place signage on the ingress and egress doors to the Premises and within the Premises at its expense, except for the expense for signage to be provided by Landlord as part of the Improvements or as laid out in Section 16(a) above. Pursuant to Virginia Code §18.2-283.2 (the "Code Provision"), it shall be unlawful for any person, subject to certain exceptions as detailed in the Code Provision, to carry a firearm or explosive material within the Premises. Tenant shall be permitted to place signage and/or notices detailing such restrictions (the "Notices") on any public entrance of the

Premises and Building, and within the Premises. Landlord hereby acknowledges, consents, and agrees to the prohibition detailed in the Code Provision and Tenant's posting of the Notices at the Building, Premises, and Common Areas as Tenant deems necessary, in accordance with the Code Provision. The Notices may be in substantially the same form as that attached hereto as Exhibit H, incorporated herein by this reference, as may be modified by Tenant in its sole discretion, but in any event shall be of a size and design approved by the Commonwealth of Virginia, Department of General Services.

17. OPTION, TERMINATION, RENEWAL, AND HOLDOVER.

- (a) Options. Tenant shall have one (1) option of five (5) years to extend the term of this Lease (the "Option Term") upon providing a minimum of six (6) months' written notice to Landlord prior to the expiration of the Initial Term. Rent during the first year of the Option Term shall be \$2,313,339.84 annually. Rent during the second year of the Option Term shall be \$2,371,173.36 annually. Rent during the third year of the Option Term shall be \$2,430,452.64 annually. Rent during the fourth year of the Option Term shall be \$2,491,213.92 annually. Rent during the fifth year of the Option Term shall be \$2,553,494.30 annually.
- (b) Termination. Should the City of Alexandria assume all administrative obligations of the Alexandria Health District, Tenant may elect to terminate this Lease and vacate the Premises upon no less than thirty (30) days written notice. Additionally, unless otherwise terminated herein, Tenant may elect to terminate this Lease at the end of the Initial Term, the Option Term, or any Renewal Term (as defined below) upon providing a minimum of six (6) months' written notice to Landlord prior to the expiration of the Initial Term, Option Term, or Renewal Term, as applicable.

Landlord may elect to terminate this Lease at the end of the Option Term or during any Renewal Term by providing a minimum of twenty-four (24) months' prior written notice to Tenant.

- (c) Renewal. This Lease shall automatically renew and continue from year to year (each year a "Renewal Term") on the same terms and conditions as existed immediately prior to the commencement of the Renewal Term, if neither party has given a timely notice of termination as provided in Section 17(b) above. Rent for each Renewal Term shall escalate annually by an additional 3% of the prior year's annual Rent. The Landlord will provide, one hundred twenty (120) days prior to such Renewal Term, a written notice confirming the Renewal Term and its corresponding annual Rent.
- (d) Holdover. If Tenant continues to occupy the Premises after the termination date specified in a proper notice to terminate as provided in 17(b) above ("Holdover"), such Holdover shall be deemed a tenancy from month-to-month upon the same terms and conditions as existed immediately prior to the commencement of the

Holdover. Either party may terminate such Holdover upon providing a minimum of four (4) months' prior written notice to the other party.

- (e) Condition of Premises. At the termination of this Lease, Tenant shall peaceably deliver the Premises in substantially the same condition as originally accepted, excepting any alterations by Tenant or Landlord, damage by accident, or casualty, condemnation, reasonable wear and tear, and subject to any provisions herein to make repairs and restoration.
- (f) Posting of Notice. After a proper notice of termination has been properly given by either party, Landlord may elect to post a notice that the Premises are available for lease. Landlord may show the Premises to prospective tenants only during Tenant's Regular Business Hours, with at least twenty-four (24) hours' prior notice to Tenant and in such a manner so as not to disturb Tenant's operations.

18. NOTICES.

- (a) To Tenant. Except as provided in Section 17(f), all notices to Tenant required or permitted under this Lease shall be given in any manner set out in subsection (c) of this Section 18, to Tenant addressed to:

Division of Real Estate Services
Attn: Director
1100 Bank Street, 3rd Floor
Richmond, VA 23219

With a copy to:

Virginia Department of Health
Attn: Director of Business Processes – Community Health Services
109 Governor Street, 13th Floor
Richmond, VA 23219

- (b) To Landlord. Other than oral or electronic notices where permitted under this Lease, all notices to Landlord required or permitted under this Lease shall be given in any manner set out in subsection (c) of this Section, to Landlord addressed to:

General Services
Attn: Director of General Services
421 King Street Suite 220
Alexandria, VA 22314

- (c) Manner of Delivery. Wherever a notice is required under this Lease, notice shall be deemed to have been duly given if in writing and either: (i) personally served; (ii) delivered by prepaid nationally recognized overnight courier service; (iii) forwarded by Registered or Certified mail, return receipt requested, postage prepaid; or (iv) oral or electronic notice where expressly permitted under this Lease.

- (d) Date of Delivery. Each such notice shall be deemed to have been given to, served upon, or received by the party to which such notice is properly addressed on the date the same is (i) delivered to the proper notice address in a manner provided for under Section 18(c), or (ii) delivery is refused.
 - (e) Change of Address. Each party to this Lease shall notify the other party of a new address at which to mail notices, which notice shall be given in the manner provided above, and unless and until such notice of new address is given, notices to a party hereto shall be sufficient if mailed to such party's address as specified in this Section.
 - (f) Alternative Methods. Where notice by Tenant is sent by an alternative method, the notice shall be effective if actually received by Landlord, or its appointed agent.
19. **BINDING EFFECT; AMENDMENTS.** Except as set forth below with regard to the approval of the Governor of Virginia, the covenants, agreements, and rights contained in this Lease shall bind and inure to the respective heirs, personal representatives, successors and assigns of Landlord and Tenant. This Lease and all exhibits and attachment hereto, all of which are hereby incorporated herein as a part hereof, constitute the entire, full and complete understanding and agreement between Landlord and Tenant, and all representations, statements, warranties, covenants, promises or agreements previously made or given by either party to the other are expressly merged into this Lease and shall be null, void and without legal effect. This Lease shall not be effective or binding unless and until signed by all parties and Tenant obtains the recommendation of the Virginia Department of General Services and the approval of the Governor of Virginia, or his designee, as required by the Code § 2.2-1149. No amendment or modification of any of the terms of this Lease shall be binding on Tenant unless in writing and executed by all parties to this Lease with the same formality as this Lease.
20. **DEFAULT.**
- (a) Permitted Termination. The termination of this Lease by Tenant pursuant to the provisions contained herein shall not be a default hereunder.
 - (b) Breach; Rights; No Additional Obligations. If either party shall breach any provision of this Lease, the non-breaching party may give written notice thereof to the breaching party. Except as otherwise provided in this Lease, the breaching party shall have thirty (30) days (which shall be extended to the extent reasonably necessary if a cure shall reasonably require more than thirty (30) days, provided the breaching party promptly commences the cure and diligently pursues completion thereof) from the receipt of the notice to cure the breach and, if not so cured (i) in the case of a Landlord breach, Tenant, at its option, may deduct from future Rent or other payments otherwise due to Landlord under the terms of this Lease the costs Tenant incurs in curing Landlord's breach, including curing a breach by Landlord of a failure to pay Tenant any sum of money by making such deduction, and/or

Tenant may, at its option, exercise such rights as may exist at law or in equity, and (ii) in the case of a Tenant breach, Landlord may, at its option, exercise such rights as may exist at law or in equity, except that Landlord shall not take possession of the Premises by any self-help remedy. The provisions of this subsection shall not be construed as imposing any additional obligations on the non-breaching party to the extent that this Lease permits the non-breaching party to take certain actions as a result of a breach by the other party.

21. **TELECOMMUNICATIONS EQUIPMENT.** Subject to all applicable federal, state and local laws, including zoning ordinances, and provided that the same does not interfere with any then-existing, similar equipment maintained on the roof of the Building, Tenant shall have the right to place upon the roof of the Building one antenna and/or one standard-size telecommunication dish ("Satellite Equipment") as are reasonably necessary or otherwise reasonably desired by Tenant and / or Occupant for the operations of Tenant and / or such Occupant. Any related telecommunications equipment that is not required or otherwise reasonably desired by Tenant and / or Occupant to be located on the roof shall be placed within the Premises. Prior to any such installation, the specifications and location of the Satellite Equipment shall be subject to Landlord's reasonable approval, which Landlord shall not unreasonably withhold, condition or delay. Landlord may establish reasonable rules relating to the positioning of such Satellite Equipment on the roof, as well as the manner of installation thereof so as to not interfere with the structural integrity of the roof or the rights of then current Building tenants. Tenant shall be responsible to assure that the installation, maintenance, operation and removal of such Satellite Equipment (a) complies with all laws, rules and regulations applicable thereto and (b) will not interfere with or adversely affect the operation of any other then current tenant, including any electrical or mechanical equipment thereof, located within the Building, and Tenant agrees to repair any damage to the Building associated solely and directly with the installation, maintenance or removal of the Satellite Equipment. There shall be no additional Lease costs or Rent associated with such rooftop rights. In the event that any Satellite Equipment is not removed by Tenant within ninety (90) days after the expiration or any termination of this Lease, then Landlord, at Landlord's option, shall (i) become the rightful owner of such Satellite Equipment, and Tenant shall execute reasonable necessary documentation to evidence the conveyance of such Satellite Equipment to Landlord, or (ii) Landlord shall be entitled to remove such Satellite Equipment at Tenant's sole reasonable cost and expense. To the extent any Occupant shall have a need for Satellite Equipment, Landlord will make available to Tenant a conduit from the portion of the Premises occupied by such Occupant to the roof to install wiring and related equipment necessary to connect such Satellite Equipment on the roof with the occupied space. If such conduit does not exist, the reasonable cost of installation shall be reimbursed by Tenant promptly upon submission by Landlord of an invoice therefor. The provisions of this paragraph relating to the removal of the Satellite Equipment shall survive the expiration of the Term of this Lease or any termination of this Lease.
22. **PRESUMPTIONS.** No presumption shall be created in favor of or against any of the parties to this Lease with respect to the interpretation of any term or provision of this Lease due to the fact that this Lease, or any part hereof, was prepared by or on behalf of one of

the parties hereto, as may be evidenced by the disclosure on the face of this Deed of Lease made pursuant to the Code § 17.1-223.

23. **ASSIGNMENT.** Tenant may not assign this Lease, or sublet the Premises, without the written consent of Landlord, which consent shall not be unreasonably withheld or delayed, except that Tenant may assign this Lease to any other agency or institution of the Commonwealth of Virginia without Landlord's consent, pursuant to the terms of Sections 2 and 12.
24. **NOVATION OF PRIOR LEASE.** Tenant is currently in possession of the Premises pursuant to that certain Temporary Deed of Lease dated March 1, 2023, by and between Landlord and Tenant (the "Prior Lease"), which Prior Lease is set to expire on August 31, 2023. The parties hereby agree that the Prior Lease shall automatically terminate on the Commencement Date and that the Prior Lease shall thereupon be of no further force or effect.
25. **INTENTIONALLY DELETED.**
26. **HEADINGS.** The headings of the sections of this Lease are inserted for convenience only and do not substantively alter, modify, or amend the provisions that follow such headings.
27. **COUNTERPARTS.** This Lease may be executed on one or more counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one and the same document. The execution of this Lease at different times and in different places by the parties hereto shall not affect the validity of this Lease.
28. **ADDITIONAL PROVISIONS.** This Lease is subject to the following terms, conditions, modifications, additions and/or deletions provided in the following designated attachments and exhibits, all of which are hereby incorporated into this Lease as a part hereof:

Exhibits:

A	Proposed Space Plan
A-1.	Furnishings and Fixtures
B.	(intentionally deleted)
C.	Guidelines for Interior Improvements
D.	Base Building Specifications
E.	Janitorial Specifications
F.	Subordination, Non-Disturbance and Attornment Agreement
G.	Sample W9_COVA Substitute
H.	Notices

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures and seals.

LANDLORD: THE CITY OF ALEXANDRIA, VIRGINIA
a municipal corporation in the Commonwealth of Virginia

By: _____
James F. Parajon

Title: City Manager

CITY/COUNTY OF _____, to wit:

The foregoing Deed of Lease was acknowledged before me this _____ day of _____, 2023 by James F. Parajon acting in his/her capacity as City Manager of the City of Alexandria on behalf of the municipal corporation.

My commission expires: _____

Registration No. _____

Notary Public

[Signatures continue on following pages.]

TENANT: COMMONWEALTH OF VIRGINIA
DEPARTMENT OF GENERAL SERVICES

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

The foregoing Deed of Lease was acknowledged before me this _____ day of _____, 2023 by _____ acting in his/her capacity as _____ of the Commonwealth of Virginia, Department of General Services, on behalf of the agency.

My commission expires: _____
Registration No. _____

Notary Public

[Signatures continue on following page.]

RECOMMEND APPROVAL:

DEPARTMENT OF GENERAL SERVICES

By: _____
Director

APPROVED BY THE GOVERNOR:

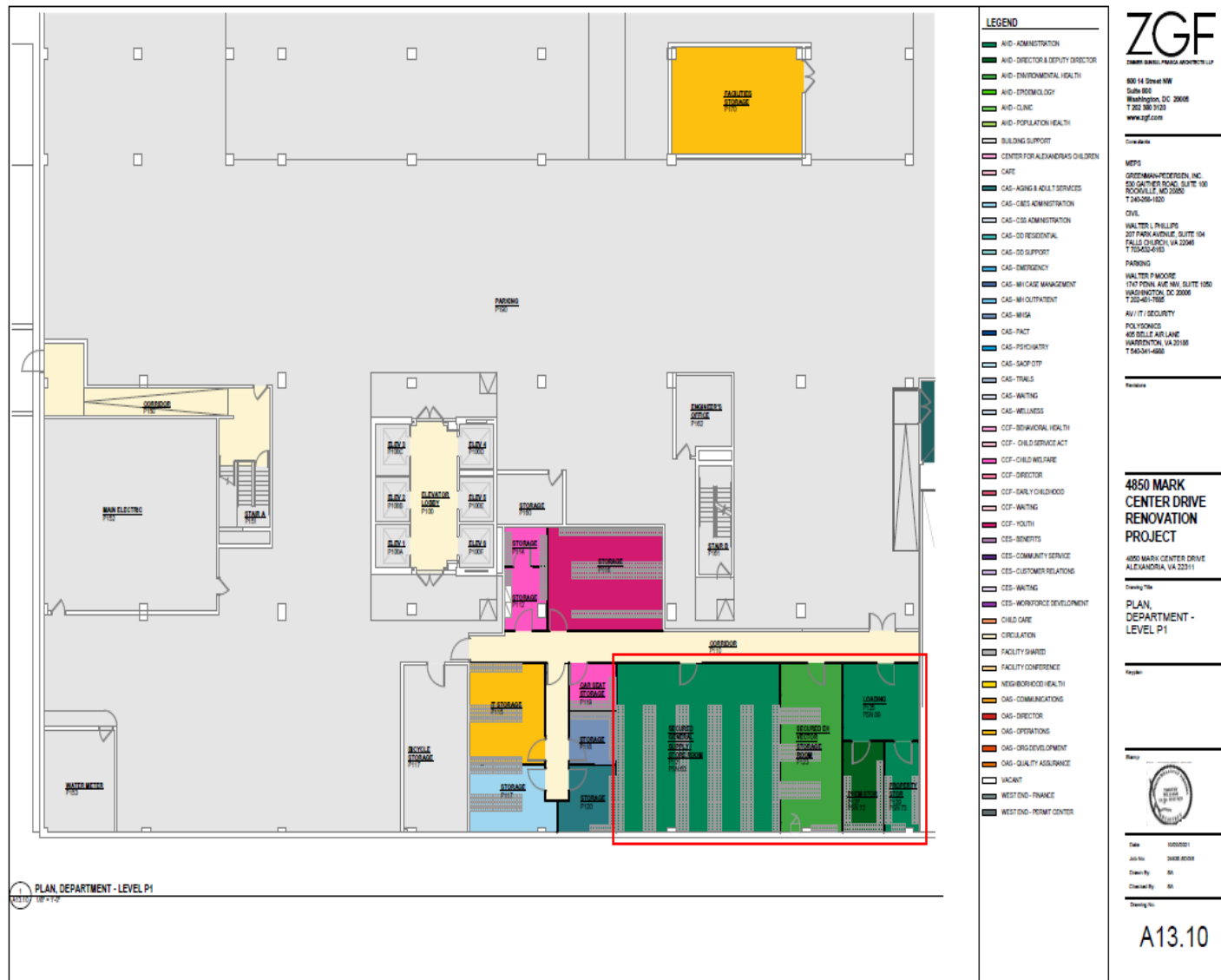
Pursuant to § 2.2-1149 of the Code of Virginia (1950), as amended, and as the official designee of the Governor of Virginia, as authorized and designated by Executive Order 88 (01) dated December 21, 2001, I hereby approve the acquisition of the Premises pursuant to this Deed of Lease for and on behalf of the Governor of Virginia.

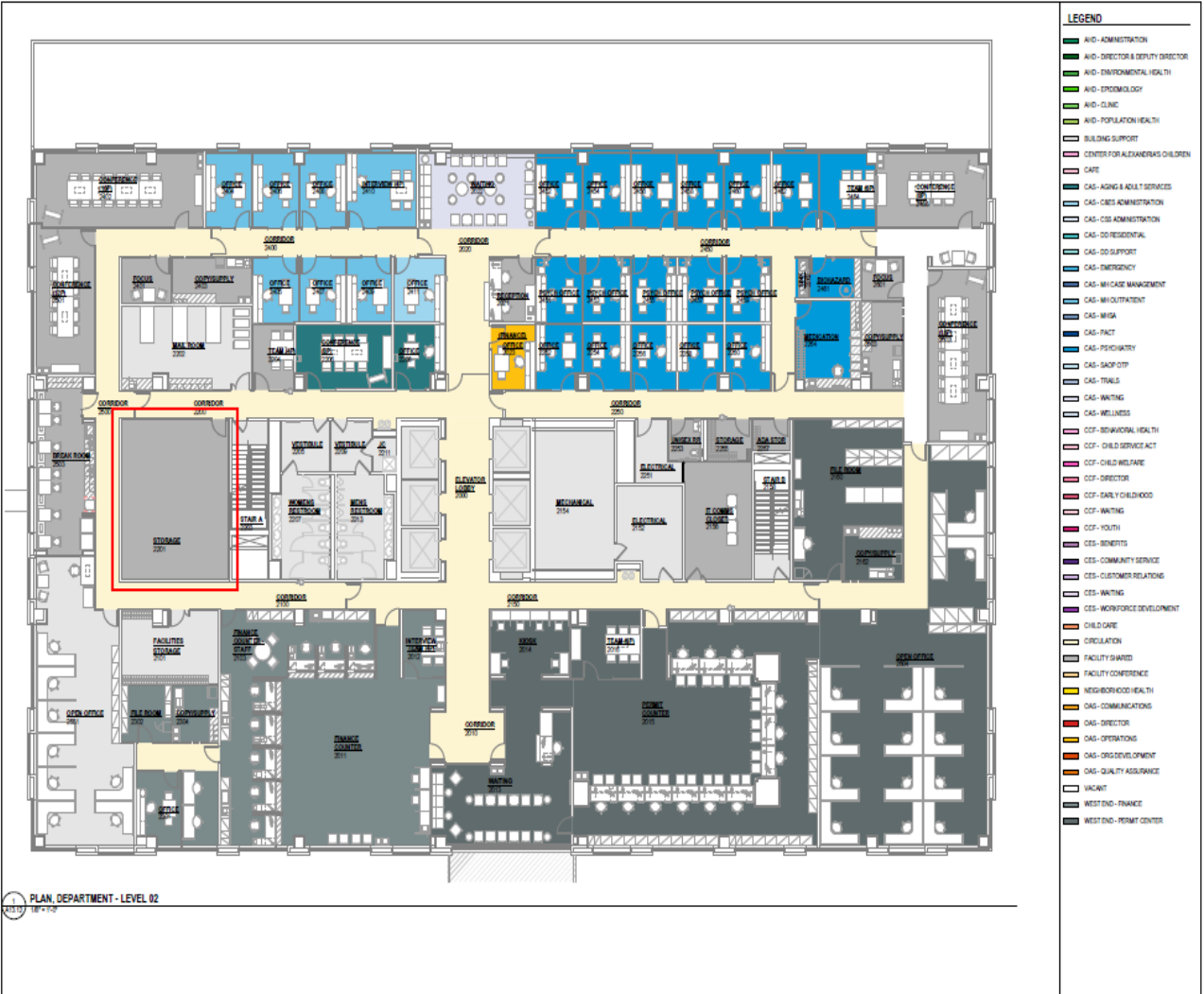
Secretary of Administration Date

[End of signature pages.]

EXHIBIT A

PROPOSED SPACE PLAN





ZGF
3000 GALLSFORD AVENUE, SUITE 100
ALEXANDRIA, VA 22304
703.944.1000
www.zgf.com

MEPS
GRIFFIN & PHILLIPS, INC.
100 GAITHERS ROAD, SUITE 100
ROCKVILLE, MD 20850
703.461.1000

CIVIL
WALTER S. PHILLIPS
207 PARK AVENUE, SUITE 104
FAIRFAX COUNTY, VA 22031
703.461.1000

PARKING
WALTER S. PHILLIPS
1747 POKAN AVE NW, SUITE 100
WASHINGTON, DC 20006
703.461.1000

AVIATION SECURITY
POLYSONICS
400 BELLE AIR LANE
WASHINGTON, VA 22031
703.461.1000

4850 MARK CENTER DRIVE RENOVATION PROJECT
4850 MARK CENTER DRIVE
ALEXANDRIA, VA 22311

PLAN, DEPARTMENT - LEVEL 02

DATE 10/05/21
JOB NO. 20000-00000
DESIGNER ZGF
CHECKER ZGF
DRAWING NO. A13.12

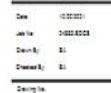
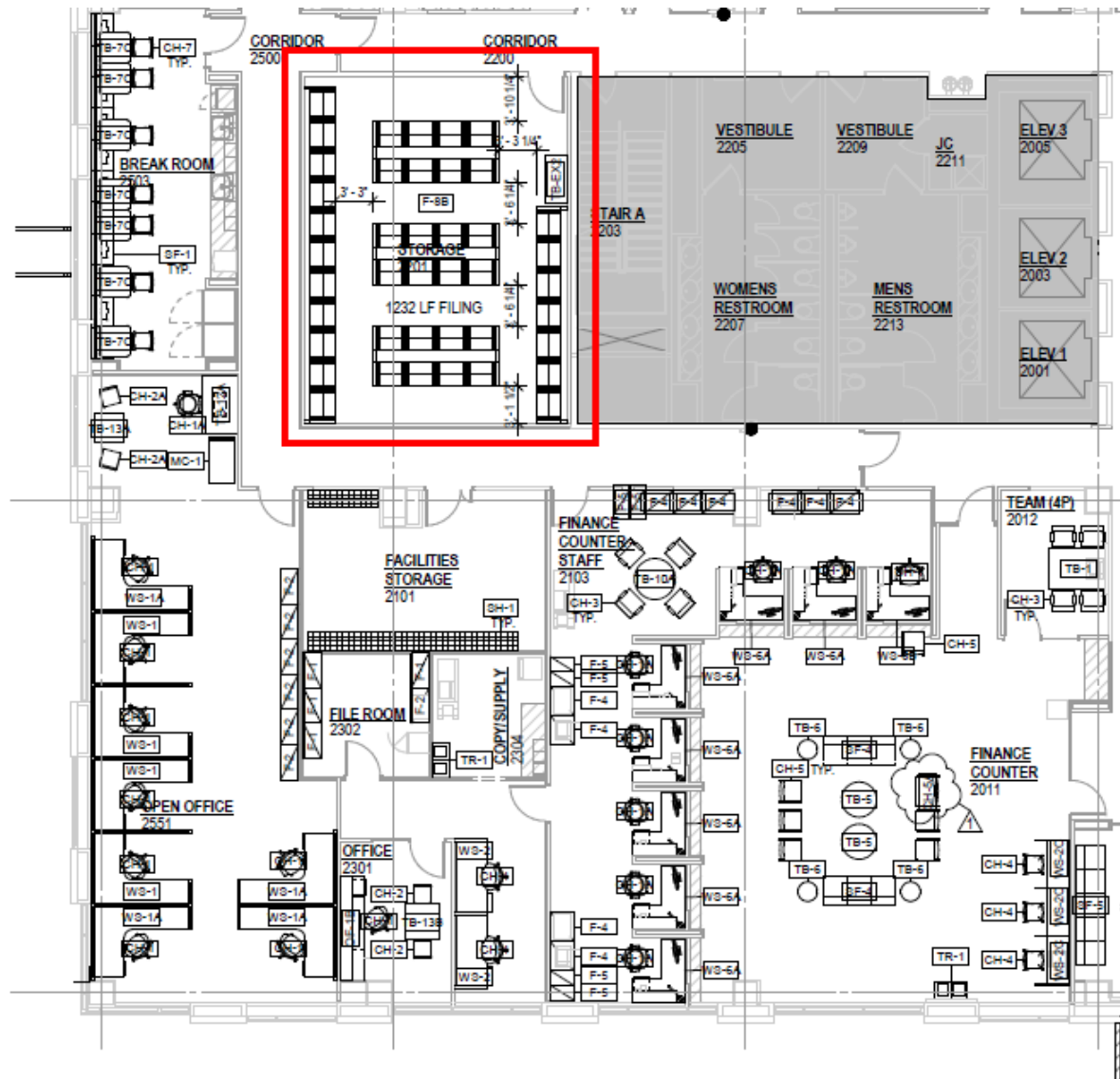


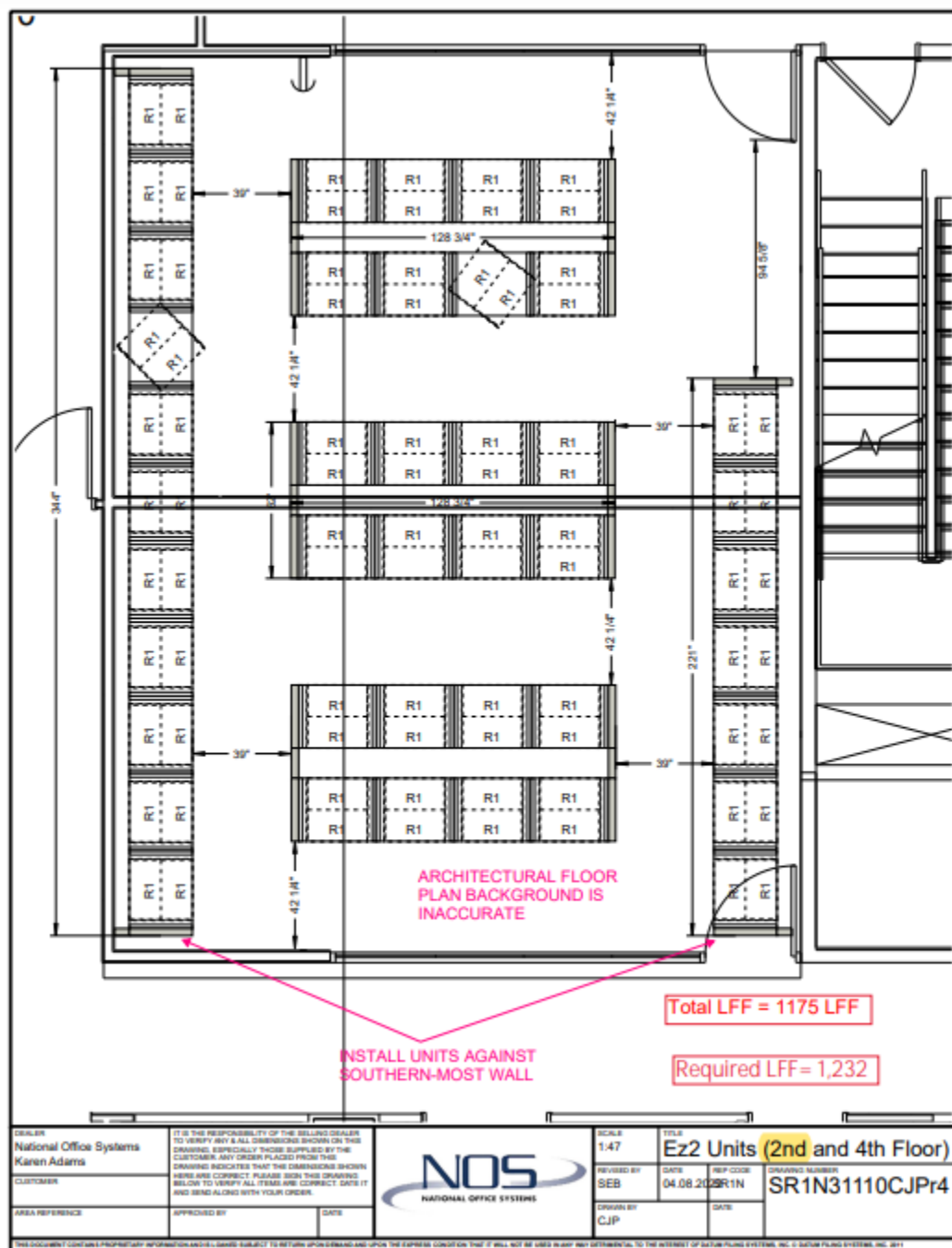
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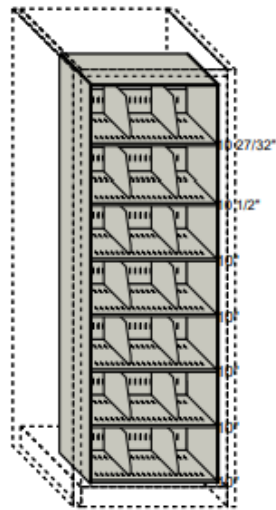
FURNISHINGS, FIXTURES, AND EQUIPMENT



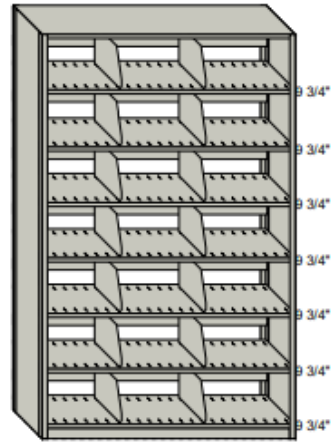


1 PLAN, FURNITURE - LEVEL 02
A1112 1/8" = 1'-0"





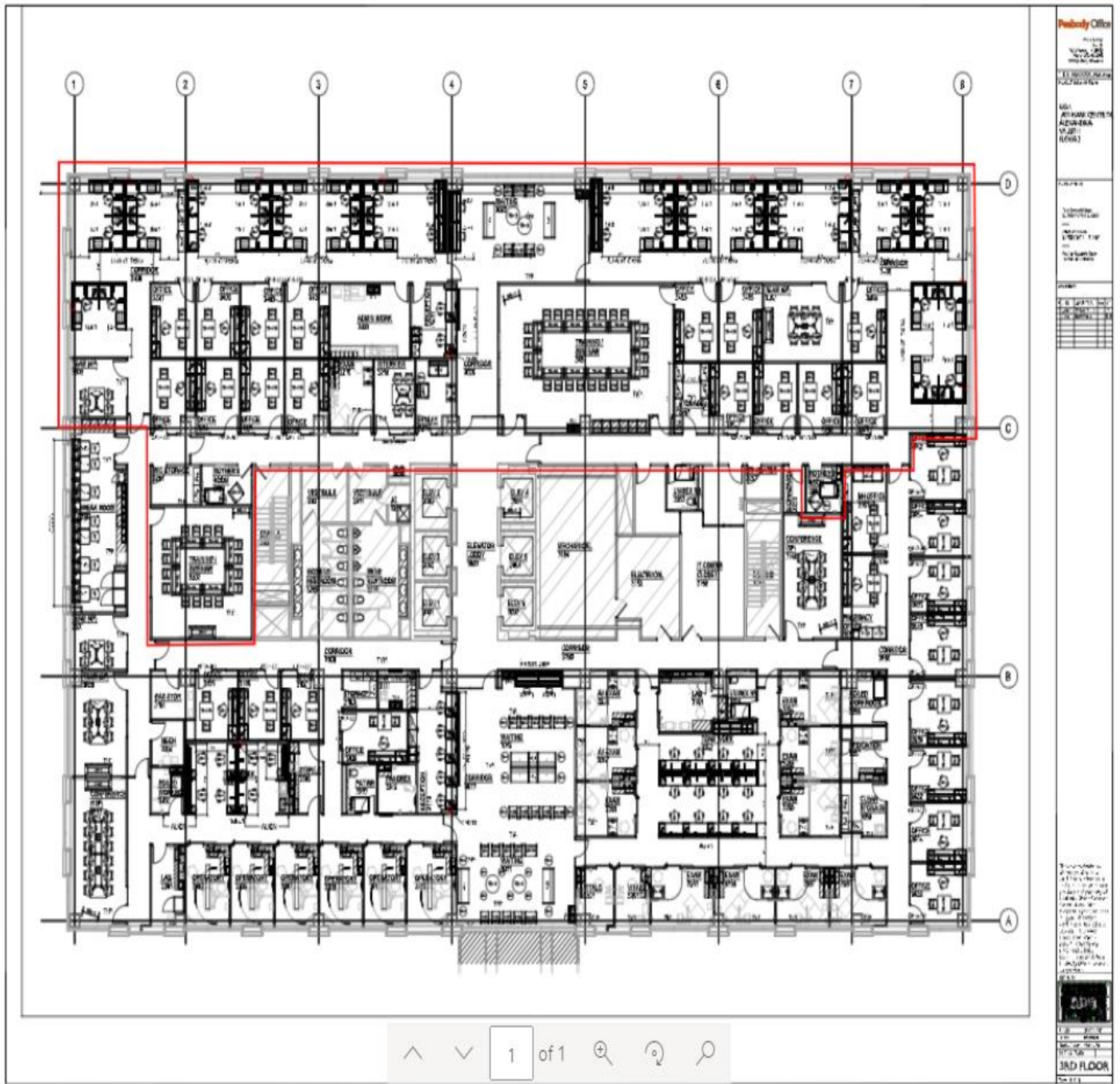
R1
25"D
H=82 1/2"

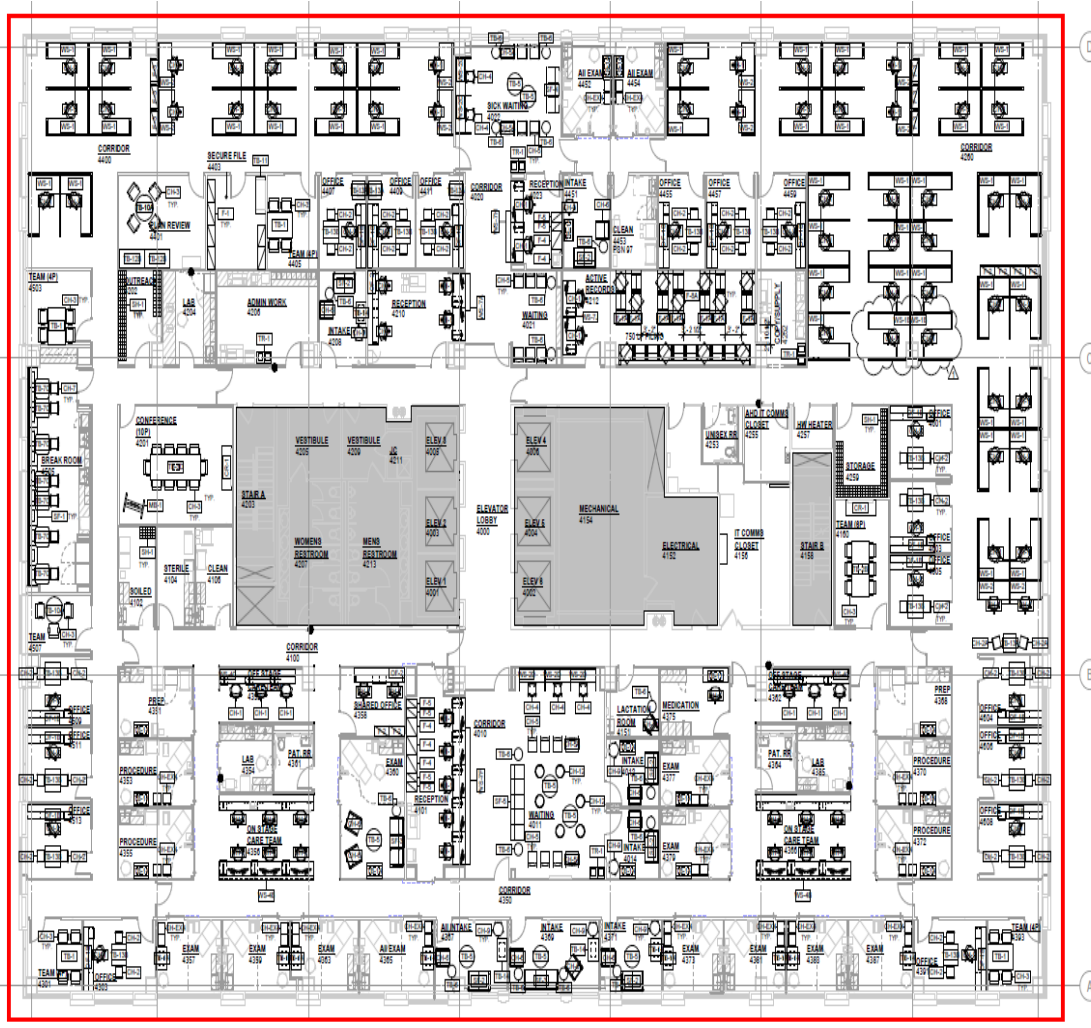


R3
48"W x 12"D
H=76 1/4"

DEALER National Office Systems Karen Adams	IT IS THE RESPONSIBILITY OF THE SELLING DEALER TO VERIFY ANY & ALL DIMENSIONS SHOWN ON THIS DRAWING, ESPECIALLY THOSE SUPPLIED BY THE CUSTOMER. ANY ORDER PLACED FROM THIS DRAWING INDICATES THAT THE DIMENSIONS SHOWN HERE ARE CORRECT. PLEASE SIGN THIS DRAWING BELOW TO VERIFY ALL ITEMS ARE CORRECT. DATE IT AND SEND ALONG WITH YOUR ORDER.	SCALE 1:22	TITLE Ez2 Units (2nd and 4th Floor)
CUSTOMER 	APPROVED BY 	REVIEWED BY SEB	DATE 04.08.2022
AREA/REFERENCE 	DATE 	DRAWN BY CJP	REF CODE SR1N
		ORDER NUMBER SR1N31110CJPr4	

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Revisions
1 BULLETIN 1 02/01/22

4850 MARK CENTER DRIVE RENOVATION PROJECT

4850 MARK CENTER DRIVE
ALEXANDRIA, VA 22311

Drawing Title
PLAN, FURNITURE
- LEVEL 04

Project N
Project N

Stamp

Date: 02/01/22
Job No: 24028.00/03
Drawn By: Author
Checked By: Checker
Drawing No: A

LIST OF INVENTORY OF FURNISHINGS, FIXTURES, AND EQUIPMENT PROVIDED BY LANDLORD (TO BE INSERTED)

City of Alexandria

1st Floor / **P1 BOM**

Peabody Office

06/13/2022

Item	Alias 2	Cat	Part Number	Part Description	Qty	List	Est List	Sell	Est Sell	Sell - %
227	SP-1: ALT. Banquette Bench	OSO	13002	Rule of Three, 43 75/25/25 TS, Address Book Lounger	2	\$ 2,102.00	\$ 4,204.00	\$ 800.00	\$ 1,300.00	85.95%
			LCHD	Chair						
			XG	No Damping						
			SD3	Cup						
			STL	Removable Seat Cover only						
			T	Grade T Material						
			082V	Interanium Slice						
			205400	Scotch						
			XG	No Selection of Option						
			Subtotal				\$ 18,796.80		\$ 6,314.68	
228	SP-4: Three Unit Modular Sofa	OSO	2800-3	Naim 72.5x58 TS Sofa	2	\$ 4,363.00	\$ 8,726.00	\$ 1,389.25	\$ 2,718.50	85.95%
			MSL	Luster Gray						
			XG	No Selection of Option						
			XG	No Selection of Option						
			XG	No Selection of Option						
			YC	Upholstered						
			T	Grade T Material						
			XG	Interanium, Slice Bright Night						
			XG	No Selection of Option						
			Subtotal				\$ 8,796.80		\$ 3,718.50	
229	SP-5: Five Unit Modular Sofa	OSO	2800-1	Naim 24.5x58 TS Lounge Chair	2	\$ 2,267.00	\$ 4,534.00	\$ 720.32	\$ 1,440.64	85.95%
			MSL	Luster Gray						
			XG	No Selection of Option						
			XG	No Selection of Option						
			XG	No Selection of Option						
			YC	Upholstered						
			T	Grade T Material						
			XG	Interanium, Slice Bright Night						
			XG	No Selection of Option						
			Subtotal				\$ 12,950.80		\$ 1,030.72	
230	SP-5: Five Unit Modular Sofa	OSO	2800-2	Naim 40.5x58 TS Lounger	4	\$ 3,358.00	\$ 13,432.00	\$ 1,030.72	\$ 4,124.88	85.95%
			MSL	Luster Gray						
			XG	No Selection of Option						
			XG	No Selection of Option						
			XG	No Selection of Option						
			YC	Upholstered						
			T	Grade T Material						
			XG	Interanium, Slice Bright Night						
			XG	No Selection of Option						
			Subtotal				\$ 17,470.80		\$ 3,819.52	
231	SP-6: Behavioral Health Sofa	OSO	4715HJ-3	Berry, Upholstered Arms, Behavioral Health Lounge Sofa 74x28.5x31	8	\$ 8,819.00	\$ 70,552.00	\$ 2,130.84	\$ 17,046.72	85.95%
			-A3	Wood Arm Cap						
			HGM	Glende (HGM)						
			MSL	Luster Gray						
			CSA	Gray - Pocket and Exposed Metal Finishes						
			T	Grade T Material						
			XG	Interanium, Slice "Sketch"						
			XG	No Selection of Option						
			Subtotal				\$ 53,688.80		\$ 17,645.12	
232	SP-7: Lobby Sofa	OSO	30040	Rowen Sofa w/ Arms, 34x28 75/28 TS	2	\$ 5,323.00	\$ 10,646.00	\$ 1,860.81	\$ 3,307.62	85.95%
			XG	None						
			XG	None						
			MSL	Luster Gray						
			XG	None						
			YC	Upholstered						
			T	Grade T Material						
			XG	Interanium, Slice "Sketch"						
			Subtotal				\$ 18,646.80		\$ 3,397.68	
233	SH-1: ALT. Industrial Shelving - 1ST FLOOR		Single Units	SINGLE STARTER UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 28"W X 18"D X 75" H, STARTER UNITS- COMPLETE	7	\$ 88.00	\$ 616.00	\$ 80.85	\$ 565.95	0.00%
234	SH-1: ALT. Industrial Shelving - 1ST FLOOR		Single Units	SINGLE ADDER UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 24+1/2" W X 18"D X 75" H	5	\$ 88.00	\$ 440.00	\$ 80.85	\$ 440.25	0.00%
			Subtotal				\$ 1,063.80		\$ 1,006.20	
235	SH-1: ALT. Industrial Shelving - P1		Single Units	SINGLE STARTER UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 38"W X 18"D X 75" H, STARTER UNITS- COMPLETE	84	\$ 88.00	\$ 7,488.00	\$ 80.85	\$ 6,790.80	0.00%
236	SH-1: ALT. Industrial Shelving - P1		Single Units	SINGLE ADDER UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 34+1/2" W X 18"D X 75" H	127	\$ 88.00	\$ 11,186.00	\$ 80.85	\$ 10,296.95	0.00%
237	SH-1: ALT. Industrial Shelving - P1		Double Units	STARTER DOUBLE UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 38"W X 30"D X 75" H	15	\$ 177.30	\$ 2,659.50	\$ 177.30	\$ 2,659.50	0.00%
238	SH-1: ALT. Industrial Shelving - P1		Double Units	ADDER DOUBLE UNIT, INDUSTRIAL STEEL SHELVING, 20 GAUGE STEEL, ADJUSTABLE SHELVES, DIMS: 38"W X 30"D X 75" H	48	\$ 177.30	\$ 8,486.40	\$ 177.30	\$ 8,486.40	0.00%
			Subtotal				\$ 28,433.35		\$ 28,433.35	
239	180" 36" X 20" CORNER TABLE	OSO	0100000000	180" 36" X 20" CORNER TABLE	8	\$ 2,367.00	\$ 18,936.00	\$ 708.43	\$ 5,843.44	85.95%
			T	HPL						
			XG	HPL						
			-HPLW	HPL, Wood Grain (HGM)						
			SEP	Glende (SEP)						
			XG	No Selection of Option						
			XG	No Selection of Option						
			XG	None						
			XG	No Selection of Option						
			Subtotal				\$ 18,936.00		\$ 5,843.44	

4850 MARK CENTER DRIVE RENOVATION PROJECT

4850 MARK CENTER DRIVE
ALEXANDRIA, VA 22311

Drawing Title

SCHEDULE,
EQUIPMENT

Object

Project V

TAG	TYPE	MANUFACTURER	MODEL NO.	DESCRIPTION	DIMENSIONS	FINISH	ENERGY STAR	WATER LINE	FURNISH / INSTALL
NEW									
E1A	REFRIGERATOR	KITCHENAID	KRBL102BBB	22 CU. FT. 35-INCH WIDTH FULL DEPTH NON DISPENSE BOTTOM MOUNT REFRIGERATOR, SEE PLAN FOR DOOR HINGE LOCATION	33"W X 33-3/4"D X 70"H	STAINLESS STEEL	Y	N	(CPI)
E1B	REFRIGERATOR	KITCHENAID	KRBL102BBB	22 CU. FT. 35-INCH WIDTH FULL DEPTH NON DISPENSE BOTTOM MOUNT REFRIGERATOR, SEE PLAN FOR DOOR HINGE LOCATION	33"W X 33-3/4"D X 70"H	STAINLESS STEEL	Y	N	(CPI)
E2	MICROWAVE	GE APPLIANCES	JEB1657B10B8	GE 1.6 CU. FT. COUNTERTOP MICROWAVE OVEN	21 3/4"W X 17 3/4"D X 12 1/8"H	STAINLESS STEEL	N	N	(CPI)
E3	ICE/WATER MACHINE	POULETT CORPORATION	ISD425A-8	SYMPHONY PLUS ICE AND WATER DISPENSER, 25 SERIES, SENSORSAFE DISPENSE, AIR ICE MACHINE COOLING	21"W X 24"D X 36"H	STAINLESS STEEL	N	N	(CPI)
E4	U.C. REFRIGERATOR - ADA	SUMMIT	AL55	24" WIDE BUILT-IN ALL-REFRIGERATOR, ADA COMPLIANT	23 1/2"W X 23 3/4"D X 31 3/4"H	STAINLESS STEEL	Y	N	(CPI)
E5	MULTIFUNCTION DEVICE	BY OTHERS		PRINTER / SCANNER / COPIER			N	N	(TFT)
E6	SHREDDER	PELLOVIES	4861	POWERSHRED 4251 100% AMI PROOF BAA COMPLIANT STRIP-CUT SHREDDER	22"W X 20"D X 31 1/2"H	BLACK/DARK SILVER	N	N	(TFT)
E7	WASHER	MIELE	TXR 860	WXR 860 VOS TDO8 8 INTENSE/ASH FRONT-LOADING WASHING MACHINE	23 1/2"W X 28 3/8"D X 33 1/2"H	WHITE	Y	Y	(CPI)
E8	DRYER	MIELE	TXR 860	TXR 860 WP ECO 8 STEAM HEAT-PUMP VENTLESS TUMBLE DRYER	23 1/2"W X 28 3/8"D X 33 1/2"H	WHITE	Y	N	(CPI)
E9	U.C. DISHWASHER - ADA	GE APPLIANCES	SCD7068LSB	GE ADA COMPLIANT STAINLESS STEEL INTERIOR DISHWASHER WITH SANITIZE CYCLE	23 3/4"W X 23 1/2"D X 32 1/4"H	STAINLESS STEEL	Y	Y	(CPI)
E10	BABY CHANGING STATION	KOALA CARE	H8202	KOALA BEAR HORIZONTAL WALL MOUNTED BABY CHANGING STATION	38 3/4"W X 4"D X 22 1/4"H	WHITE GRANITE GS	N	N	(CPI)
E11	WORKCOUNTER	ADVANCE TABCO	CP-88-2410M	BLINDS DOOR STYLE ENCLOSED BASE WORK TABLE WITH FIXED MID SHELF	30"W X 120"L X 36 1/2"H	STAINLESS STEEL	N	N	(CPI)
E12	RETRACTABLE CORD REEL	APC KITCHEN LEASH	KL-1502120	15 FT. 12 GAUGE 20 AMP BREAKER, KITCHEN LEASH RETRACTABLE DUAL DUPLEX FLAT-BLADE		BLACK	N	N	(CPI)
E13	UTILITY CART, MOBILE	VOLLRATH	97106	MONEY SAVER KNOCKED DOWN CART	40 1/2"W X 21"D X 36 1/2"H	STAINLESS STEEL	N	N	(CPI)
E14	TRASH CAN, MOBILE	ULINE	H-1045	32 GALLON WASTE CONTAINER WITH BRUTE DOLLY H-1051	22"D X 28"H	GRAY	N	N	(CPI)
E15	DISHWASHER	JACKSON	HT-6-BEER	DISHSTAR HT-6-BEER WARE WASHING SYSTEM	28"W X 28 1/2"D X 43 1/2"H	STAINLESS STEEL	Y	Y	(CPI)
E16	SHELVING, MOBILE	METRO	10AX124003	MOBILE SHELVING RACK WITH 4 SHELVES AND GRID MATE	24"W X 48"L	GRAY	N	N	(CPI)
E17	VENTILATOR	CAPTIVARE	6020NC2-PEP	PROVIDE W/ FIRE PROTECTION ANGUL SYSTEM R-102		STAINLESS STEEL	N	N	(CPI)
E18	BEVERAGE RANGE	GARLAND	939-6R1	9 SERIES 36" GAS RESTAURANT RANGE, SIX COOKTOP OVEN	36 1/2"W X 34 1/2"D X 37"H	STAINLESS STEEL	N	N	(CPI)
E19	SHELVING, MOBILE	METRO	10AX124003	MOBILE SHELVING RACK WITH 4 SHELVES AND GRID MATE	24"W X 60"L	GRAY	N	N	(CPI)
E20	WORKTABLE, MOBILE	EAGLE GROUP	T2440BB	WORKTABLE WITH FLAT TOP AND STAINLESS STEEL BASE WITH UNDERSHELF	24"W X 48"L X 36 1/8"H	STAINLESS STEEL	N	N	(CPI)
E21	TREADMILL	FITNESS GYM	P02039	CIRCLE FITNESS 116 LIGHT COMMERCIAL TREADMILL	78"L X 38"W X 67"H	BLACK	N	N	(CPI)
E22	RECURBENT BIKE	FITNESS GYM	P02046	CIRCLE FITNESS R6 LIGHT COMMERCIAL RECURBENT BIKE	61"L X 28"W X 62"H	BLACK	N	N	(CPI)
E23	ROWING MACHINE	FITNESS GYM	P0440	STAMINA X8 AIR ROWER	78"L X 19 7/8"W X 31 5/8"H	STEEL	N	N	(CPI)
E24	EXERCISE BENCH	FITNESS GYM	P04440	YORK 87 FLAT BENCH	42 1/2"L X 16"W X 19"H	BLACK	N	N	(CPI)
E25	DUMBBELL RACK	FITNESS GYM	P02134	BODY BOLD GOR24 VINYLNEOPRENE 12-PAIR VERTICAL DUMBBELL RACK, 1LB - 15LB DUMBBELLS (SEE SPEC)	28"W X 26"D X 62"H	STEEL	N	N	(CPI)
E26	DUMBBELL SET	FITNESS GYM	P02110	BODY BOLD NEOPRENE DUMBBELL SET OF 12, 1LB - 15LB		MULTICOLORED	N	N	(CPI)
E27	MAT RACK	FITNESS GYM	P02640	BODY BOLD GYR60 ROLLER & MAT RACK	32"W X 21"D X 37"H	BLACK	N	N	(CPI)
E28	CLEANING STATION	ZOJIC8	T08-B-20063	THE CLEANING STATION WIPES DISPENSER + HAND SANITIZING STATION	12"W X 17"D X 47"H	BLACK	N	N	(CPI)
E29	BIART BOARD	BY OTHERS					N	N	(TFT)
E31	TRASH BIN INSERT	RUBBERMAID	P033403BLA	32 QT. / 23 GALLON BLUE JIM BLACK RECTANGULAR TRASH CAN	20"W X 11"D X 30"H	BLACK	N	N	(CPI)
E32	RECYCLING BIN INSERT	RUBBERMAID	1999-185	32 QT. / 23 GALLON BLUE JIM BLUE RECTANGULAR TRASH CAN	20"W X 11"D X 30"H	BLUE	N	N	(CPI)
E34	ICE TEA BREWIER	BUNN	T08-GV HW	T08 INFUSION SERIES TEA & COFFEE BREWIER - DUAL VOLT 120V, HIGH VOLUME, 1.25 GPM	19"W X 24 3/4"D X 35"H	STAINLESS STEEL	N	Y	(CPI)
E35	AED WALL CABINET	CINTAS	19120	BASIC AED WALL CABINET WITH NO ALARM, SURFACE MOUNTED	19"W X 4"D X 17 1/8"H	WHITE	N	N	(CPI)
E36	TV MONITOR	BY OTHERS		SEE AV DRAWINGS FOR MORE INFORMATION			N	N	(TFT)
E38	SHREDDER	PELLOVIES	LX 210 PA	LX 210 4 MICRO CUT SHREDDER ON CASTERS	14 1/8"W X 11 6/8"D X 21 1/8"H	BLACK	N	N	(TFT)
E39	FIRE EXTINGUISHER CABINET	LARSEN'S	2405R8	FIRE EXTINGUISHER CABINET FOR 10 LBS ABC FIRE EXTINGUISHER, BEHIND RECESSIBLE WITH 4" CABINET PROJECTION AND 2" RECESSES	9 5/8"W X 8"D X 24"H	STEEL, WHITE	N	N	(CPI)
E40	CEBXTOP PRINTER	BY OTHERS					N	N	(TFT)
E41	WORKTABLE, MOBILE	SPACE SAVERS		MOBILE WORK TABLE WITH BOTTOM SHELF ON CASTERS	34"W X 38"D	STAINLESS STEEL	N	N	(CPI)
E42	WALL MOUNTED BIKE RACK	MAKRAI	BB14410M	VERTICAL WALL MOUNT BIKE RACK IN POWDER COAT FINISH	3 1/4"W X 23"D X 20"H	BLACK POWDER COAT	N	N	(CPI)
E43	GROUND MOUNTED BIKE RACK	LANDSCAPE FORUM	PLO BIKE RACK	GROUND MOUNT BIKE RACK IN POWDER COAT FINISH, BOLTED TO CONCRETE SLAB	26 5/8"W X 21 7/8"D X 32 5/8"H	SILVER POWDER COAT	N	N	(CPI)
E44	BENCH	LANDSCAPE FORUM	PSP BENCH, BACKED TO	POWDER COAT FINISH SUPPORTS, BOLTED TO CONCRETE SLAB	70"W X 20"D X 30"H	SILVER POWDER COAT, PE	N	N	(CPI)
E45	OUTDOOR LITTER RECEPTACLE	LANDSCAPE FORUM	PSP LITTER	POWDER COAT TOP AND RIM, FREESTANDING	20"W X 19"D X 37"H	SILVER POWDER COAT, PE	N	N	(CPI)
E46	PLANTER	LANDSCAPE FORUM	DUB	POWDER COAT FINISH	48"W X 22 1/2"D X 19"H	SILVER POWDER COAT	N	N	(CPI)
E48	AED	PHILIPS HEALTHCARE	HEARTSTART H81		6 1/2"W X 11 1/2"D X 3 1/4"H		N	N	(CPI)
E50	BIKE RACK	DEBO	11-00057	POWDER COAT FINISH	32 1/4"W X 20"D X 28"H	BLACK POWDER COAT	N	N	(CPI)
E51	SECURE PAD FLOOR STAND KIOSK	BOUNCEPAD	1100	SECURE PAD FLOOR STAND KIOSK	13 5/8"W X 13 1/2"D X 45 3/4"H	WHITE	N	N	(CPI)
E52	TOILET PARTITION	BOBRICK	145 SERIES WALL-HUNG SCREEN	WALL-HUNG SCREEN IN PLASTIC LAMINATE FINISH WITH STAINLESS STEEL BRACKETS, MOUNTING, BOTTOM OF SCREEN SHOULD BE 15" AFF	24"W X 42"H	DESIGNER WHITE C054-60	N	N	(CPI)
E53	WIRELESS DOORBELL	GE	1547	DOORBELL TO BE PLACED IN ENTRY 1602 AND DOORBELL TO BE HEARD FROM INFANT PLAY 1603		WHITE	N	N	(CPI)



EXHIBIT B

(Intentionally Deleted)

EXHIBIT C

GUIDELINES FOR INTERIOR IMPROVEMENTS

CLINICAL EXAM ROOMS:

Each room to include the following:

- Plumbing and wall-mounted sink
- Counter space with wall mounted and base cabinetry
- Resilient tile flooring
- Computer broadband access / secure wifi
- Data port
- Privacy curtain mounted to the ceiling around door

PHARMACY AREA:

- Plumbing and wall-mounted sink
- Secure area for pharmaceuticals, needles, controlled substances
- Secure area for prescribed medications
- Appropriate electric service for refrigerators for climate controlled storage
- Counter space with wall-mounted and base cabinetry
- Computer broadband access

VACCINE PHARMACY AREA:

- Cabinets and shelving with space for one (1) refrigerator and one (1) freezer (equipment to be provided by Tenant)
- Emergency generator outlets

LABORATORY:

- Plumbing and additional electrical service for medical equipment
- Counter space with sink
- Base and wall mounted cabinets
- Adjacent restroom must be equipped with a specimen pass-through cabinet (Bobrick B-505 or equal). The lab shall be equipped with a cup sink mounted in a base cabinet with counter top directly adjacent to the specimen pass through cabinet, with a hand sink next to the cup sink, and a microscope station at the opposite end (furthest from the pass-through cabinet)

LAB CLOSET AND MEDICAL SUPPLY STORAGE:

- Shelving
- Plumbing and wall-mounted sink

PATIENT RECORD ROOM:

- Secured file room for patient records with floor load considerations
- Outside of central filing room, tempered sliding glass windows with locks for each of the stations need to be secured (Reception and Eligibility areas). Vital Records (co-located in patient/medical records room) needs to have a sliding glass window to service/interact with clients requesting a vital records (death certs, birth certs, etc)

WIC LABORATORY:

- Plumbing and wall-mounted sink
- Additional electrical service for medical equipment
- Counter space with base and wall mounted cabinets

EH WORKROOM:

- Plumbing and wall-mounted sink, counter space, and cabinetry
- Refrigerator with space to store cooler containing rabies specimens (15x15x20 inches approx.)
- Additional power outlets to supply equipment

EH MUDROOM:

- Plumbing and wall-mounted sink, shower, toilet, and cabinetry

EH TRUCK INSPECTION (Parking Area):

- Private secure area, protected from inclement weather to inspect food trucks.
- Area should allow safe access to vehicle from building

OFFICE SUPPLY STORAGE, INTAKE ROOM AND MAIL/COPIER ROOM:

- Cabinets and counter space

RESTROOMS:

- Patient unisex next to lab with pass-through cabinet
- Patient - 1 male and 1 female in reception area with baby-changing station in each
- Staff - 1 male and 1 female

PASS –THRU:

- Each pass-thru needs a counter under the window for clerk
- Cashier area – sliding glass pass-thru on side facing hallway and sliding glass pass-thru facing reception
- Eligibility Clerk and WIC Nutritionist Asst. add sliding glass pass-thru on wall facing reception area
- EH Receptionist add sliding glass pass-thru on wall facing EH reception/waiting area
- Lab restroom provide pass-thru cabinet

MISCELLANEOUS:

- Plumbing, sink and base and wall-mounted cabinets and counter in the break room, including electrical service for refrigerator and microwave and vending machines
- Conduit for computer cabling, telephone connections
- Cable television conduit/cabling capability
- Telephone closet

SECURITY REQUIREMENTS:

- All entrance and hallway doors shall have card key pads

- Wiring for card key pads in hallway, including exterior
- Alert system at both public entrances

CUSTODIAL CLOSET:

- Plumbing and tub sink
- Shelving for supplies

RABIES SPECIMEN PREPARATION AREA:

- Private, secure location out of public view, covered for working in inclement weather and to keep refrigerator/freezer protected from elements
- Ground surface should be non-slip, easily cleanable surface
- Must be capable of containing a refrigerator/freezer unit, small storage cabinet, sink, and lighting

EXHIBIT D

BASE BUILDING SPECIFICATIONS

- Accessible path of travel from accessible parking spaces to accessible facility entrance to the Premises.
- Existing doors and hardware to be reused shall be “as new” and meet ADA codes.
- Parking lot lighting to provide appropriate foot candle level as required by code.
- Appropriate conduit to Tenant’s telecommunications room.
- Telecommunication infrastructure to the base building closet accessible for tenants’ vendors.
- Appropriate conduit to each floors telephone closet.
- Exhaust system required for all toilet facilities serving the Premises.
- Restroom lighting shall be, on average, 15 - 30 foot candles measured at counter height and 10 – 30 foot candles measured at the floor in enclosed corridors, according to Illuminating Engineering Society (IES) best practice recommendations.
- Emergency egress lighting as required by code.
- Electrical service as needed and comparable to other Class B Buildings in market area and as required by code.
- Fire alarm and extinguishers as required by code.
- Certified, compliant, fully operational sprinkler system as required by code.
- Window treatments/coverings included to match building standard.

EXHIBIT E
JANITORIAL SPECIFICATIONS

Office Areas

Daily Service: Five nights per week, Monday through Friday except for holidays.

Floors:

- Carpets: Vacuumed and spot-cleaned
- Tile: Swept and/or mopped
- Rugs: Vacuumed and spot-cleaned

Restrooms:

- Toilet, sink, urinal: Cleaned and sanitized
- Waste receptacles: Emptied, re-lined and waste removed from facility
- Towel, tissue, soap and sanitary napkin dispensers: Cleaned and refilled
- Damp mop floors daily
- Clean baby changing tables

Receptacles:

- Waste receptacles: Emptied, re-lined and waste removed from facility
- Cigarette Urns: In approved smoking areas, urns will be emptied and cleaned.

Interior:

- Office furniture and fixtures dusted
- Window sills, low ledges, moldings, and picture frames to be dusted and cleaned periodically
- Walls, baseboards, light switches, and handles to be dusted and cleaned periodically
- Blinds and vents dusted periodically

Glass:

- Entrance doors cleaned
- Partition glass cleaned of smudges, markings periodically

Elevators and Stairwells:

- Elevator cab cleaned, dusted, and polished
- Stairwells to be swept and/or mopped periodically

Client Waiting Room:

- Spot clean walls, switches, and doors if needed.
- Vacuum walk-off mats
- Clean sides of glass doors and/or partition glass
- Empty trash receptacles and pick up any trash that may have dropped on floor from clients.
- Spot clean client waiting room chairs

Clinical Areas

Clinical areas are defined as examination rooms, clinic interview rooms, patient bathrooms, laboratory rooms, and any other area designated as patient or laboratory testing areas designated by the local office.

In clinic areas, all cleaning to be performed with 1/10 dilution of 5.25% - 6.15% bleach (5250 ppm - 6150 ppm sodium hypochlorite solution).

Daily Service: Five nights per week, Monday through Friday except for holidays.

- Clean all counter tops, sinks, work surfaces, non-fabric chairs, toilets, and doorknobs at the end of each clinic day.
- Damp mop floors.
- Janitorial staff will remove all regular trash bags from receptacles and dispose of properly. Any spillage will be cleaned.
- Clean hard floor surfaces.
- Walls, blinds, and curtains will be spot cleaned if visibly soiled.
- Clean baby changing table.

Occupant shall perform all janitorial procedures related to the handling and disposal of hazardous waste, to include, but not limited to, the emptying of any red bag waste from respective receptacles and engaging services for proper disposal of hazardous waste.

Yearly Service – Office and Clinical Areas:

- Wash all interior and exterior windows and other glass surfaces
- Wipe all blinds with damp cloth
- Strip and refinish all vinyl tile
- Shampoo all carpets in office areas, corridors, lobbies, and other non-public areas

EXHIBIT F

SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN T AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN T AGREEMENT (the "Agreement") is made effective as of the __ day of _____, _____, by and among _____ ("Lender"), _____ ("Landlord"), and _____ ("Tenant").

R E C I T A L S

WHEREAS, By Deed of Lease dated _____ between Landlord and Tenant ("Lease"), Landlord leased to Tenant certain premises located in _____, situated in the _____, Virginia ("Premises"), which are more particularly described in said Lease.

WHEREAS, Lender is the owner and holder of indebtedness secured by a Deed of Trust dated _____, 20__, which constitutes a lien against the Premises ("Deed of Trust"); and

WHEREAS, Tenant has agreed to subordinate the above-referenced Lease to the Deed of Trust, upon the terms and conditions stated in this Agreement.

A G R E E M E N T

NOW, THEREFORE, in consideration of their mutual promises, Lender, Landlord, and Tenant agree as follows:

1. Subordination. The Lease and all renewals, modifications, and extensions of the Lease are subject and subordinate to the Deed of Trust and all renewals, modifications, and extensions of the Deed of Trust.
2. Attornment. Tenant agrees to attorn to the Lender if Lender acquires title to the Premises at a foreclosure sale under the Deed of Trust, pursuant to a deed-in-lieu of foreclosure, or otherwise (each a "Foreclosure Event"), or to any third party who acquires title to the Premises pursuant to a Foreclosure Event ("Third Party Purchaser"), in each case under all of the terms, conditions, and covenants of the Lease; provided that:
 - a. Tenant shall be under no obligation to pay any rent or render any performance to the Lender or any Third Party Purchaser until it has received notice (in the manner provided in the Lease) of its obligation to do so from the party entitled to such payment or performance, together with a copy of such party's deed, title insurance policy or other such satisfactory evidence of title;
 - b. The Lender or Third Party Purchaser must assume all obligations of the Landlord under the Lease, which is incorporated in this Agreement by reference, from the date the Lender

or Third Party Purchaser acquires title to the Premises, and the Lease will continue in full force and effect as a direct lease between Lender (or Third Party Purchaser, if applicable) and Tenant, under the terms, covenants and conditions of the Lease, for the remainder of the Lease term;

c. Such attornment shall be automatic and self-operative, requiring no further action or documentation on the part of Lender, Landlord, or Tenant; and

d. To the extent a Third Party Purchaser acquires the Premises or if Lender assigns or transfers its interest in the Loan Documents (as defined below) or the Premises, all obligations and liabilities of Lender under this Agreement shall terminate and be the responsibility of the Third Party Purchaser or other party to whom Lender's interest is assigned or transferred..

3. Payment of Rent to Lender. If Lender becomes a mortgagee in possession of the Premises or exercises its rights under the loan documents securing its loan to the Landlord to have rental payments made directly to Lender without taking possession of the Premises, Tenant agrees to make all payments of rent directly to Lender upon Lender's written instructions to Tenant. If and to the extent that Lender demands and receives any such payments from Tenant:

a. Landlord agrees that Tenant may rely upon such written instructions of Lender and need not obtain other confirmation of Lender's right and authority to receive such payments;

b. Landlord, to the extent of such rental payments, releases and discharges Tenant from liability under the Lease for such payments, to the same extent as if they had been made to Landlord; and

c. Landlord agrees to look solely to Lender for recovery of any such payments made by Tenant in the event Landlord disputes Lender's right to receive such payments.

4. Non-Disturbance. The Lender agrees that so long as Tenant is not in default under the Lease, or any extension or renewal thereof, beyond any applicable cure periods:

a. The Tenant's quiet enjoyment, use, occupancy and possession of the Premises and its rights and privileges under the Lease or any extension or renewal thereof, will not be diminished or interfered with and its occupancy of the Premises will not be disturbed if Lender or Third Party Purchaser acquires title to the Premises via a Foreclosure Event; and

b. Tenant will not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Deed of Trust, or the enforcement of any rights of Lender under the Deed of Trust, unless required by law.

5. Tenant Fixtures, Alterations and Improvements. Lender agrees that the lien of the Deed of Trust shall not cover any of Tenant's fixtures, alterations or improvements to the Premises which Tenant, under the terms of the Lease, is permitted to remove from the Premises.

6. Lender's Right to Cure Landlord Defaults. So long as the premises are subject to the lien of the Deed of Trust, Tenant shall, if so required by the Lease, give Lender duplicate notice of any claimed default on the part of the Landlord under the Lease, in the manner provided by the Lease, at the address set forth in this Agreement. If not so required by the Lease, Tenant shall, as a courtesy to Lender and not as a requirement hereunder, endeavor to give Lender the notice as aforesaid, but Tenant shall not be liable to Lender for any failure to give any such notice. Tenant consents to Lender curing any default by Landlord, during the identical time period that Landlord could so cure; provided, however, that such consent shall not be construed to create and does not create any obligation by Tenant to give notice of default to Lender beyond any such obligation set out in the Lease.

7. Tenant's Right to Cure Landlord Defaults. So long as the premises are subject to the lien of the Deed of Trust, Lender shall give Tenant duplicate notice of any claimed breach or default by Landlord under the Deed of Trust or other documents evidencing, securing and/or otherwise pertaining to the Deed of Trust ("Loan Documents"), at the address set forth in this Agreement. Lender agrees that Tenant shall have the right, but not the obligation, to cure any breach or default specified in such notice within such period of time given to Landlord under the Deed of Trust or Loan Documents. Landlord consents to Tenant curing any such default by Landlord, during the identical time period provided by Lender to Landlord for such cure.

8. Notices. All notices required or permitted by the terms of this Agreement shall be deemed given by mailing such notice by certified U.S. mail, postage prepaid, return receipt requested, to each party and such notices shall be addressed as set forth below. A party may change the address to which notices must be sent only by giving notice to the other parties in accordance with this Paragraph. The initial notice address for each party is as follows:

If to Lender: _____

If to Tenant: _____

If to Landlord: _____

9. Interpretation and Effect. This Agreement:

a. shall remain in effect at all times during the Lease or any extension or renewal thereof, notwithstanding any default or Foreclosure Event;

b. shall be governed, enforced, and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its conflict of law principles, and any legal action against the Commonwealth of Virginia or Tenant shall be instituted and maintained

only in the courts of the Commonwealth of Virginia situated in the City of Richmond, Virginia;

c. binds the parties and their successors and assigns, and the covenants contained in this Agreement shall be covenants running with the land and bind all successors in title to the Premises; and

d. may not be modified except by a writing executed by the parties or their respective successors in interest.

10. Additional Terms. This agreement, or any errors or omissions herein, shall not operate as an estoppel against either the Commonwealth of Virginia or the Tenant, shall not form or provide any basis for liability against the Commonwealth of Virginia or the Tenant, and shall not operate as a waiver of any rights, claims or defenses that may be available to the Commonwealth of Virginia or Tenant either at this time or in the future. Without limiting any of the foregoing, no provision, covenant or agreement contained in this Agreement shall be deemed in any manner to be a waiver of the sovereign immunity of the Commonwealth of Virginia or Tenant or Landlord from tort or other liability.

[Signatures on Following Pages]

EXHIBIT G

SAMPLE W-9 COVA SUBSTITUTE FORM


Completion Information:

In order for a vendor (Landlord) to do business with the Commonwealth and to receive payment from the Commonwealth, the vendor *must be* set up in CARDINAL, the Commonwealth's statewide accounting system.

To be set up in CARDINAL, a vendor is required to complete and return the Commonwealth of Virginia Substitute W-9 form ("W-9 COVA Substitute Form"), a sample of which is included herein. This W-9 COVA Substitute Form is different from the IRS W-9 form. The IRS has allowed the Commonwealth the opportunity to create a substitute W-9 and require use of such substitute form.

When completing the W-9 COVA Substitute Form:

- Make sure that the EIN or social security number provided is identical to that which is used to file the associated tax return (box 1). The Commonwealth performs a cross check of the EIN or social security number provided with tax records and if the numbers do not match the W-9 COVA Substitute Form is returned.
- Close attention should be paid to the information to be completed in the "remittance address" box. The information provided in this box should be the remittance NAME and remittance ADDRESS of to whom the payments (Rent) are to be payable and to where the business payments (Rent) are to be received.

Form W-9 Commonwealth Of Virginia Substitute W-9 Form Revised July 2014	Request for Taxpayer Identification Number and Certification																																								
Section 1 - Taxpayer Identification	<input type="checkbox"/> Social Security Number (SSN) <input type="checkbox"/> Employer Identification Number (EIN) _____		Please select the appropriate Taxpayer Identification Number (EIN or SSN) type and enter your 9 digit ID number. The EIN or SSN provided must match the name given on the "Legal Name" line to avoid backup withholding. If you do not have a Tax ID number, please reference "Specific Instructions - Section 1." If the account is in more than one name, provide the name of the individual who is recognized with the IRS as the responsible party.																																						
	Dunn & Bradstreet Universal Numbering System (DUNS) (see instructions) _____		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Legal Name:</td> <td style="width: 50%;"></td> </tr> <tr> <td>Business Name:</td> <td></td> </tr> </table>	Legal Name:		Business Name:																																			
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Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or c) the IRS has notified me that I am no longer subject to backup withholding, and 3. I am a U.S. citizen or other U.S. person (defined later in general instructions), and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See instructions titled Certification																																									
Printed Name:																																									
Authorized U.S. Signature:		Date:																																							

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA. Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS a percentage of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain

payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see Section 2 Certification – Page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See Exempt payee code on page 3 and the separate Instructions for the Requestor of Form W-9 for more information.

What is FATCA reporting? The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See Exemption from FATCA reporting code on page 3 and the Instructions for the Requestor of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no

reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Section 1 -Taxpayer Identification

Check the appropriate Tax Identification Number (TIN) type. Enter your EIN/SSN in the space provided. If you are a resident alien and you do not have and /or are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see **How to get a TIN** below.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get **Form SS-5**, Application for a Social Security Card, from your local Social Security Administration office. Get **Form W-7**, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN or **Form SS-4**, Application for Employer Identification Number, to apply for an EIN. You can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS's Internet Web Site www.irs.gov.

If you do not have a TIN, apply for a TIN immediately, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester. **Note:** Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Enter the TIN which coincides with the 'Legal Name' provided on the form.

- If you are an individual, check the "Social Security Number (SSN)" box and enter the SSN.
- If you are a Grantor or Revocable Trust, check the "Social Security Number (SSN)" box and enter the SSN of the Grantor.
- If you are a Resident Alien, check the "Social Security Number (SSN)" box and enter your SSN or

your ITIN (IRS Individual Taxpayer Identification Number).

d. If you are a Sole Proprietor, check the "Social Security Number (SSN)" box and enter the SSN of the sole proprietor.

e. If you are a Single-Member LLC that is disregarded as an entity, check the "Social Security Number (SSN)" box and enter the member's SSN. **Note:** If an LLC has one owner, the LLC's default tax status is "disregarded entity". If an LLC has two owners, the LLC's default tax status is "partnership". If an LLC has elected to be taxed as a corporation, it must file IRS Form 2553 (S Corporation) or IRS Form 8832 (C Corporation).

Vendors are requested to enter their **Dunn and Bradstreet Universal Numbering System (DUNS)**, if applicable. See number requirement below.

Dunn and Bradstreet Universal Numbering System (DUNS) number requirement. The United States Office of Management and Budget (OMB) requires all vendors that receive federal grant funds have their DUNS number recorded with and subsequently reported to the granting agency. If a contractor has multiple DUNS numbers the contractor should provide the primary number listed with the Federal government's Central Contractor Registration (CCR) at www.ccr.gov. Any entity that does not have a DUNS number can apply for one on-line at <http://www.dnb.com/us/> under the DNB D-U-N Number Tab.

Legal Name. If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name. If the account is in joint names, list first and then circle the name of the person or entity whose number you enter in Part I of the form. If you are using a name other than that which is listed on a Social Security Card, please enter the legal entity name as filed with the IRS. In general, enter the name shown on your income tax return. Do not enter a Disregarded Entity Name on this line.

Business Name. Business, Disregarded Entity, trade, or DBA ("doing business as") name.

Entity Type. Select the appropriate entity type.

Individual. If you are an individual, you must generally enter the name shown on your income tax return.

Sole proprietor. Enter your **individual** name as shown on your social security card on the "Legal Name" line. You may enter your business, trade, or

"doing business as (DBA)" name on the "Business Name" line.

Partnership. A partnership is an entity reflecting a relationship existing between two or more persons who join to carry on a trade or business. Enter the partnership's name on the "Legal Name" line. This name should match the name shown on the legal document creating the entity. You may enter your business, trade, or "doing business as (DBA)" name on the "Business Name" line.

Trust. A legal entity that acts as fiduciary, agent or trustee on behalf of a person or business entity for the purpose of administration, management and the eventual transfer of assets to a beneficial party. Enter the name of the legal entity on the "Legal Name" line.

Estate. A separate legal entity created under state law solely to transfer property from one party to another. The entity is separated by law from both the grantor and the beneficiaries. Enter the name of the legal entity on the "Legal Name" line.

Government. The Government of any State, any Political Subdivision of any State, any Agency or Instrumentality of a State or of a Political Subdivision of a State.

Non-Profit. An organization that is organized and operated exclusively for exempt purposes and none of its earnings may inure to any private shareholder or individual.

Corporation. A company recognized by law as a single body with its own powers and liabilities, separate from those of the individual members. Enter the entity's name on the "Legal Name" line and any trade or "doing business as (DBA)" name on the "Business Name" line.

S-Corporation. A corporation that is taxed like a partnership: a corporation in which five or fewer people own at least half the stock. Enter the entity's name on the "Legal Name" line and any trade or "doing business as (DBA)" name on the "Business Name" line.

C-Corporation. A business that is taxed as a separate entity: a business taxed under Subchapter C of the Internal Revenue Code and legally distinct from its owners. Enter the entity's name on the "Legal Name" line and any trade or "doing business as (DBA)" name on the "Business Name" line.

Limited liability Company (LLC). An LLC with at least two members is classified as a partnership for federal income tax purposes unless it files Form 8832 and affirmatively elects to be treated as a corporation. Enter the name of the partnership or corporation. An LLC with only one member is treated as an entity disregarded as separate from its owner for income tax purposes (but as a separate

entity for purposes of employment tax and certain excise taxes), unless it files Form 8832 and affirmatively elects to be treated as a corporation. If you are a single-member LLC (including a foreign LLC with a domestic owner) that is **disregarded** as an entity separate from its owner, **enter the owner's name on the "Legal Name" line**. **Caution:** A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Entity Classification. Select the appropriate classification type.

Contact Information. Enter your contact information.

Enter your **Legal Address**. Enter your **Remittance Address**. A **Remittance Address** is the location in which you or your entity receives business payments.

Enter your **Business Phone Number**. Enter your **Mobile Phone Number**, if applicable. Enter your **Fax Number**, if applicable. Enter your **Email Address**.

For clarification on IRS Guidelines, see www.irs.gov.

Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the Exemptions box, any code(s) that may apply to you. See Exempt payee code and Exemption from FATCA reporting code below.

Exempt payee code. Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following codes identify payees that are exempt from backup withholding:

- 1 - An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2 - The United States or any of its agencies or instrumentalities
- 3 - A state, the District of Columbia, a possession of the United States, or any of their political subdivisions, or instrumentalities
- 4 - A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5 - A corporation

6 - A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States

7 - A futures commission merchant registered with the Commodity Futures Trading Commission

8 - A real estate investment trust

9 - An entity registered at all times during the tax year under the Investment Company Act of 1940

10 - A common trust fund operated by a bank under section 584(a)

11 - A financial institution

12 - A middleman known in the investment community as a nominee or custodian

13 - A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for...	THEN the payment is exempt for...
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹See Form 1099-MISC, Miscellaneous Income, and its instructions.

²However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements.

A - An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B - The United States or any of its agencies or instrumentalities

C - A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities

D - A corporation the stock of which is regularly traded on one or more established securities markets, as described in Reg. section 1.1472-1(c)(1)(i)

E - A corporation that is a member of the same expanded affiliated group as a corporation described in Reg. section 1.1472-1(c)(1)(i)

F - A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G - A real estate investment trust

H - A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I - A common trust fund as defined in section 584(a)

J - A bank as defined in section 581

K - A broker

L - A trust exempt from tax under section 664 or described in section 4947(a)(1)

M - A tax exempt trust under a section 403(b) plan or section 457(g) plan

Section 2 - Certification

To establish to the paying agent that your TIN is correct, you are not subject to backup withholding, or you are a U.S. person, or resident alien, sign the certification on Form W-9. You are being requested to sign by the Commonwealth of Virginia.

For a joint account, only the person whose TIN is shown in Part I should sign (when required).

Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

Submission:

Commonwealth Vendor Group
Post Office Box 1971
Richmond, VA 23218-1971
CVG@doa.virginia.gov
804.823.2701 (fax)

EXHIBIT H

NOTICES

NOTICE



FIREARMS AND EXPLOSIVE MATERIAL PROHIBITED



It is unlawful for any person to carry any firearm or explosive material within the Capitol of Virginia, Capitol Square and the surrounding area, any building owned or leased by the Commonwealth or any agency thereof, or any office where employees of the Commonwealth or any agency thereof are regularly present for the purpose of performing their official duties.



SCAN FOR
TRANSLATION

Code 18.2-283.2 effective July 1, 2021

A violation of 18.2-283.2 is punishable as a Class 1 misdemeanor and any firearm or explosive material carried in violation of 18.2-283.2 is subject to seizure by a law enforcement officer.