

	Questions	Answers
1.	Please confirm allowances for C5 & C6 should only be added into the 1st years rent and not amortized over the term.	C5 & C6 are a one-time cost to be amortized over the term of the lease.
2.	Please confirm or deny the following: Exhibit I: 1- Workstations are provided by Tenant and not by the Landlord. 2- Computer Room/Server Room - is an additional HVAC or mini-split system required for this room? 3- Staff Restrooms - How many sinks are required? 4- Staff Breakroom - Is a sink required? What other plumbing needs would be required? 5- Janitor's Closet - Is a sink required?	1- Workstations to be provided by Tenant, utilizing the \$6.00/rsf furniture allowance (please see C4). 2- Either a mini-split or supplemental HVAC. 3- One (1) sink for the men's restroom, two (2) for the ladies restroom. 4- A sink is required. Additional needs include but are not limited to a water line for an ice machine for the refrigerator. 5- Yes, a floor sink is required.
3.	Is paint sufficient for the walls?	Building standard finishes are acceptable.
4.	Is a turn-key deal required at this point? Is there an option for the Landlord to provide the Tenant with a tenant allowance to perform the work?	Please see C7 requesting a competitive per RSF tenant improvement allowance.
5.	Will there be any opportunity to further negotiate the lease?	Opportunity for negotiation is available until the Best and Final Period.