

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 05-165

Declaring a Portion of the Leased Property Located at 2900 SE 122nd Avenue, Portland, Oregon to be Surplus and Approving a Real Property Sublease to the Immigration and Refugee Community Organization

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County currently leases 21,610 square feet at the South Powellhurst Building, located at 2900 SE 122nd Ave, Portland, OR 97236 ("Property"), from David Douglas School District No. 40.
- b. By Resolution 05-116, the Board approved an extension of the lease at the Property effective July 1, 2005, for a period of one (1) year ending June 30, 2006, with two six month options to renew.
- c. Aging & Disability Services, Department of County Human Services, plans to continue programs and to serve clients in the Mid-County area from the Property. Facilities and Property Management is developing strategic options for multiple Mid-County programs for the longer term.
- d. A portion of the leased Property located at 2900 SE 122nd Avenue, Portland, Oregon, 97236, is, at this time, surplus to any County use.
- e. The attached sublease has been negotiated with the Immigration and Refugee Community Organization.
- f. It is in the best interests of the County to sublease the Property on the terms and conditions set forth in the attached sublease.

The Multnomah County Board of Commissioners Resolves:

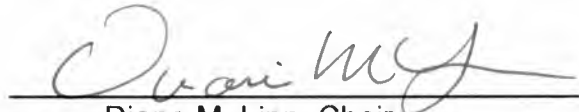
1. The Board approves the attached sublease. The County Chair is authorized to execute the sublease substantially in the form attached to this Resolution.

2. The County Chair is authorized to execute renewals of the sublease and to execute amendments to the sublease without further Board action.

ADOPTED this 29th day of September, 2005.

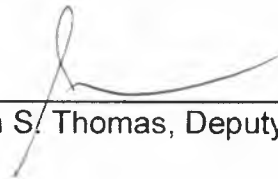


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Deputy County Attorney

SUBLEASE

Date: July 1, 2005

Between: Multnomah County, Oregon ("Sublessor")
Facilities and Property Management
401 N. Dixon Street
Portland, Oregon 97227
Phone: 503-988-3322
FAX: 503-988-5082

And: Immigration and Refugee Community Organization (IRCO) ("Sublessee")
10301 NE Glisan Street
Portland, OR 97220
Phone: 503-234-1541
FAX: 503-234-1259

Sublessor leases to Sublessee and Sublessee leases from Sublessor in the facility known as "South Powellhurst", located at 2900 SE 122nd Avenue, Portland, Oregon the following described property (the "Premises") on the terms and conditions stated below:

1041 square feet of exclusive use space together with the non-exclusive use (as provided in Section 4.1 herein), of approximately 455 square feet of space in the Common Area, as shown on the attached **Exhibit "A"**.

Section 1. Master Lease

Sublessor is the lessee of the Premises and Non-exclusive Premises by virtue of a lease dated July 1, 1997, as amended effective June 30, 2005, hereinafter the "Master Lease", wherein David Douglas School District No. 40 is lessor, hereinafter the "Master Lessor". This Sublease is and shall be at all times subject and subordinate to the Master Lease and Amendments to the Master Lease, attached hereto and made a part of the Sublease as **Exhibit "B"**.

Section 2. Occupancy

2.1 Original Term. The term of this sublease shall commence July 1, 2005, and continue through June 30, 2006, unless sooner terminated as hereinafter provided.

2.2 Possession. Sublessee's right to possession and obligations under this sublease shall commence on July 1, 2005. Sublessor shall have no liability for delays in delivery of possession and Sublessee will not have the right to terminate this sublease because of delay in delivery of possession except as hereinafter provided.

2.3 Early Termination. Either party may terminate this sublease upon written notice to the other party given not less than 90 days from the termination date.

2.4 Renewal Option. If the Sublessee is not in default at the time the option is exercised or at the time the renewal term is to commence, Sublessee shall have the option to renew this sublease for one term of one year, as follows:

(1) The renewal term shall commence on the day following expiration of the preceding term.

(2) The option may be exercised by written notice to Sublessor given not less than 90 days prior to the last day of the expiring term. The giving of such notice shall be sufficient to make the sublease binding for the renewal term without further act of the parties.

(3) The terms and conditions of the sublease for each renewal term shall be identical with the original term except for rent and except that Sublessee will no longer have any option to renew this Sublease. Rent shall be determined as provided in paragraph 3.2

(4) The right of renewal shall be valid only for the term the Master Lease is in full force and effect, and in the event the Master Lease is terminated for any reason, so shall be this Sublease.

Section 3. Rent

3.1 Rent. During the first year of the original term, Sublessee shall pay to Sublessor as rent the sum of \$1263.00 per month. All rent shall be payable without deduction or setoff of any kind on the first day of each month in advance at the address for Sublessor first above stated or at such place as may be designated by Sublessor. Rent for any partial calendar month shall be prorated based on a 30-day month.

3.2 Rent Adjustment. Rent during the term of this sublease and during the option period, if any, shall be adjusted as provided in the Master Lease.

3.3 Additional Rent. Any sum that Sublessee is required to pay to Sublessor in addition to that paid pursuant to Subsection 3.1, shall be considered additional rent.

Section 4. Use of the Premises.

4.1 Permitted Use.

(1) The Exclusive Use space shall be used for office and public service uses under the contract described in Sub-section 4.5, and for no other purpose without the prior written consent of the Sublessor and the Master Lessor.

(2) The Non-exclusive Premises shall be used for public service use under the contract described in Sub-section 4.5, and for no other purpose without the prior written consent of the Sublessor and the Master Lessor, **Provided** the hours and days of Tenant's use of the Non-exclusive space shall be subject to the provisions of the Master Lease and as Sublessor in Sublessor's sole discretion shall deem appropriate. Sublessor may at any time temporarily close the Non-exclusive Premises to make repairs or changes and may do such other acts in and to the Non-exclusive Premises as in its judgment may be desirable.

4.2 Restrictions on Use. In connection with the use of the Premises and the Non-IRCO Sublease

Exclusive Premises, Sublessee shall:

- (1) Conform to all requirements of the Master Lease and refrain from any activity that would be a breach of the Master Lease.
- (2) Conform to all applicable laws and regulations of any public authority affecting the Premises and the Non-Exclusive Premises and correct at Sublessee's expense any failure of compliance created through Sublessee's fault or by reason of Sublessee's use.
- (3) Refrain from any activity that would make it impossible to insure the Premises and Non-exclusive Premises against casualty, would increase the insurance rate, or would prevent Sublessor from taking advantage of any ruling of the Oregon Insurance Rating Bureau, or its successor, allowing Sublessor to obtain reduced premium rates for long-term fire insurance policies, unless Sublessee pays the additional cost of the insurance.
- (4) Refrain from any use that would be reasonably offensive to other sublessees or owners or users of neighboring premises or that would tend to create a nuisance or damage the reputation of the property.
- (5) Refrain from loading the electrical system or floors beyond the point considered safe by a competent engineer or architect selected by Sublessor.
- (6) Refrain from making any marks on or attaching any sign, insignia, antenna, aerial, or other device to the exterior or interior walls, windows, or roof without the written consent of Sublessor.

4.3 Hazardous Substances. Sublessee shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the Premises and Non-exclusive Premises. Sublessee may use or otherwise handle on the Premises and Non-exclusive Premises only those Hazardous Substances typically used or sold in the prudent and safe operation of the Permitted Use specified in Section 4.1. Sublessee may store such Hazardous Substances on the Premises and Non-exclusive Premises only in quantities necessary to satisfy Sublessee's reasonably anticipated needs. Sublessee shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, and storage of Hazardous Substances and shall take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled, or stored on the Premises and Non-exclusive Premises. Upon the expiration or termination of this Sublease, Sublessee shall remove all Hazardous Substances from the Premises and Non-exclusive Premises. The term Environmental Law shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety or the environment. The term Hazardous Substance shall mean any hazardous, toxic, infectious, or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions.

4.4 Parking. Sublessee, its employees, and clientele shall have the non-exclusive use of parking spaces on the South side of the South Powellhurst warehouse as determined by

Sublessor.

4.5 Provision of Services. Tenant and Landlord are parties to a services agreement dated July 1, 2005, # 4600005409. Tenant's default in performance of the services agreement for any reason shall be considered a default under this lease as provided at Sections 14 and 15.

Section 5. Repairs and Maintenance

5.1. Sublessor and Sublessee Responsibilities

(1) Sublessor shall require Master Lessor to provide such maintenance and repairs as are imposed on Master Lessor under the Master Lease. Sublessor shall have met this obligation if, upon receipt of written notice from Sublessee of a condition requiring maintenance and repair, Sublessor shall have forwarded such notice to the Master Lessor with a request that the work described in the notice be done.

(2) Sublessee shall take good care of the interior of the Premises and Non-exclusive Premises and at the expiration of the term surrender the Premises and Non-exclusive Premises in as good condition as at the commencement of this Sublease, excepting only reasonable wear attributable to Sublessee's use.

(3) Sublessee shall make any repairs necessitated by the negligence of Sublessee, its agents, employees, and invitees.

5.2 Inspection of Premises. Sublessor shall have the right to enter upon the Premises and the Non-exclusive Premises at any time to determine Sublessee's compliance with this sublease, to make necessary repairs or to show the Premises or Non-exclusive Premises to any prospective sublessee, and in addition shall have the right, at any time during the last ninety (90) days of the remaining term of this sublease, to place and maintain upon the Premises and Non-exclusive Premises notices for leasing the Premises.

5.3 Interference with Sublessee. In performing any repairs, replacements, alterations, or other work performed on or around the Premises, Sublessor shall not cause unreasonable interference with the use of the Premises by Sublessee. Sublessee shall have neither the right to an abatement of rent nor any claim against Sublessor or Master Lessor for any inconvenience or disturbance resulting from Sublessor's or Master Lessor's activities performed in conformance with the requirements of this provision.

Section 6. Condition of Premises; Alterations

6.1 Condition; Improvements. Sublessee accepts the Premises and Non-exclusive Premises AS IS. Sublessee acknowledges and agrees that neither Sublessor nor Master Lessor has undertaken any obligation to make nor agreed to make any alteration or improvement to the Premises and Non-exclusive Premises for Sublessee's use or occupancy thereof. If Sublessee desires to alter or improve the Premises and Non-exclusive Premises in any way, Sublessee shall first obtain Sublessor's and Master Lessor's prior written consent to any such alteration or

improvement, and any such alterations or improvements shall be made in accordance with the Master Lease.

6.2 Ownership and Removal of Alterations. All improvements and alterations performed on the Premises and Non-exclusive Premises by either Sublessor or Sublessee shall be the property of Sublessor when installed unless the applicable Sublessor's consent or work sheet specifically provides otherwise. Improvements and alterations installed by Sublessee shall, at Sublessor's option, be removed by Sublessee at Sublessee's expense and the Premises and Non-exclusive Premises restored unless the applicable Sublessor's consent specifically provides otherwise.

Section 7. Insurance

7.1 Insurance Required. Sublessee, at its expense, shall maintain at all times during the Term of this Sublease commercial general liability insurance in respect of the Premises and Non-exclusive Premises and the conduct or operation of its business, covering bodily injury and property damage on an "occurrence" form with \$1,000,000 minimum combined single-limit coverage. Multnomah County, its agents, officers and employees shall be named as additional insureds on the policy by endorsement. This coverage shall include Contractual Liability insurance for the indemnity provided under this contract. All policies of insurance shall be issued by good, responsible companies, reasonably acceptable to Sublessor.

7.2 Increase in Coverage. Sublessor may from time to time require that the amount of commercial general liability insurance be increased so that the amount adequately protects Sublessor's interests.

7.3 Waiver of Subrogation. Neither party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and in the event of insured loss, neither party's insurance company shall have a subrogated claim against the other.

7.4 Insurance Required by Sublessor. Sublessor is self-insured for its property and liability exposures, as subject to the Oregon Tort Claims Act, ORS 30.260 through 30.300.

Section 8. Taxes

8.1 Property Taxes. Sublessee shall pay as due all taxes, assessments and levies on the Premises and all personal property located on the Premises. As used in this section, real property taxes include any fee or charge relating to the use, occupation, or rental of the Premises, other than taxes on the net income of Sublessee.

8.2 Sublessee Responsibility for Filing Claim for Exemption. If Sublessee is entitled to an exemption from payment of taxes, Sublessee shall be responsible for obtaining the appropriate exemption. Sublessee shall provide proof of such exemption to Sublessor upon receipt of notice of approval of the exemption.

8.3 Special Assessments. If an assessment for a public improvement is made against the Premises, Sublessor may elect to cause the assessment to be treated the same as general real property taxes under section 8.1.

8.4 Contest of Taxes. Sublessee may contest the amount of any tax or assessment as long as such contest is conducted in a manner that does not cause any risk to Sublessor's interest in the Premises.

8.5 No Proration of Taxes. Sublessee shall pay taxes for any tax year in which this lease is in effect on July 1 without proration.

8.6 New Charges or Fees. If a new charge or fee relating to the possession or use of the Premises is assessed or imposed, then, to the extent permitted by law, Sublessee shall pay such charge or fee. However, Sublessee has no obligation to pay any charge or fee based on the income derived by Sublessor from this lease.

Section 9. Services and Utilities. Sublessor shall provide utilities and janitorial services in accordance with the provisions of such services by Master Lessor in Articles 10 and 10.1 of the Master Lease. Sublessee shall not be responsible for payment of utilities, janitorial supplies and services, window washing, trash removal, recycling or snow removal.

Section 10. Sublessee's and Sublessor's Representations

10.1 Sublessee acknowledges the provisions of the Master Lease and agrees to take the Premises and Non-exclusive Premises subject to all the terms and conditions of the Master Lease, to use the Premises and Non-exclusive Premises within the restrictions provided by the Master Lease, and to comply with all terms of the Master Lease, as if Sublessee were the tenant and Sublessor were the landlord under the Master Lease, except that Sublessee's rent shall be equal to the amount set forth in Section 3 of this Sublease.

10.2 Sublessor represents and warrants that **Exhibit C** contains a true, correct, and complete copy of the Master Lease and all amendments to the Master Lease. Sublessee acknowledges and agrees that it has read and is familiar with the terms of the Master Lease and all amendments to the Master Lease.

Section 11. Liens

11.1 Except with respect to activities for which Sublessor is responsible, Sublessee shall pay as due all claims for work done on and for services rendered or material furnished to the Premises, and shall keep the Premises and Non-exclusive Premises free from any liens. If Sublessee fails to pay any such claims or to discharge any lien, Sublessor may do so and collect the cost as additional rent. Any amount so added shall bear interest at the rate of 9% per annum from the date expended by Sublessor and shall be payable on demand. Such action by Sublessor shall not constitute a waiver of any right or remedy, which Sublessor may have on account of Sublessee's default.

11.2 Sublessee may withhold payment of any claim in connection with a good-faith dispute over the obligation to pay, as long as Sublessor's property interests are not jeopardized.

If a lien is filed as a result of nonpayment, Sublessee shall, within 10 days after knowledge of the filing, secure the discharge of the lien or deposit with Sublessor cash or sufficient corporate surety bond or other surety satisfactory to Sublessor in an amount sufficient to discharge the lien plus any costs, attorney fees, and other charges that could accrue as a result of a foreclosure or sale under the lien.

Section 12. Indemnification. Sublessee hereby agrees to indemnify, defend, protect, and hold harmless Sublessor and Master Lessor from and against any and all losses, liabilities, claims, costs, and expenses (including reasonable attorney fees) arising out of or in any way related to Sublessee's failure to perform its obligations under this Sublease or arising out of use of the Premises or Non-exclusive Premises by Sublessee or its agents, employees, contractors, customers, or invitees.

Section 13. Assignment and Subletting. Sublessee shall not assign its interest under the Sublease nor sublet, nor permit temporary use of, all or any portion of the Premises and Non-exclusive Premises without first obtaining Sublessor's and Master Lessor's prior written consent. No assignment or sublease shall release Sublessee from its obligations under this Sublease.

Section 14. Default. The following shall be events of default:

14.1 Default in Rent. Failure of Sublessee to pay rent or other charge within 10 days after it is due.

14.2 Default in Other Covenants. Failure of Sublessee to comply with any term or condition or fulfill any obligation of this sublease (other than the payment of rent or other charges) within 20 days after written notice by Sublessor specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 20-day period, this provision shall be complied with if Sublessee begins correction of the default within the 20-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

14.3 Insolvency. Insolvency of Sublessee; an assignment by Sublessee for the benefit of creditors; the filing by Sublessee of a voluntary petition in bankruptcy; an adjudication that Sublessee is bankrupt or the appointment of a receiver of the properties of Sublessee; the filing of any involuntary petition of bankruptcy and failure of Sublessee to secure a dismissal of the petition within 30 days after filing; attachment of or the levying of execution on the leasehold interest and failure of Sublessee to secure discharge of the attachment or release of the levy of execution within 10 days shall constitute a default. If Sublessee consists of two or more individuals or business entities, the events of default specified in this Section 14.3 shall apply to each individual unless within 10 days after an event of default occurs, the remaining individuals produce evidence satisfactory to Sublessor that they have unconditionally acquired the interest of the one causing the default. If this sublease has been assigned, the events of default so specified shall apply only with respect to the one then exercising the rights of Sublessee under this sublease.

Section 15. Remedies on Default. In the event of default by Sublessee, this Sublease may be terminated at the option of Sublessor by written notice to Sublessee. Whether or not this Sublease is terminated by the election of Sublessor, Sublessor shall be entitled to pursue any

remedies available to Sublessor under applicable law.

Section 16. Surrender at Expiration.

16.1 Condition of Premises on Termination. Upon expiration of the sublease term or earlier termination on account of default, Sublessee shall deliver all keys to Sublessor and surrender the Premises and Non-exclusive Premises in first-class condition and broom clean. Depreciation and wear from ordinary use for the purpose for which the Premises and Non-exclusive Premises are leased shall be excepted but repairs for which Sublessee is responsible shall be completed prior to expiration or termination of this Sublease.

16.2 Removal of Possessions. Prior to expiration or other termination of the sublease term Sublessee shall remove all furnishings, furniture, and trade fixtures that remain its property. If Sublessee fails to do so, this shall be an abandonment of the property, and Sublessor may retain the property and all rights of Sublessee with respect to it shall cease or, by notice in writing given to Sublessee within 20 days after removal was required, Sublessor may elect to hold Sublessee to its obligation of removal. If Sublessor elects to require Sublessee to remove, Sublessor may effect a removal and place the property in public storage for Sublessee's account. Sublessee shall be liable to Sublessor for the cost of removal, transportation to storage, and storage, with interest at the legal rate on all such expenses from the date of expenditure by Sublessor.

16.3 Holdover

- (1) If Sublessee does not vacate the Premises and Non-exclusive Premises at the time required, Sublessor shall have the option to treat Sublessee as a sublessee from month to month, subject to all of the provisions of this sublease. Failure of Sublessee to remove fixtures, furniture, furnishings, or trade fixtures that Sublessee is required to remove under this sublease shall constitute a failure to vacate to which this section shall apply if the property not removed will substantially interfere with occupancy of the Premises and Non-exclusive Premises by another sublessee or with occupancy by Sublessor for any purpose including preparation for a new sublessee.
- (2) If a month-to-month tenancy results from a holdover by Sublessee under this Section 16.3, the tenancy shall be terminable at the end of any monthly rental period on written notice from Sublessor given not less than 20 days prior to the termination date which shall be specified in the notice. Sublessee waives any notice that would otherwise be provided by law with respect to a month-to-month tenancy.

Section 17. Miscellaneous

17.1 Nonwaiver. Waiver by either party of strict performance of any provision of this sublease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

17.2 Notices. Any notice required or permitted under this sublease shall be given when

actually delivered or 48 hours after deposited in United States mail as certified mail addressed to the address first given in this sublease or to such other address as may be specified from time to time by either of the parties in writing.

17.3 Recordation. This sublease shall not be recorded without the written consent of Sublessor.

17.4 Risk of Loss. Sublessee shall be fully responsible for and shall assume all risk of loss of its personal property, furniture, fixtures, equipment, and furnishings in the Premises and Non-exclusive Premises.

17.5 Time of Essence. Time is of the essence of the performance of each of Sublessee's obligations under this sublease.

17.6 Confidentiality of Business Information. Sublessor and Sublessee acknowledge that Sublessor's use of the Premises and Sublessee's permitted use of the Premises may include the creation, management, and retention of business information of a personal or confidential nature, and that the unauthorized acquisition or disclosure of such information may be grounds for civil and/or criminal liability. Sublessor and Sublessee, for themselves, their agents, employees and contractors, agree that, subject to the Oregon Public Records Law, ORS chapter 192, they will refrain from any action that reasonably would be deemed to jeopardize the confidentiality of business information of the other party or to expose such information to disclosure, whether such information has been identified to the other party as confidential or otherwise, and will reasonably cooperate with each other to affirmatively protect the confidentiality of all information so designated as confidential or otherwise of a sensitive nature. Sublessor and Sublessee acknowledge and agree that violation of the provisions of this section, except when required under the Public Records Law, may constitute a material breach of the Sublease, for which the non-violating party may terminate the Sublease and for which additional remedies may also be available.

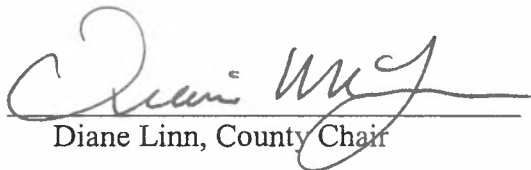
17.7 Master Lessor's Consent to Sublease. The Master Lessor under the Master Lease, hereby consents to the foregoing Sublease without waiver of any restriction in the Master Lease concerning further assignment of subletting. Master Lessor certifies that, as of the date of Master Lessor's execution hereof, Sublessor, is not in default or breach of any of the provisions of the Master Lease, and that the Master Lease has not been amended or modified except as expressly set forth in the foregoing Sublease. Sublessee's agreement to perform such obligations shall not release Sublessor of its primary and unconditional liability for payment of rental and other charges and performance of Sublessor's obligations as Tenant under the Master Lease during the full term of the Master Lease.

17.8 Interest on Rent and Other Charges. Any rent or other payment required of Sublessee by this sublease shall, if not paid within ten (10) days after it is due, bear interest at the rate of nine percent (9%) per annum (but not in any event at a rate greater than the maximum rate of interest permitted by law) from the due date until paid. In addition, if Sublessee fails to make any rent or other payment required by this lease to be paid to Sublessor within five days after it is due, Sublessor may elect to impose a late charge of five cents (\$0.05) per dollar of the overdue payment to reimburse Sublessor for the costs of collecting the overdue payment. Sublessee shall pay the late charge upon demand by Sublessor. Sublessor may levy and collect a late

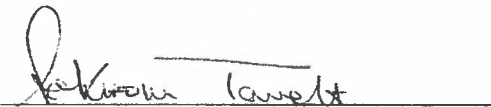
charge in addition to all other remedies available by Sublessor's default, and collection of a late charge shall not waive the breach caused by the late payment.

17.9 Proration of Rent. In the event of commencement or termination of this lease at a time other than the beginning or end of one of the specified rental periods, then the rent shall be prorated as of the date of commencement or termination and in the event of termination for reasons other than default, all prepaid rent shall be refunded to Sublessee or paid on its account.

Sublessor:
MULTNOMAH COUNTY

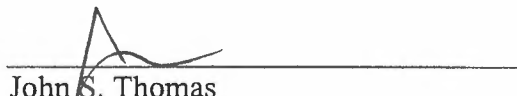
By: 
Diane Linn, County Chair

Sublessee:
IMMIGRATION AND REFUGEE COMMUNITY
ORGANIZATION (IRCO)

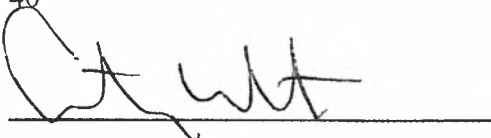
By: 
Title: Exec. Director

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: 
John S. Thomas
Deputy County Attorney

Master Lessor:
DAVID DOUGLAS SCHOOL DISTRICT
NO. 40

By: 

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-4 DATE 9-29-05
DEBORAH L. BOGSTAD, BOARD CLERK

South Powellhurst Building - 303
2900 SE 122nd Avenue
Portland, OR 97236-3206

① Space 1
1041



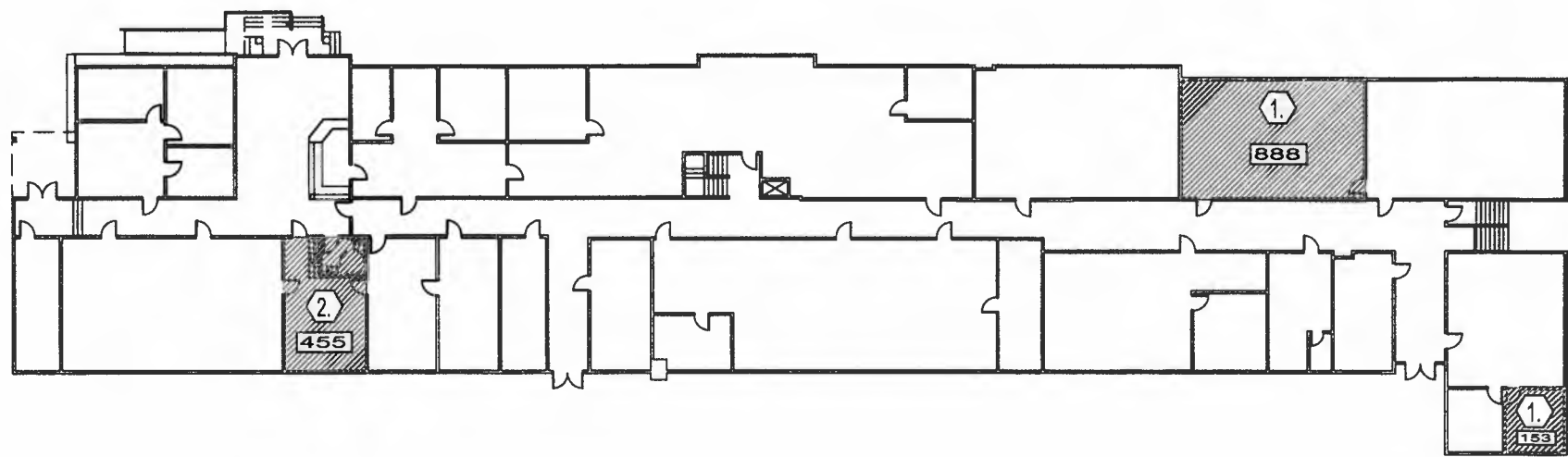
② Space 2
455



1041	Space 1
455	Space 2
<hr/>	
1496	Total

R-56 IRCO Sublease

Exhibit A



First Floor