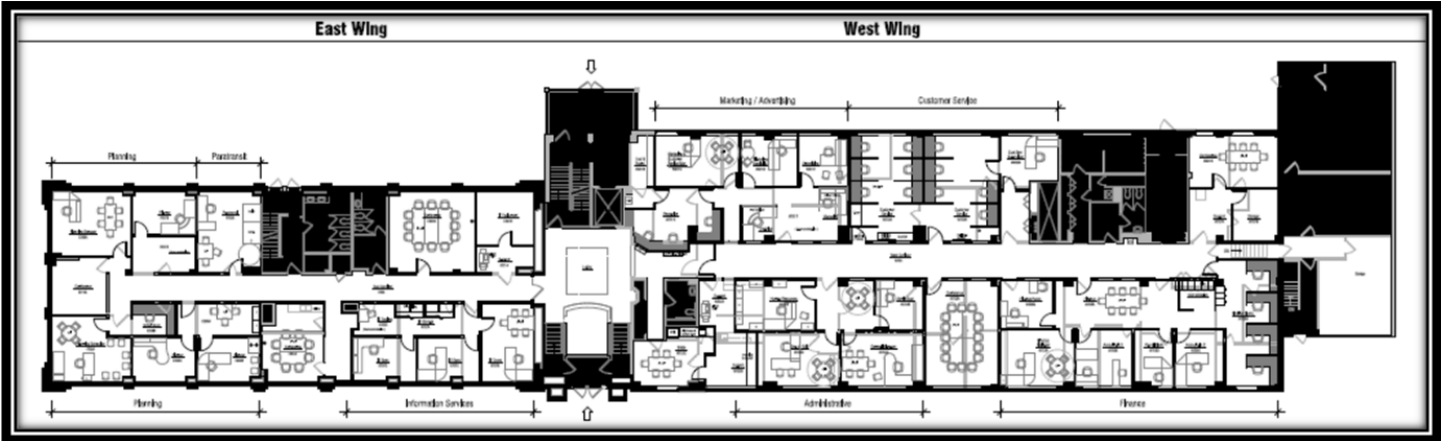


EXHIBIT A
LEASED PREMISES



“Rent Table”:

Rental Period	Leased Premises s.f.	Gross Rent Monthly Payment	Gross Rent Annual Payment	Gross Rent Per SF Per Year	Additional Rent Monthly Payment	Additional Rent Annual Payment	Total Monthly Payment	Total Annual Pmt. for Rental Period
01/01/17 to 04/30/17 (1)	10803	\$14,674.08	N/A	\$16.30	\$0.00	\$0.00	\$14,674.08	\$58,696.30
05/01/17 to 12/31/17 (2)	TBD	TBD	TBD	\$16.30 (2)	TBD	TBD	TBD	TBD
01/01/18 to 12/31/18	15325	\$21,440.20	\$257,282.35	\$16.79	\$2,904.92	\$34,859.04	\$24,345.12	\$292,141.39
01/01/19 to 12/31/19	15325	\$22,083.40	\$265,000.82	\$17.29	\$2,904.92	\$34,859.04	\$24,988.32	\$299,859.86
01/01/20 to 12/31/20	15325	\$22,745.90	\$272,950.85	\$17.81	\$2,904.92	\$34,859.04	\$25,650.82	\$307,809.89
01/01/21 to 12/31/21	15325	\$23,428.28	\$281,139.37	\$18.35	\$2,904.92	\$34,859.04	\$26,333.20	\$315,998.41
01/01/22 to 12/31/22	15325	\$24,131.13	\$289,573.55	\$18.90	\$2,904.92	\$34,859.04	\$27,036.05	\$324,432.59
01/01/23 to 12/31/23	15325	\$24,855.06	\$298,260.76	\$19.46	\$2,904.92	\$34,859.04	\$27,759.98	\$333,119.80
01/01/24 to 12/31/24	15325	\$25,600.72	\$307,208.58	\$20.05	\$2,904.92	\$34,859.04	\$28,505.64	\$342,067.62
01/01/25 to 12/31/25	15325	\$26,368.74	\$316,424.84	\$20.65	\$2,904.92	\$34,859.04	\$29,273.66	\$351,283.88
01/01/26 to 12/31/26	15325	\$27,159.80	\$325,917.58	\$21.27	\$2,904.92	\$34,859.04	\$30,064.72	\$360,776.62
01/01/27 to 12/31/27	15325	\$28,110.39	\$337,324.70	\$22.01	\$2,904.92	\$34,859.04	\$31,015.31	\$372,183.74
01/01/28 to 12/31/28	15325	\$29,094.26	\$349,131.06	\$22.78	\$2,904.92	\$34,859.04	\$31,999.18	\$383,990.10
01/01/29 to 12/31/29	15325	\$30,112.55	\$361,350.65	\$23.58	\$2,904.92	\$34,859.04	\$33,017.47	\$396,209.69
01/01/30 to 12/31/30	15325	\$31,166.49	\$373,997.92	\$24.40	\$2,904.92	\$34,859.04	\$34,071.41	\$408,856.96
01/01/31 to 12/31/31	15325	\$32,257.32	\$387,087.85	\$25.26	\$2,904.92 (3)	\$34,859.04	\$35,162.24	\$421,946.89
Option Term 1								
01/01/32 to 12/31/32	15325	\$33,386.33	\$400,635.93	\$26.14	\$0.00	\$0.00	\$33,386.33	\$400,635.93
01/01/33 to 12/31/33	15325	\$34,554.85	\$414,658.18	\$27.06	\$0.00	\$0.00	\$34,554.85	\$414,658.18
01/01/34 to 12/31/34	15325	\$35,764.27	\$429,171.22	\$28.00	\$0.00	\$0.00	\$35,764.27	\$429,171.22
01/01/35 to 12/31/35	15325	\$37,016.02	\$444,192.21	\$28.98	\$0.00	\$0.00	\$37,016.02	\$444,192.21
01/01/36 to 12/31/36	15325	\$38,311.58	\$459,738.94	\$30.00	\$0.00	\$0.00	\$38,311.58	\$459,738.94
Option Term 2								
01/01/37 to 12/31/37	15325	\$39,652.48	\$475,829.80	\$31.05	\$0.00	\$0.00	\$39,652.48	\$475,829.80
01/01/38 to 12/31/38	15325	\$41,040.32	\$492,483.85	\$32.14	\$0.00	\$0.00	\$41,040.32	\$492,483.85
01/01/39 to 12/31/39	15325	\$42,476.73	\$509,720.78	\$33.26	\$0.00	\$0.00	\$42,476.73	\$509,720.78
01/01/40 to 12/31/40	15325	\$43,963.42	\$527,561.01	\$34.42	\$0.00	\$0.00	\$43,963.42	\$527,561.01
01/01/41 to 12/31/41	15325	\$45,502.14	\$546,025.64	\$35.63	\$0.00	\$0.00	\$45,502.14	\$546,025.64

Footnotes:

(1) This Gross Rent pertains to the square footage per the Existing Leases.

(2) To be determined. During this Rental Period, Gross Rent will be based upon the circumstances of occupancy as delineated in Paragraph 4 of the Lease.

(3) At the end of the Initial Term, the City shall pay on December 1, 2036 the balance of the Additional Rent due Lessor which equates to: \$522,885.60 less the sum of the Additional Rent payments made by the City to Lessor by this date.