

	<b>ATTACHMENT A</b>	
	<b><u>Basic Lease</u></b>	<b><u>First Amendment Effective Upon Execution</u></b>
Term	Initial five years, and three months (5 yrs. & 3 mos.) Expiring May 31, 2015	Initial term twelve years, three months, Expiring May 31, 2022
Use	Lessee shall use the premises for general office related storage and equipment repair for a water dependent user.	Same.
Square Feet	Approximately 9,430 rentable square feet of office, 10,230 rentable square feet of storage/warehouse space.	Same.
Renewal Options	One five (5) year renewal option.	Same
Termination	None	Lessee has the right to terminate at any time during year eleven and up to six months prior to lease term expiration date.
Termination Fee	None	Should Lessee exercise their right to terminate, Lessee will pay the Port three (3) months of the then rent.
Rental Rates	Expiring Rates: 9,430 RSF @ \$21.00 per RSF 10,230 RSF @ \$6.42 per RSF	First Option Period 9,430 RSF @ \$21.50 per RSF 10,230 RSF @ \$6.81 per RSF Annual \$.50 increases for Office Annual 3% increases for Storage
Rental Renegotiation	Market Rate adjustment for First Option Period at 100% of fair market rate.	Same
Improvement Allowance	Port Funded \$228,000 for design and construction to build-out space. Work completed.	\$114,000 design, consultant fees and construction costs to refurbish Premises.
Maintenance by the Lessee	Lessee is responsible for all repairs/maintenance within their Premises including their Premises share of the common area maintenance.	Same.
Maintenance by the Port	Foundation, shell and roof of building.	Same
Utilities	Responsibility of Lessee.	Same.
Security	\$125,258	\$75,003.76
Insurance	\$2,000,000 General Liability. \$1,000,000. Automobile	Same
Assignment or Sublease	Upon prior written consent of Port.	Same.
Continuing Lease Guaranty	Guarantor gives the Port unconditional guarantee of complete lease performance.	Same