

EXHIBIT A

SCOPE OF WORK TO BE COMPLETED BY LANDLORD FOR 3022-B FAYETTEVILLE STREET-DURHAM POLICE DEPARTMENT DOMESTIC VIOLENCE UNIT

Building Exterior:

1. Entrance door and all exterior windows to be privacy tinted to standard of 5% (also known as limo tinted).
2. Exit Door from dumpster area to be sealed with weather stripping.
3. Signage - Monument signage to remain. Landscaping and other vegetation to be trimmed so as to not prevent view of sign.
4. Exterior wall mounted lights currently remain on constantly. Sensors or other solution to be provided by Landlord to control utility costs during the day.

Building Interior:

5. Reception area-Room 103-Demo fixed window and existing countertop and remove. Fill in window opening with finished wall for use as file storage room.
6. Remove all blinds. (Tenant to replace with new blinds).
7. Walls-Prepare walls for new paint. Remove all nails, screws, unused hardware, etc. from walls. Patch and repair walls. All interior walls and frames to be finished with interior eggshell latex paint, no less than 2 coats. Final selection to be approved by Lessee.
8. Men's Bathroom - install washable surface at urinal. Laminate, vinyl, or other equivalent. Minimum height of 48".
9. Address and resolve the rust/residue under men's urinal.
10. Bathroom partitions-Men's bathroom-install new stainless bracket at bottom of partition. (currently missing).
11. Flooring and Base-See attached floor plan-dated 6-15-12.
 - a. Where VCT remains, strip wax and seal. Steam clean all tile.
 - b. Install new carpet in locations as designated on attached floor plan. Where new carpet is installed over existing VCT, ensure flooring is prepared to receive new carpet. Install Shaw Contract Group carpet, Style name- Meadow, Style number- 60696, color name-Timberline or equivalent as approved by Tenant
 - c. Provide new transition strips at all thresholds between new carpet and VCT.
 - d. Install new wall base in all locations to receive new carpet. Match new wall base with existing. Final selection to be approved by Lessee.
12. Remove door to men's locker room and salvage for reuse at new door location. Provide cased opening where door is removed.
13. As noted on attached floor plan, prepare location with new walls to receive salvaged

- door noted above. This will be the new door entry to the men's locker room. Ensure new door and swing comply with ADA requirements. Reuse men's door signage at new door location. Provide kick plate where door is damaged.
14. Remove and replace any damaged ceiling tiles.

Heating, Ventilation, and Air Conditioning

15. HVAC system to be inspected by a mutually agreed upon NC licensed contractor and any deficiencies noted in the inspection to be corrected by the Landlord prior to occupancy.
16. Clean and vacuum all ventilation grills.
17. Inspect duct insulation for possible leaks and correct. For example, Room 104-damaged ceiling tile may be indicative of hvac problem or duct insulation issue, inspect and correct.

Electrical

18. The leased space must comply with applicable electrical code.

Plumbing:

19. The leased space must comply with applicable plumbing code.

Other:

20. Green lockers in Men's locker room are property of DPD - lockers in Men's Locker room to be removed by DPD and repurposed. Existing lockers in Men's entry hallway and across from showers are property of individual Police Officers and will be removed prior to Landlord's construction work.
21. Contractor's General Requirements

Attachments: Floor plan dated 6-15-12.

200-71410

6-15-12

PHONE & DATA JACK
KEY

