

Exhibit A – Lessor Improvements Option 2

Lessor, at Lessor's expense shall:

- Remove existing dividing wall, construct new dividing wall (floor to ceiling) the width of 50' to create larger warehouse space. Install double doors for access as indicated below. Exact placement TBD.
- Remove built-in reception wall
- Construct hallway with 8' high walls, no drop ceiling, windows on both sides for viewing. Windows do not need to be floor to ceiling.
- Install two doorways at the west side of the newly constructed windowed hallway.
- Create smaller kitchen area as described below.
- Add floor drain in the Proposed Pool Room. Exact location TBD.

