

FIRST AMENDMENT TO DEED OF LEASE

THIS FIRST AMENDMENT TO DEED OF LEASE ("First Amendment") is made this 26 day of September, 2013, by and between JBG/OLD DOMINION OFFICE, L.L.C., a Delaware limited liability company ("Landlord"), and ORBIS OPERATIONS, LLC, a Delaware limited liability company ("Tenant").

WITNESSETH:

WHEREAS, by that certain Deed of Lease dated September 16, 2010 (the "Original Lease"), Landlord leased to Tenant, and Tenant leased from Landlord, approximately 1,954 square feet of rentable area known as Suite 310 (the "Existing Premises") on the third (3<sup>rd</sup>) floor of the building located at 6849 Old Dominion Drive, McLean, Virginia (the "Building"), upon the terms and conditions set forth in the Lease;

WHEREAS, the Term of the Lease is scheduled to expire on September 30, 2013;

WHEREAS, Landlord and Tenant desire to (i) relocate Tenant's business operations from the Existing Premises to certain other space comprising 4,016 square feet of rentable area located on the third (3<sup>rd</sup>) floor of the Building and known as Suite 370 (the "Relocation Premises"), and (ii) extend the Term of the Lease with respect to the Relocation Premises for an additional period of five (5) years; and

WHEREAS, Landlord and Tenant wish to amend the Lease in order to reflect (i) the surrender by Tenant of the Existing Premises, (ii) the lease of the Relocation Premises and (iii) the extension of the Term of the Lease with respect to the Relocation Premises, and to otherwise amend and modify the Lease, all as more particularly set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant do hereby agree as follows:

1. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Lease.

2. Notwithstanding anything to the contrary set forth in the Lease, the Term of the Lease with respect to the Existing Premises shall terminate as of 11:59 p.m. on the day which occurs ten (10) business days after the Relocation Premises Commencement Date (as hereinafter defined), unless extended by agreement of the parties; provided, however, that Tenant shall vacate the portion of the Existing Premises containing approximately 800 rentable square feet and shown on Exhibit A-1 attached hereto and made a part hereof (the "Early Surrender Portion") at 11:59 p.m. on the fifth (5<sup>th</sup>) business day following written notice from Landlord to Tenant to vacate such Early Surrender Portion. Notwithstanding anything to the contrary set forth in the Lease, Tenant shall vacate the Early Surrender Portion in its "as its condition", and upon such vacation by Tenant, the Term of the Lease shall terminate with respect to the Early

Surrender Portion. Notwithstanding the foregoing, in no event shall Tenant be required to vacate the Early Surrender Portion prior to November 1, 2013.

3. Beginning on the date of this First Amendment and continuing through the Term of the Lease, the Premises shall include and Tenant shall have the right to occupy that portion of the Relocation Premises which contains approximately 2,075 rentable square feet and is shown on Exhibit A-2 attached hereto and made a part hereof (the "Early Occupancy Portion"), but Tenant shall not be required to pay rent for the Early Occupancy Portion until Tenant's obligation to pay rent with respect to all of the Relocation Premises commences, as hereinafter set forth. Landlord represents and warrants to Tenant that all applicable governmental inspectional signoffs with regard to the work that was performed by Landlord in the Early Occupancy Portion have been, or shall have been, issued prior to Tenant's occupancy of the Early Termination Portion.

4. The Term of the Lease is hereby extended for a period of five (5) years (the "Relocation Premises Term"), which Relocation Premises Term shall commence on the date (the "Relocation Premises Commencement Date") on which Landlord delivers to Tenant that portion of the Relocation Premises located outside of the Early Occupancy Portion (such other portion of the Relocation Premises is hereinafter referred to as the "Relocation Premises Balance") with the Relocation Premises Turnkey Work (as hereinafter defined) "substantially complete" and in compliance with all applicable Laws, and with all applicable governmental inspectional signoffs with regard to the Relocation Premises Turnkey Work having been issued. The Relocation Premises Term shall expire at 11:59 p.m. on the last day of the period which is five (5) years following the Relocation Premises Commencement Date, unless earlier terminated pursuant to the provisions of the Lease, as modified by the provisions of this First Amendment, or pursuant to law. It is presently anticipated that the Relocation Premises Commencement Date shall occur on or about January 1, 2014; provided, however, that if Landlord does not deliver to Tenant possession of the Relocation Premises Balance in the condition described above by such date, Landlord shall have no liability whatsoever, and the Lease shall not be rendered void or voidable as a result thereof and shall remain in full force and effect. Landlord shall deliver to Tenant periodic verbal updates regarding the status of completion of the Relocation Premises Turnkey Work and Landlord's estimate of the Relocation Premises Commencement Date.

Notwithstanding anything to the contrary set forth in this First Amendment, in the event that (a) the Relocation Premises Commencement Date does not occur on or before the sixtieth (60<sup>th</sup>) day following the date that Landlord receives all building permits required for the performance of the Relocation Premises Turnkey Work and (b) the reason Landlord has not substantially completed the Relocation Premises Turnkey Work by such date is other than any delay caused by Tenant or any of its employees or agents or any Unavoidable Delay (as defined in the Lease, which term "Unavoidable Delay" shall include any delays in Landlord obtaining all applicable governmental inspectional signoffs), then Tenant's obligation to pay Base Rent and Tenant's Share of Increased of Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses shall be abated for one (1) day for each day during the period beginning on the sixty-first (61<sup>st</sup>) day following the day that Landlord obtained all building permits necessary to perform the Relocation Premises Turnkey Work and concluding on the day preceding the Relocation Premises Commencement Date.

5. Section 1.B. of the Lease (captioned "Premises") is hereby amended by inserting the following language at the end thereof:

"Notwithstanding the foregoing or anything to the contrary contained herein, as of the Relocation Premises Commencement Date, Landlord, for and in consideration of the covenants and agreements set forth herein, and the rent hereinafter specifically reserved, does hereby lease unto Tenant, and Tenant hereby leases from Landlord, approximately 4,016 square feet of rentable area (the 'Relocation Premises') located on the third (3<sup>rd</sup>) floor of the Building, which Relocation Premises is hereby agreed to be that certain space which is shown on Exhibit A-3 attached hereto and made a part of this Lease. Except as otherwise herein expressly provided, on and after the Relocation Premises Commencement Date, the Relocation Premises shall be deemed to be the Premises for all purposes of this Lease, such that both Landlord and Tenant shall have such respective rights and obligations with respect to the Relocation Premises as they previously had with respect to the Premises, except as otherwise provided herein."

6. The Lease is hereby amended as follows:

(A) From and after the Relocation Premises Commencement Date, (i) all references in the Lease to the term "Premises" shall mean the Relocation Premises.

(B) Within ten (10) business days after the Relocation Premises Commencement Date, Tenant shall vacate and surrender possession of the Existing Premises (if Tenant has not previously vacated and surrendered possession of the Early Surrender Portion) or the balance of the Existing Premises (if Tenant has vacated and surrendered possession of the Early Surrender Portion, such balance of the Existing Premises being hereinafter referred to as the "Existing Premises Balance") to Landlord and shall relinquish all of the rights granted to it under the Lease with respect to the same on its behalf and on behalf of any parties claiming through it. Tenant shall leave the Existing Premises in "broom clean" and otherwise in "as-is" condition, only ordinary wear and tear and damage by casualty excepted. Landlord shall have the right to dispose of any of Tenant's personal property of any type whatsoever, including, but not limited to, office equipment, cabinets, bookcases, supplies and other furnishings which remain in the Existing Premises after the date which occurs ten (10) business days after the Relocation Premises Commencement Date and Tenant shall reimburse Landlord for the cost thereof not later than ten (10) business days after Landlord's written demand therefor.

(C) In the event that Tenant does not vacate the Existing Premises on or before the date which occurs ten (10) business days after the Relocation Premises Commencement Date, then (1) Landlord shall have the right, then and at any time thereafter, to exercise any or all of its rights and remedies set forth in the Lease, this First Amendment, and pursuant to law, and (2) notwithstanding anything to the contrary contained herein, Tenant shall remain fully obligated for any and all of its obligations under the Lease with respect to the Existing Premises or the portion of the Existing Premises that was not vacated by Tenant, as the case may be, which have accrued as of the date on which Tenant actually vacates the Existing Premises or the Existing

Premises Balance, as the case may be, whether or not Tenant has been billed for such obligations prior to such date, including, but not limited to, all Additional Rent payable with respect to the same as set forth in Section 5 of the Lease.

(D) Tenant represents and warrants to Landlord that, effective as of the Relocation Premises Commencement Date, (i) Tenant shall have paid for all improvements, work or services performed on or furnished to the Existing Premises for Tenant and hereby indemnifies and holds Landlord harmless against and from any and all claims, costs, expenses, liabilities, and damages resulting from any breach of the foregoing representation and warranty, including, without limitation, reasonable attorneys' fees and disbursements (including those incurred by Landlord in enforcing this indemnity); and (ii) any and all subleases and licenses of any portion of the Existing Premises between Tenant, as sublessor, and any third party, as sublessee, shall have terminated as of the Relocation Premises Commencement Date, and no such sublessee or licensee shall thereafter be in possession of any portion of the Existing Premises.

(E) Tenant represents and warrants to Landlord that, effective as of the Relocation Premises Commencement Date, Tenant shall have canceled all contracts or agreements to which Tenant is a party for management, maintenance, or other services relating to the Existing Premises.

7. Section 4 of the Lease (captioned "Rent") is hereby amended by adding the following language to the end thereof:

"Through and including the day immediately preceding the Relocation Premises Commencement Date, Tenant shall continue to pay to Landlord all Base Rent and Additional Rent in accordance with the terms and conditions of this Lease for the Existing Premises, notwithstanding the fact that Tenant shall have vacated the Early Surrender Portion prior to the Existing Premises Termination Date. Notwithstanding anything to the contrary contained in this Lease, commencing on the Relocation Premises Commencement Date (notwithstanding the fact that Tenant may have occupied the Early Occupancy Portion prior to the Relocation Premises Commencement Date or any portion of the Existing Premises during the ten (10) business day period beginning on the Relocation Premises Commencement Date), and continuing thereafter throughout the Relocation Premises Term, Tenant covenants and agrees to pay to Landlord in advance, without setoff, deduction, demand or counterclaim, except as otherwise provided herein, on the first (1<sup>st</sup>) day of each calendar month during the Relocation Premises Term, the following amounts (the 'Relocation Premises Base Rent'):

<u>Relocation Premises Lease Year</u>	<u>Rate of Relocation Premises Base Rent Per Square Foot Per Annum</u>	<u>Rate of Relocation Premises Base Rent Per Annum</u>	<u>Rate of Relocation Premises Monthly Base Rent</u>
1	\$33.00	\$132,528.00	\$11,044.00
2	\$33.99	\$136,503.84	\$11,375.32
3	\$35.01	\$140,598.96	\$11,716.58
4	\$36.06	\$144,816.92	\$12,068.08
5	\$37.14	\$149,161.43	\$12,430.12

A 'Relocation Premises Lease Year' shall mean that period of twelve (12) consecutive months that commences on the Relocation Premises Commencement Date and each consecutive twelve (12) month period thereafter; provided, however, that if the Relocation Premises Commencement Date is not the first day of a month, then Relocation Premises Lease Year 2 shall commence on the first day of the month following the month in which the first anniversary of the Relocation Premises Commencement Date occurs. The earliest such twelve (12) month period shall be referred to as 'Relocation Premises Lease Year 1,' and each of the following Relocation Premises Lease Years shall be similarly numbered for identification purposes.

Notwithstanding the foregoing, Landlord shall grant to Tenant a 'rent holiday' from the payment of the installment of Relocation Premises Base Rent for the first (1<sup>st</sup>) month immediately following the Relocation Premises Commencement Date (the 'Relocation Premises Free Rent Period'). During such Relocation Premises Free Rent Period, the Relocation Premises Base Rent shall be abated (such rental abatement being hereinafter referred to as the 'Relocation Premises Free Rent Allowance'); provided, however, that (i) the Relocation Premises Free Rent Period and the granting of the Relocation Premises Free Rent Allowance as provided hereunder shall not affect the Relocation Premises Commencement Date pursuant to Paragraph 6 of the First Amendment, (ii) Tenant shall remain obligated during the Relocation Premises Free Rent Period to perform all of Tenant's obligations under this Lease except as expressly set forth above (including, but not limited to, the payment of all additional rent coming due under this Lease), and (iii) in the event of any termination of this Lease by Landlord based upon a default hereunder by Tenant, the then unamortized portion (amortized over the Relocation Premises Term) of the Relocation Premises Base Rent which would have otherwise been due and payable hereunder during the Relocation Premises Free Rent Period in the absence of the Relocation Premises Free Rent Allowance shall immediately become due and payable and any remaining

Relocation Premises Free Rent Allowance hereunder shall be of no force or effect."

8. Landlord agrees to improve the Relocation Premises on a turnkey basis, in accordance with the Relocation Premises Turnkey Plan attached hereto as Exhibit E, using the same colors, and materials of at least equal quality as used for the improvements in the Early Occupancy Portion (the "Relocation Premises Turnkey Work"). Landlord shall have no obligation to make any other improvements or alterations to the Relocation Premises. Landlord shall use its commercially reasonable efforts to minimize interference with Tenant's business operations in the Early Occupancy Portion during the performance of the Relocation Premises Turnkey Work; provided, however, that except for the creation of an opening between the Early Occupancy Portion and the remainder of the Relocation Premises (which work to perform such opening shall be performed outside of the Building's normal business hours), Landlord shall have no obligation to perform the Relocation Premises Turnkey Work outside of the Building's normal business hours. The Relocation Premises Turnkey Work shall be considered "substantially complete" for the purposes of this First Amendment and the Lease if Landlord has performed or completed all of the Relocation Premises Turnkey Work, except punch list items and details of construction, decoration or adjustment which do not substantially interfere with Tenant's ability to occupy and conduct its business operations in the Relocation Premises, or to complete improvements to the Relocation Premises to be made by Tenant, and Landlord has obtained all governmentally required inspectional signoffs with respect to the Relocation Premises Turnkey Work. Tenant shall be responsible for any costs related to the purchase and installation of systems furniture, equipment, data and communications wiring which Tenant elects to install in the Relocation Premises. Notwithstanding anything to the contrary set forth in the Lease, Tenant shall have no obligation to remove any portion of the Relocation Premises Turnkey Work upon the expiration or earlier termination of the Term of the Lease.

9. Section 1.H. of the Lease (captioned "Operating Expenses Base Year") and Section 1.I. of the Lease (captioned "Real Estate Tax Expenses Base Year") are each hereby amended with respect to all periods commencing on and after the Relocation Premises Commencement Date by deleting therefrom the language "calendar year 2010" and inserting the language "calendar year 2014" in lieu thereof.

10. Section 5.B.(1) of the Lease (captioned "Definitions") is hereby amended as of the Relocation Premises Commencement Date by substituting the language "4,016" for the language "1,954" with respect to Tenant's Share of Increased Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses for periods beginning on and after the Relocation Premises Commencement Date.

11. Section 1.Q. of the Lease (captioned "Parking Permits") is hereby amended with respect to all periods commencing on and after the Relocation Premises Commencement Date by deleting therefrom the language "six (6)" and inserting the language "twelve (12)" in lieu thereof.

12. The Lease is hereby amended by adding thereto a new Section 40 to read as follows:

“40. TENANT’S TERMINATION OPTION.

Notwithstanding anything in this Lease to the contrary, Tenant shall have the right, upon delivery of not less than nine (9) months’ written notice to Landlord, to terminate the Lease on the last day of (a) Relocation Premises Lease Year 3; or (b) Relocation Premises Lease Year 4 (either such date selected by Tenant being hereinafter referred to as the “Termination Date”). In the event that Tenant exercises its termination option hereunder, this Lease shall continue in full force and effect until the Termination Date, whereupon Tenant shall surrender possession of the Premises in accordance with the provisions of this Lease, this Lease shall terminate with respect to the Premises as if the Termination Date were the Lease Expiration Date set forth herein, and all Additional Rent shall be prorated as of the Termination Date, and neither party shall have any obligations hereunder accruing after the Termination Date. Tenant’s right hereunder to terminate this Lease shall be exercisable only if (1) Tenant is not then in default under this Lease, and (2) Tenant pays to Landlord, contemporaneously with the giving of its Termination Notice, an amount equal to the then unamortized portion (amortized over the Relocation Premises Term at a rate of eight percent (8%) per annum) of the amount of One Hundred Seventy-Nine Thousand Two Hundred Eighty-Four and 58/100 Dollars (\$179,284.58) (the “Relocation Premises Termination Expenses”). The Relocation Premises Termination Expenses payable by Tenant to Landlord pursuant to the immediately preceding sentence shall be in addition to the Rent coming due between the date of the termination notice and the Termination Date.”

13. Landlord and Tenant acknowledge that pursuant to Section 1.J. of the Lease (captioned “Security Deposit”), Landlord is currently holding Eight Thousand Eight Hundred Seventy-Four and 42/100 Dollars (\$8,874.42) as a security deposit, and that simultaneously with the execution of this First Amendment, Tenant shall deposit with Landlord an additional Thirteen Thousand Two Hundred Thirteen and 58/100 Dollars (\$13,213.58), which shall be treated as part of the Security Deposit under Sections 1.J. and 35 of the Lease for all purposes, such that the amount of the Security Deposit shall thereafter be Twenty-Two Thousand Eighty-Eight Dollars (\$22,088.00) throughout the Extension Period. The Lease is hereby amended by inserting therein Exhibits A-1, A-2, A-3, B-1 and E attached hereto, which Exhibits A-1, A-2, A-3, B-1 and E are hereby incorporated into the Lease by reference and made a part hereof.

14. Landlord and Tenant each represents and warrants to the other that, except as hereinafter set forth, neither of them has employed any broker in procuring or carrying on any negotiations relating to this First Amendment. Landlord and Tenant shall indemnify and hold each other harmless from any loss, claim or damage, including, but not limited to, all court costs and reasonable attorneys’ fees, relating to the breach of the foregoing representation and warranty. Landlord recognizes only Colliers International as agent of Tenant, as the broker with

respect to this First Amendment and agrees to be responsible for the payment of a commission to said broker pursuant to a separate written agreement with said broker.

15. Except as expressly modified by this First Amendment, all terms and provisions of the Lease shall remain in full force and effect.

16. Landlord and Tenant represent and warrant to each other that the person signing this First Amendment on its behalf has the requisite authority and power to execute this First Amendment and to thereby bind the party on whose behalf it is being signed.

[Signatures appear on the following page.]



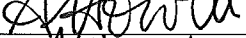
IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment to Deed of Lease under seal as of the day and year first hereinabove written.

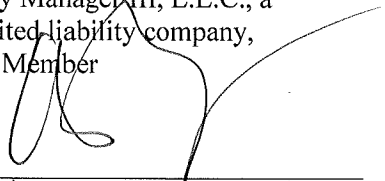
WITNESS:

LANDLORD:

JBG/OLD DOMINION OFFICE, L.L.C., a  
Delaware limited liability company

By: JBG/Company Manager III, L.L.C., a  
Delaware limited liability company,  
Its Managing Member

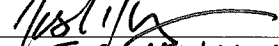
By:   
Name: Allie Howell


By:   
Name: Steve Bonacci  
Authorized Signatory

WITNESS:

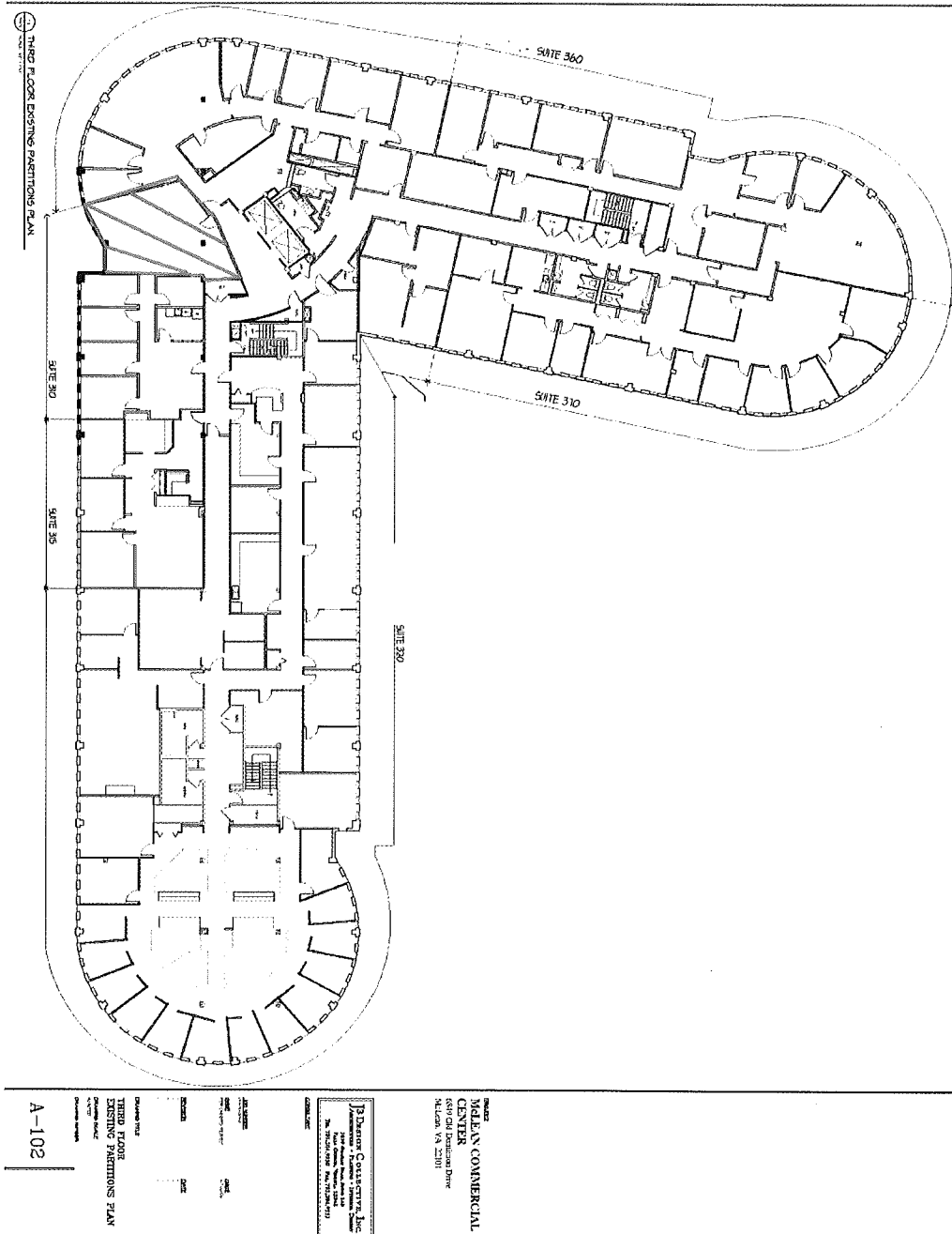
TENANT:

ORBIS OPERATIONS, LLC, a Delaware limited  
liability company

By:   
Name: JOSIAH MAYNE

By:   
Name: Matthew Perl  
Its: CFO

## EARLY SURRENDER PORTION OF EXISTING PREMISES



A-1-1



## PLAN OF RELOCATION PREMISES



EXHIBIT B-1

DECLARATION BY LANDLORD AND TENANT  
AS TO DATE OF DELIVERY AND ACCEPTANCE OF  
POSSESSION, RELOCATION PREMISES COMMENCEMENT DATE, ETC.

THIS DECLARATION is hereby attached to and made a part of the First Amendment to Deed of Lease (the "First Amendment") dated the \_\_\_\_ day of \_\_\_\_\_, 2013 entered into by and between JBG/OLD DOMINION OFFICE, L.L.C., a Delaware limited liability company, as Landlord, and ORBIS OPERATIONS, LLC, a Delaware limited liability company, as Tenant, which amends that certain Deed of Lease dated September 27, 2010 between the parties (the "Original Lease"). All terms used in this Declaration shall have the same meanings as they have in the Original Lease as modified by the First Amendment.

(i) Landlord and Tenant do hereby declare that possession of the Relocation Premises was accepted by Tenant on \_\_\_\_\_, 2014;

(ii) As of the date hereof, the Lease is in full force and effect, and Landlord has fulfilled all of its obligations under the Lease required to be fulfilled by Landlord on or prior to said date; and

(iii) The expiration date of the Relocation Premises Term is hereby established to be \_\_\_\_\_, unless the Lease or the Relocation Premises Term is sooner terminated pursuant to any provision of the Lease.

[Signatures appear on the following page.]

WITNESS:

LANDLORD:

JBG/OLD DOMINION OFFICE, L.L.C., a  
Delaware limited liability company

By: JBG/Company Manager III, L.L.C., a  
Delaware limited liability company,  
Its Managing Member

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Authorized Signatory

WITNESS:

TENANT:

ORBIS OPERATIONS, LLC, a Delaware limited  
liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**FLOOR PLAN LEGEND:**

EXISTING WALL TO REMAIN

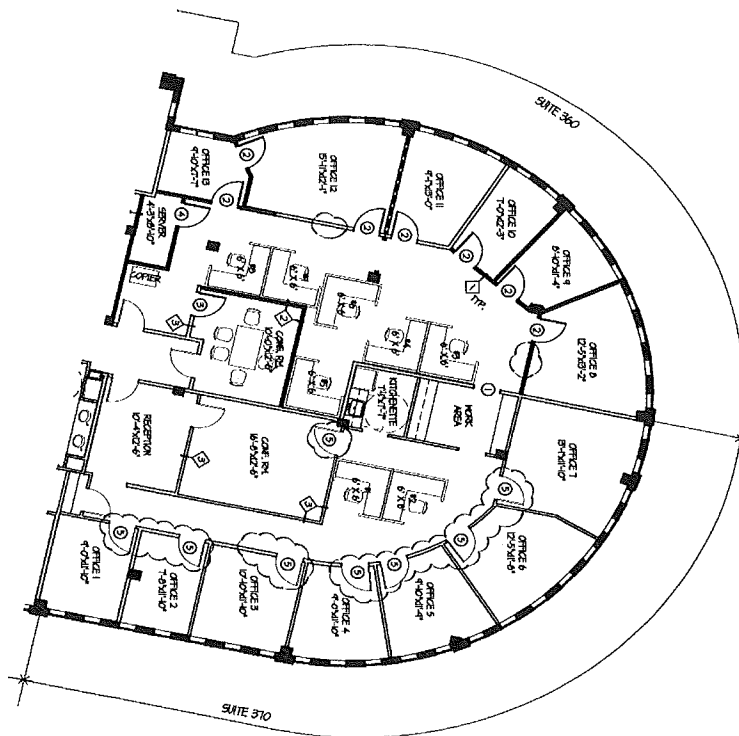
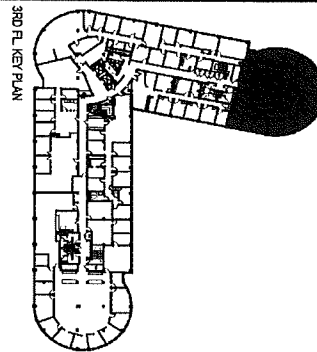
NEW WALL

NEW DOOR

WALL TYPE  
RE. DIVISION & FINISHES  
ON FRADING NOTES

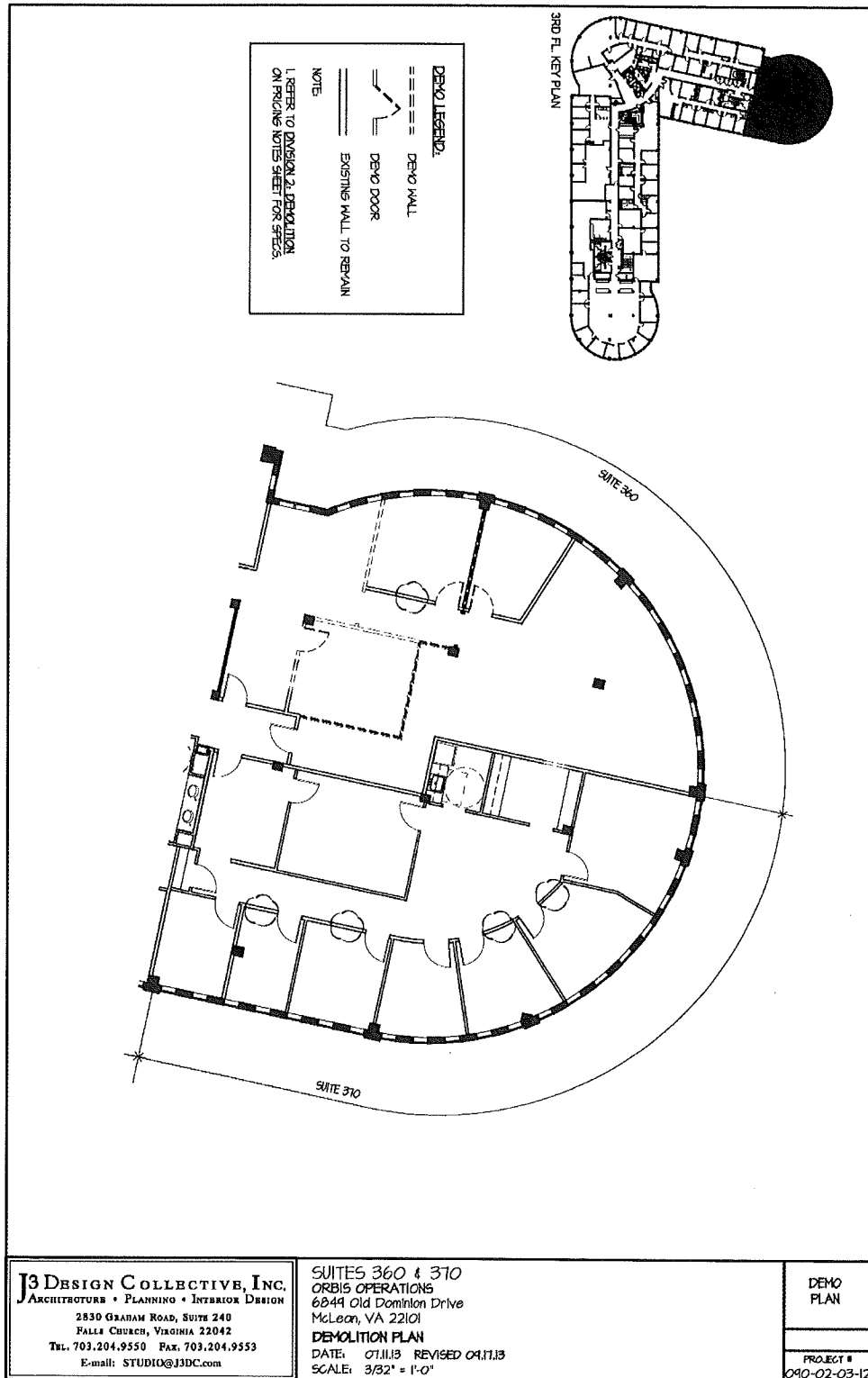
DOOR / WINDOW TYPE  
RE. DIVISION & FINISHES  
AND HANGING DOORS  
ON FRADING NOTES

NOTE: ALL FURNITURE  
SHOWN IS N.Y.C.



SUITES 360 & 370  
ORBIS OPERATIONS  
6844 Old Dominion Drive  
McLean, VA 22101  
PRICING PLAN  
DATE: 07.11.13 REVISED 09.17.13  
SCALE: 3/32" = 1'-0"

PROJECT #  
090-02-03-12





# DIVISION 1. GENERAL REQUIREMENTS

## SUMMARY OF THE WORK

PROJECT LOCATION: 6844 OLD DOMINION DRIVE  
SUITE 360 1ST FLOOR  
MCLEAN, VA 22101

OWNER: JES COMPANIES  
OWNER REPRESENTATIVE: MICHAEL MILLER

THE PROPOSED PROJECT CONSISTS OF ALTERATIONS TO AN EXISTING TENANT SPACE (CONSISTING OF APPROXIMATELY 3302 SF, WITHIN THE 3RD FLOOR, SUITES 360 & 370 OF 6844 OLD DOMINION DR. IN MCLEAN, VA 22101. THE SPACE WILL BE OCCUPIED BY A NEW TENANT.

## DIVISION 2. DEMOLITION

- DEMO WALLS OR PORTIONS THERE OF SHOWN DASHED, INCLUDING ALL ASSOCIATED ELECTRICAL/DATA WIRING, COORDINATE WITH DEMO CONTRACTOR.
- DEMO EXISTING DOORS AND FRAMES SHOWN DASHED, EXISTING DOORS IN SUITE 360 ARE 6'-0" H. NEW DOORS WILL BE 7'-0" H.
- DEMO PORTIONS OF THE CEILING GRID AS REQUIRED FOR NEW WORK.
- DEMO ALL CEILING TILE IN SUITE 360.
- ALL FINISHES TO REMAIN IN SUITE 370.

## DIVISION 3. DOORS AND WINDOWS

- OPENING TYPE 1:  
• 3'-0" X 7'-0" HOLLOW METAL CASSED OPENING.
- DOOR TYPE 2:  
• 3'-0" X 7'-0" SOLID CORE PAINTED MAGNOLIA DOOR W/ FULL GLASS LITE AND H4 FRAME.
- DOOR TYPE 3:  
• 3'-0" X 7'-0" SOLID CORE PAINTED MAGNOLIA DOOR W/ FULL GLASS LITE AND H4 FRAME.
- PROVIDE PASSAGE LATCHSET HARDWARE (BOSCH S500CA10023)

- DOOR TYPE 4:  
• 3'-0" X 7'-0" SOLID CORE PAINTED MAGNOLIA DOOR AND H4 FRAME.
- PROVIDE STOREROOM LOCKSET HARDWARE (BOSCH S500CA10023)

- DOOR TYPE 5:  
• PROVIDE NEW FULL GLASS LITE KIT IN EXISTING 3'-0" X 7'-0" SOLID CORE PAINTED MAGNOLIA DOOR EXISTING DOOR FRAME & DOOR HARDWARE TO REMAIN.

# DIVISION 4. FINISHES

## CEILING FINISHES

- TYPE 1: NEW GRID HEIGHT PARTITION 1/2 DRYWALL EA. SIDE OF 2 1/2" METAL STUDS.
- TYPE 2: NEW 5/8" DRYWALL DECK PARTITION 1/2 DRYWALL EA. SIDE OF 2 1/2" METAL STUDS W/ SOUND ATTENUATION BATTIS.
- TYPE 3: EXISTING EXISTING PARTITIONS TO DECK BEYOND EXISTING ONE-SIDE ON EXISTING PARTITIONS AS REQUIRED TO MATCH SOUND BATTIS & EXISTING WALL ABOVE GRID TO DECK.

## FLOOR FINISH

- PROVIDE NEW BROADLOOM CARPET THROUGHOUT SUITE 360 CORRIDORS, OPEN WORK AREA AND CONFERENCE ROOM TO MATCH SUITE 370 FINISHES, TANDIS CORSELET, COMBIBEST OPTICAL FILTER.
- PROVIDE NEW BROADLOOM CARPET THROUGHOUT SUITE 360 OFFICES TO MATCH SUITE 370 FINISHES, TANDIS CORSELET, COMBIBEST III OPTICAL.
- PROVIDE NEW 4" VINYL BASE THROUGHOUT SUITE 360, COLOR TO MATCH SUITE 370, ROYAL PINK/WHITE/DOLEMAN (NO TIE BASE).

## PAINT

- PROVIDE NEW BEAUMONT MOORE PAINT THROUGHOUT SUITE 360 INCLUDING WALLS, DOORS AND FRAMES. WALL FINISH SHALL BE ESSEXELL. DOORS & FRAMES SHALL BE SENT-GLOUSE. COLORS TO MATCH SUITE 370. TOUCH UP PAINT IN SUITE 370 AS REQUIRED AND PAINT EXISTING ACCENT WALLS TO MATCH EXISTING WHITE WALLS.

## CEILING/CEILING

- PAINT EXISTING CEILING GRID IN SUITE 360 AND REPLACE GRID AS REQUIRED, ASHLE 25K.
- PROVIDE NEW CEILING TILE THROUGHOUT SUITE 360, ARGENTON FINE FIGURED ANGLED TITANIAN TILE.

## DIVISION 5. MECHANICAL

- PROVIDE NEW 24" X 24" PERFORATED MECHANICAL RETURN GRILLS THROUGHOUT SUITE 360 ALLOWANCE 12.
- CLEAN AND RELOCATE SUPPLY REGISTERS AS REQUIRED, ALLOWANCE TO RELOCATE 4 AND PROVIDE 2 ADDITIONAL, VIA FLEX DUCT FROM EXISTING TRUNK LINE, REBALANCE AS REQUIRED, REFER TO ADD ALTERNATES.
- PROVIDE EXHAUST FAN IN SERVER ROOM, GREENECK 9" B50.
- PROVIDE 2 SUPPLY AIRS AT BOTH CONFERENCE ROOMS AND BETWEEN SUITE 360 AND ADJACENT VACANT SUITE.

## ELIMINATING

- ADD AND RELOCATE SPRINKLER HEADS AS REQUIRED FOR THE NEW WORK.

# DIVISION 6. ELECTRICAL

- INSTALL NEW DIRECT ELECTRICAL OUTLETS AND RING & STRING FOR DATA. ALLOWANCE 5 ELECTRICAL 15 DATA.
- INSTALL NEW WIRING FOR SYSTEMS FURNITURE, ALLOWANCE 3.
- THROUGHOUT SUITE 360, LITONIA.
- 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