

## **COMMERCIAL LEASE**

**THIS LEASE** is made between **THE EVANS CENTER, INC.**, having an address at 1151 Masterson Street, Melbourne, Florida, herein called the Lessor, and **BREVARD HEALTH ALLIANCE, INC.**, herein called the Lessee, having an address at 2120 Sarno Road, Melbourne, Florida. The Lessee hereby offers to lease from Lessor a certain portion of the building, more particularly described in Exhibit "A" herein and made a part hereof by this reference (hereinafter referred to as the "Premises") situated in the County of Brevard, State of Florida, located at 1151 Masterson Street, Melbourne, Florida 32935, upon the following **TERMS AND CONDITIONS**.

### **1. TERM**

Lessor demises the above Premises for the term of Three (3) years, commencing as stated in Paragraph 2 B., below, ("The Commencement Date") and terminating three (3) years hence, as provided herein.

### **2. BASE RENT**

A. Lessee hereby agrees to pay to Lessor, without notice or demand, at the address for Lessor designated above and where Lessor is to receive notices, annual base rent in the amount of \$12,000.00 per year (hereinafter referred to as "Base Rent"), payable in equal, consecutive monthly installments of \$1,000.00 per month, which is due **ON OR BEFORE THE FIRST DAY OF EACH MONTH**. All rental payments shall be made to Lessor at specified address of Lessor and mailed. In the event the payment is not received by Lessor within five (5) calendar days from its due date, Lessee shall pay Lessor a late charge of Thirty Dollars (\$30) per calendar day, without impairing Lessor's ability to hold Lessee in default in accordance with the default provisions set forth in this Lease.

B Lessee agrees that said payments of Base Rent shall be payable in advance, commencing within thirty (30) calendar days of the issuance of the Certificate of Occupancy for the Premises and except as specifically provided in Paragraph 2D, hereof, continuing on the first day of successive calendar months thereafter throughout the term hereof. Concurrently with the execution hereof, Lessee has paid to Lessor one (1) monthly installment of Base Rent (which shall be credited against the first full monthly installment of Base Rent due hereunder).

C. As used herein, the term "Rent" shall mean and refer to Base Rent. All payments of Rent, shall be made without any deduction or offset for any reason whatsoever and shall be received by the Lessor on or before the dates when due.

D On the anniversary date of occupancy, and every succeeding anniversary date of occupancy during the initial term of the Lease, (excluding any renewal or extension terms, with each such year being hereinafter referred to as a "Lease Year"), the Base Rent shall be adjusted upwardly in accordance with the provisions herein below. The adjusted Base Rent for each applicable Lease Year shall be three percent (3%) above the Base Rent for the previous Lease Year.

### **3. SECURITY DEPOSIT**

On the signing of this Lease the Lessee shall make a payment in the sum of \$2,000.00 to the Lessor. This includes a SECURITY DEPOSIT (hereinafter referred to as "Deposit") of \$1,000.00, as well as a prepayment of the FIRST MONTH'S RENT. The security Deposit is for the performance of Lessee's obligations under the Lease, including without limitation, the surrender of possession of the Premises to Lessor as herein provided. The Deposit may, at Lessor's option, be applied by Lessor against any default by Lessee in any of the terms, provisions or conditions of this Lease. Lessor shall not be obligated to keep such Deposit in a separate fund, but may commingle the security with its own funds. In the event Lessor applies the Deposit, in whole or in part, against a default by Lessee, Lessee shall, upon demand by Lessor, deposit sufficient funds to maintain the Deposit in the initial amount. Upon the expiration of the term or if exercised the option provided herein, the Deposit, if not applied toward the payment of rent in arrears or toward the payment of damages suffered by Lessor by reason of Lessee's breach of this Lease, is to be returned to Lessee, without interest, except as provided by law, but in no event is such Deposit to be returned until Lessee has vacated the demised premises, delivered possession thereof to Lessor, and fully satisfied Lessee's obligations under this Lease.

### **4. USE**

Lessee shall use, occupy and sublet consistent with this Lease, the Premises for a medical/wellness clinic. The Premises shall be used for no other purpose. Lessor represents that the Premises may lawfully be used for such purpose.

### **5. OUTSIDE ACTIVITIES**

No work activity with respect to repair or servicing of automobiles, trucks or other equipment shall be performed outside or around the Premises at any time.

## **6. PERSONAL PROPERTY**

All personal property of any kind whatsoever located or used in the Premises shall be at the Lessee's sole risk, and the Lessor shall not be liable for any damage done to or loss of such personal property or for damage or loss suffered by the business or occupation of the Lessee's arising from any act or neglect of Co-lessee's or other occupants of the Premises or of their employees, or of other persons, or from bursting, overflowing, or leaking of water, sewer, or steam pipes, or from the heating or plumbing fixtures or from electric wires or from gas, or odors, or causes in any other manner whatsoever except in the case of negligence or willful neglect or acts of the Lessor.

## **7. MAINTENANCE AND CARE OF PREMISES**

Lessee acknowledges that the Premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at its own expense and at all times maintain the Premises in good and safe condition, including plate glass, electrical wiring, plumbing, heating and air condition installations, and any other system or equipment upon the Premises and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee shall be responsible for all repairs required on the Premises unless the repair was occasioned by the fault or negligence of Lessee, its officers, directors, agents, employees or invitees in which case Lessee shall be solely responsible for the repairs. Lessee shall maintain in good condition such portions adjacent to the Premises, such as sidewalks and driveways, which would otherwise be required to be maintained by Lessor. Lessor shall be responsible for the roof, exterior walls and structural foundations.

## **8. ALTERATIONS**

Lessee shall not make or cause to be made any alterations, additions or improvements to the Premises, or install or cause to be installed any exterior signs, floor coverings, interior or exterior lighting, plumbing fixtures, canopies or awnings or make any changes to the building façade, mechanical or electrical sprinkler systems without the prior written approval of Lessor, which shall not be unreasonably withheld, conditioned or delayed. Lessee shall present to Lessor plans and specifications of such work at the time approval is sought. All alterations, additions, or improvements made by Lessee to the Premises shall become part of the Premises and shall become the sole property of Lessor. All alterations, additions or improvements to the Premises made by Lessee during the term of this Lease shall be in keeping with the quality and type of structures presently located on the Premises. Any alterations, additions or improvements shall be done in a good and workmanlike manner, to the reasonable satisfaction of Lessor, and in compliance with all applicable building and zoning laws and with all laws, ordinances, orders and requirements of all sovereign authorities. The cost of any such alterations, additions or improvements to the Premises shall be paid in cash or its equivalent so that Lessor's fee simple title to the land shall at all times be free of liens for labor or materials supplied or claimed to have been supplied.

## **9. ORDINANCES AND STATUTES**

Lessee shall comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities, now in force or which may hereafter be in force, pertaining to the Premises, occasioned by or affecting the use thereof by Lessee.

## **10. ASSIGNMENTS AND SUBLETTING**

Lessee covenants and agrees that it will not assign this Lease or sublet (which term, without limitation, shall include the granting of concessions, licenses, and the like) the whole or any part of the Premises without in each instance having first received the express written consent of Lessor. Notwithstanding any assignment, subletting or transfer of this Lease or Lessee's rights hereunder, Lessee shall remain fully liable on this Lease and for the performance of all terms, covenants and provisions of this Lease. Consent to one assignment or subleasing shall not be deemed consent to any subsequent assignment or subleasing. If any assignee of Lessee or any successor of Lessee defaults in the performance of any of the terms hereof, Lessor may proceed directly against Lessee without the necessity of exhausting remedies against such assignee or sublessee. If the Premises or any part thereof is sublet or occupied by any party other than Lessee, then upon any default by Lessee under this Lease, Lessor may collect rent from the subtenant or occupant and apply the net amount collected to the rent reserved herein, but such collection shall not be deemed to be acceptance of the subtenant or occupant as Lessee or a release of Lessee from the further performance of Lessee of the covenants on the part of Lessee contained herein.

## **11. UTILITIES**

All applications and connections for necessary utility services on the Premises shall be made in the name of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including but not limited to those for sewer, gas, electricity, phone, security, and pest control. Lessor shall be responsible for termite control of the exterior portion of the Premises.

## **12. PROHIBITED PARKING**

Without the Lessor's specific consent, no trucks, boats, or other equipment or commercial vehicles may be parked around the building where the Premises are located for any more than five (5) calendar days without being moved. No trash, garbage, or other items may be stored on the Premises without the consent of the Lessor, unless such trash is inside municipal garbage containers that may be available for use by Lessee.

## **13. SIGNAGE**

Lessee agrees to maintain in good condition and repair any sign that may be placed by Lessee in or at the entrance to the Premises. Lessee may, at its expense, install additional signage on the

Premises, subject to normal permitting requirements and restrictions and Lessor's prior approval of the size, style, construction and installation thereof, which shall not be unreasonably withheld, conditioned or delayed.

#### **14. GUARD DOGS**

No guard dogs or other animals shall be kept on the Premises or brought onto the Premises without the specific prior written permission of the Lessor.

#### **15. LIABILITY INSURANCE**

Throughout the term of this Lease, Lessee, at its sole cost and expense, shall obtain and maintain in full force and effect, a comprehensive public liability insurance policy with respect to the Premises, which insurance, shall be written with a carrier reasonably acceptable to the Lessor, and with coverage limits of not less than \$1,000,000 in respect of bodily injury or death to any one person; \$1,000,000 in respect to any one accident or occurrence and \$500,000 for property damage, and such protection shall continue at not less than the said limits until reasonably required to be changed by Lessor in writing by reason of changed economic conditions making such protection inadequate. The insurance policies shall name the Lessor as an additional insured and shall provide that the policy may not be canceled or modified by the carrier without thirty (30) calendar days prior written notice to the Lessor. Lessee shall provide Lessor with a Certificate of Insurance evidencing its compliance with this paragraph on or before the commencement date of this Lease. Renewals of the policy or policies referred to in this paragraph shall be delivered to Lessor at least twenty (20) calendar days prior to the expiration of any such policy, accompanied by evidence reasonably satisfactory to Lessor of payment of the premiums therefore.

#### **16. FIRE AND EXTENDED COVERAGE**

Lessor shall take out and keep in force during the term of this Lease, at the expense of Lessor, Fire and Extended Coverage Insurance, including vandalism and malicious mischief coverage in an amount equal to the full replacement value of the Premises, exclusive of Lessee's fixtures, personal property and equipment.

#### **17. HOLD HARMLESS**

Lessee shall indemnify and hold harmless Lessor against and from any and all claims, costs, damages, judgments, expenses and attorney fees incurred by Lessor arising from Lessee's use or occupation of the Premises or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by Lessee or its employees, guests or invitees in or about the Premises. Lessee's failure to comply with any law, rule, regulation or order of any governmental authority, from any and all claims arising from any breach or default in the performance of any obligation on Lessee's part to be performed under the terms of this Lease, or

any employee, guest or invitee of Lessee, and from all costs, attorney fees and liabilities incurred in the defense of any such claim or action or proceeding brought thereon.

## **18. ENTRY AND INSPECTION**

A. Lessor reserves and shall at any and all times have the right to enter the Premises to inspect the same, to submit said Premises to prospective purchasers or tenants, to post notices of no-responsibility and "For Lease" signs, and to alter, improve, or repair the Premises and any portion of the building without abatement of rent, and may for that purpose erect scaffolding and other necessary structures where reasonably required by the character of the work to be performed, always providing the entrance to the Premises shall not be blocked thereby, and further providing that the activities of Lessee shall not be interfered with unreasonably. Lessee hereby waives any claim for damages for any injury or inconvenience to or interference with Lessee's activities, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned thereby. For each of the aforesaid purposes, Lessor shall at all times have and retain a key with which to unlock all of the doors in, upon, and about the Premises, excluding Lessee's vaults and safes, if any, and Lessor shall have the right to use any and all means which Lessor may deem proper to open said doors in an emergency, in order to obtain entry to the Premises, and any entry to the Premises obtained by Lessor by and any of said means, or otherwise, shall not under any circumstances be construed or deemed to be a forcible or unlawful entry, or a detainer of the Premises, or an eviction of Lessee from the Premises of any portion thereof.

B. Lessor at any time within ninety (90) calendar days prior to the expiration of this Lease, may place upon the Premises any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the Premises thereafter.

## **19. CONSTRUCTION LIENS**

The Lessor's interest in the Premises and/or the land shall not be subject to construction liens arising from Lessee's work or alternations and any repairs made by Lessee to the Premises. Lessee will not knowingly permit or suffer any lien attributable to Lessee or its agents or employees to attach the Premises or the land or building in which the Premises are located, and nothing contained herein shall be deemed to imply any agreement of Lessor to so subject Lessor's interest or estate to any construction lien or any other lien. If any construction lien is filed against the Premises and/or the land or building as a result of alterations, installations, improvements or repairs made by or claimed to have been made by Lessee or anyone holding any part of the Premises through or under Lessee, or any work or act of any of the foregoing, Lessee shall discharge the same within twenty (20) calendar days from notice of the filing thereof. If Lessee fails to so discharge by payment, bond or court order any such construction lien, Lessor, at its option, and in addition to all the rights or remedies herein provided, may pay or bond said lien or claim for the account of Lessee without inquiring into the validity thereof, and all sums so advances by Lessor shall be paid by Lessee to Lessor as additional rent, on demand, together with interest on all such amounts at the rate of twelve percent (12%) per annum. Pursuant to Section 713.10, Florida Statutes, notice is hereby given that Lessor shall not

be liable for any labor or materials furnished or to be furnished to Lessee, and that no construction or other lien for any such labor or materials shall attach to or affect the reversionary or other estate or interest of Lessor in and to the land and/or the Premises. Lessee agrees, if requested by Lessor, to join with Lessor in execution of a short form lease or memorandum of lease to be recorded in the Public Records of Brevard County, Florida, for the purposes of giving notice of this provision of the Lease.

## **20. INDEMNIFICATION OF LESSOR**

Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claims for damages, no matter how caused.

## **21. EMINENT DOMAIN**

If the Premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the Premises, shall be taken by eminent domain, this Lease shall terminate on the date title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

## **22. DESTRUCTION OF PREMISES**

In the event of a partial destruction of the Premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) calendar days under existing governmental laws and regulations, but such partial destruction shall not terminate this Lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the Premises. If such repairs cannot be made within said sixty (60) calendar days, Lessor, at its option, may make the same within a reasonable time, this Lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) calendar days, this Lease may be terminated at the option of either party. In the event that the building in which the Premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this Lease whether the Premises be damaged or impaired or not. A total destruction of the building in which the Premises may be situated shall terminate this Lease.

## **23. LESSOR'S REMEDIES ON DEFAULT**

If Lessee defaults in the payment of rent or any additional rent, or defaults in performance of any other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within ten (10) calendar days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such ten (10) calendar days and thereafter proceed with reasonable diligence and in good faith to cure such default). In the event of any default by Lessee, Lessor may terminate the Lease and re-enter the Premises and, if necessary, remove all persons and all or any property therefrom, by any suitable action or proceeding at law, and repossess and enjoy the Premises, with all additions, alterations and improvements, or Lessor may, at its option, without terminating the Lease re-enter the Premises and, if necessary, remove all person and all and any property there from by any suitable action or proceeding at law, and re-let the Premises or any part or parts thereof, as the agent of, or for the account of the Lessee. The exercise by Lessor or any right granted by in this section shall not relieve Lessee from the obligation to make all rental payments, and to fulfill all other covenants required by this Lease, at the time and in the manner provided herein. If Lessor so desires by acceleration, all current and future rent and other monetary obligations due hereunder shall become immediately due and payable. Lessee, throughout the remaining term hereof, shall pay Lessor, no later than the last day of each month during the term of the then excess, if any, of the sum of the unpaid rental and costs to Lessor resulting from such default by Lessee over the proceeds, if any, received by Lessor from such reletting, if any, but Lessor shall have no liability to account to Lessee for any excess. If Lessor attempts to relet the Premises, Lessor shall be the sole judge as to whether or not a proposed tenant is suitable and acceptable. In the event of a breach by Lessee of any of the covenants or provisions hereof, Lessor shall have, in addition to any other remedies which it may have, the right to invoke any remedy allowed at law or in equity to enforce Lessor's rights.

#### **24. POSSESSION**

If Lessor is unable to deliver possession of the Premises at the commencement of the Term hereof, Lessor shall not be liable for any damage caused thereby, nor shall this Lease be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this Lease if possession is not delivered within thirty (30) calendar days of the commencement of the Term thereof.

#### **25. OPTION TO RENEW**

Provided Lessee is not in default under any of the terms, provisions and conditions of this Lease, Lessor hereby grants to Lessee two (2) options to renew and extend the term of the Lease for additional and consecutive terms of three (3) years each. These options to renew shall be exercised by Lessee giving written notice to Lessor at least one hundred twenty (120) calendar days prior to the expiration of the Lease or any previously exercised option. Said options are granted on the same terms and conditions set forth in this Lease for the original term hereof,

except that during the first lease year during each renewal term, the base rent shall be re-established by the Lessor and Lessee at the prevailing market lease rate for similarly leased professional office space in Palm Bay, Florida. The parties shall mutually agree as to the new rental rate within the 120 calendar day notice period prior to the commencement of each option, but in the event they are unable to reach agreement, they shall mutually appoint a neutral party qualified to determine rental rates to set the rental rate. In the event they cannot agree on a third party to establish the rent, then either party can petition the 18th Circuit Court in and for Brevard County, Florida for the appointment of a neutral third party whose decision shall be binding upon both parties. During each option period, the rent specified in this Lease shall be subject to annual increase in accordance with changes in the Consumer Price Index for all Urban Consumers (CPI-U) as promulgated by the Bureau of Labor Statistics of the United States Department of Labor. In no event, however, shall the base rent be increased by less than three percent (3%) or increased by more than five percent (5%) on any annual adjustment.

## **26. ATTORNEY FEES**

In case suit shall be brought for enforcement of any of the parties' obligations pursuant to this Lease, the prevailing party shall be entitled to all costs incurred in connection with such action, including reasonable attorney fees.

## **27. WAIVER**

No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

## **28. CONDITION OF PREMISES**

A. The Lessee has examined the Premises herein demised and said Premises are known to the Lessee to be in good repair and condition, and the Lessee hereby accepts the same in good condition and repair except as herein otherwise specified, and no representations as to the condition or repair thereof have been made by the Lessor prior to or at the execution of this Lease that are not herein expressed or endorsed hereon.

B. Lessor shall maintain the common areas of the building in which the Premises are situated, including trees, shrubs, lawn, sprinkler system, walkways, driveways and parking area in a manner consistent with the maintenance of similar common areas of commercial properties under similar conditions of use within Melbourne, Florida. If Lessee determines that the Lessor's obligations in this regard are not being met, then Lessee shall so notify Lessor and specify the nature of the problem. Within seven (7) calendar days of this notification, Lessor will advise Lessee of the actions planned to remedy the problem and will take action to remedy the problem within thirty (30) calendar days of the Lessor's response to the notification. If Lessor fails to remedy the problem within the time period specified herein, the Lessee may proceed to correct the problem, it being understood said correction is for the Lessor's account.

## **29. HEIRS, ASSIGNS, SUCCESSORS**

The Lease is binding upon and shall inure to the benefit of the heirs, assigns and successors in interest to the parties.

## **30. ESTOPPEL LETTER, ATTORNMENT AND SUBORDINATION**

Lessee agrees within ten (10) calendar days after written request therefore by Lessor to execute in recordable form and deliver to Lessor, a statement, in writing, certifying: (a) that this Lease is in full force and effect; (b) the date of commencement of the term of this Lease; (c) that rent is paid currently without any offset or defense thereto; (d) the amount of rent, if any, paid in advance; and (e) that there are no uncured defaults by Lessor or stating those claimed by Lessee, provided that, in fact, such facts are accurate and ascertainable. Lessee shall, in the event any proceedings are brought for the foreclosure of or in the event of exercise of the power of sale of any mortgage made by Lessor covering the Premises, attorn to the purchaser upon any such foreclosure of sale and recognize such purchaser as the Lessor under this Lease. Lessee agrees that this Lease shall, at the request of Lessor, be subordinate to all mortgages or deeds of trust that may hereafter be placed upon said Premises or upon the building within which the Premises are situated, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof. Lessee agrees that, upon the request of Lessor, any mortgagee, or any trustee, it shall execute whatever instruments are required to carry out the intent of this section.

## **31. ADA COMPLIANCE**

Lessee, at its sole cost and expense, shall be responsible for complying with all applicable provisions, if any, of the Americans with Disabilities Act of 1990 (the "ADA") relating to: (a) the physical condition of the Premises; (b) Lessee's policies in the operation of activities within the Premises, including egress to and from the Premises; and (c) Lessee's employment and employment related practices. Lessor shall have no responsibility whatsoever for compliance with the ADA within the Premises during the term of this Lease. Lessee shall indemnify, defend and hold Lessor harmless from and against any and all claims, actions, damages, liabilities, costs and expenses, including reasonable attorneys' fees in connection with or resulting from compliance or non-compliance with the ADA pursuant to its obligations within this section.

## **32. HOLDING OVER**

Lessee agrees that if Lessee does not surrender to Lessor the Premises at the end of the Term of this Lease, or upon any cancellation of the Term of the Lease, without the prior written consent of Lessor, such holdover tenancy shall be a tenancy at will, and Lessee shall pay Lessor all damages that Lessor may suffer on account of Lessee's failure to surrender possession of the Premises, including, but not limited to, any lost revenues that could have been generated by

Lessor by the use of the Premises, and will indemnify Lessor on account of delay of Lessee delivering.

### 33. TRANSFER OF LESSOR'S INTEREST

In the event of any transfer or transfers of Lessor's interest in the Premises or the building within which the Premises are situated, the transferor shall be immediately relieved of any and all obligations or liabilities on the part of Lessor accruing from and after the date of such transfer.

### 34. ENTIRE AGREEMENT

The foregoing constitutes the entire Agreement between the parties and may be modified only in writing signed by both parties.

**IN WITNESS WHEREOF**, Lessor and Lessee have signed and sealed this Lease as of the day and year first above written.

**Lessor:**

**THE EVANS CENTER, INC**

**By:**

*James A. Bartlett president*

**Date**

*Aug 31 2017*

**Lessee: (Company)**

**BREVARD HEALTH ALLIANCE, INC**

**Signature/Title**

*Lisa Garri CEO*

**Printed Name**

**Date**

*08/05/17*

**SSN:**

*Lynn Brockwell-Carey*

**Witness**

**Print Name:** *Lynn Brockwell-Carey*

*Wanda Trotter*

**Witness**

**Print Name:** *Wanda Trotter*

**Witness**

**Print Name:** *Kelly Engeron*

*Maegen Anderson*

**Witness**

**Print Name:** *Maegen Anderson*

All information in the above document is true and verifiable to the best of my knowledge.

**EXHIBIT "A" will be a description of the Premises and/or a floor plan.**



