

Attachment B - Summary of Lease

third party. If the third party offer terms are not more than five percent (5%) more favorable than County's original offer, then Lessor shall sell to County at its original purchase offer price.

ALTERATIONS

County may make improvements and changes in the Premises, including, but not limited to, the installation of fixtures, partitions, counters, shelving, and equipment as deemed necessary or appropriate by the County in its discretion following the prior written notice to Lessor; provided, however that if such improvements or changes affect the common Building systems, the structural portions of the Building, or can be seen from the exterior of the Premises, then County shall obtain the prior written consent of Lessor (which shall not be unreasonably withheld, conditioned or delayed) prior to the performance of the same.

COUNTY-REQUESTED ALTERATIONS OR ADDITIONAL SERVICES

County may, during the Term of the Lease, request Lessor to make improvements and changes to the Premises as well as request to complete Additional Services to the Premises. All such improvements, changes and any Additional Services requested by County shall be made by Lessor, at Lessor's sole cost, and shall be reimbursed in a lump sum as Additional Rent by County upon receipt by County from Lessor of a written claim for such reimbursement.

PARKING

County shall have the exclusive right to a pro-rata share of the parking on or about the, without additional charge, to use up to two hundred eighty-seven (287) parking stalls.

SIGNAGE

Lessor agrees to allow County to install and maintain any sign or display upon or in front of the Premises and/or building. Such signage shall comply with all applicable laws and zoning and site plan requirements.

HOLDING OVER

In the event County shall continue in possession of the Premises after the Term of this Lease, such possession shall not be considered a renewal of this Lease but a tenancy from month to month and shall be governed by the conditions and covenants contained in this Lease.