

Appendix I – 390 Main Street Term Sheet

Location	390 Main Street
S.F.	Up to 150,000 contiguous space is available within 3 floors
Lease Price	<p>BAHA is in the early stages of lease price development. However, pricing will be approximately \$38-50 SF depending upon square footage and other lease terms – to be negotiated.</p> <p>The lease price will be based on costs associated with the following spaces: 1) Tenant Space for office purposes, 2) Server Room/Data Center, and 3) Common Area space.</p>
Lease Term	<p>At a minimum, the lease term is for the length of the contract, with option to renew lease for a period consistent with terms in the contract.</p> <p>Both parties will have a right to negotiate additional square footage and lease terms that extend beyond the contract.</p>
Base Building Space	<p>BAHA will deliver the tenant office space in cold shell condition as follows:</p> <p>All perimeter walls, columns, ceilings and floors will be exposed concrete. Exterior insulation will not be required for future tenants to install.</p> <p>The main mechanical ducts for supply air and return for the office space will be stubbed out of the shafts with fire dampers for tenant’s variable air volume (VAV) reheat system (matching the base building system); tenants will need to distribute air throughout the floor.</p> <p>There will be heating hot water piping, valved off for tenant extension of tenant’s VAV reheat system, and points of connections for the building controls. Core toilets with domestic hot and cold water will be by BAHA. A valved point of connection will be provided for domestic cold water, but any tenant domestic hot water will be by the tenant. Drainage will be provided for the core toilets. Drainage from any tenant toilet or kitchenette will need to be reviewed by BAHA for each such facility. No natural gas will be provided to tenants.</p> <p>Existing fire sprinklers will remain in place; tenant is responsible for any redesign of sprinkler branches.</p> <p>There will be a local metered power supply for tenant with no generator or UPS power provided. There are no electrical outlets in the tenant space. A data riser on each floor will allow future tenants to access data. There will be no data room on tenant floors. Tenants will need to use BAHA's data room on the second floor or build their own based on their needs.</p> <p>Ground Floor retail tenants would be provided with access to outside air and exhaust points and locations in the Garage areas for air cooled condensers. No heating or chilled water or condenser water is available. Natural gas will be available from the gas meter with independent provision of gas by PG&E. Cold water will be provided with a valved connection. A local metered power supply for tenant will be provided but with no generator or UPS power provided.</p>
Tenant Improvements	<p>Lessee is responsible for all tenant improvements within the leased space, subject to approval by the Lessor, and in compliance with the Project Stabilization Agreement for the facility.</p>

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Operating Hours	<p>Regular business operating hours will be from 7:00 am to 7:00 p.m. Services, utilities and maintenance shall be provided daily, except Saturdays, Sundays and building holidays.</p> <p>Lessor will have 24/7 access to the facility and additional services will be provided on an Overtime basis.</p>
Operating Costs	<p>The facility will have an onsite Building Superintendent available to promptly respond to deficiencies, and immediately address all emergency situations.</p> <p>BAHA will provide for the maintenance and repair of the building HVAC and MEP system, cleaning of exterior windows, janitorial for common areas, common area landscaping, pest control, and all utilities necessary for tenant operations; all associated costs will be included as part of the negotiated leased rates.</p> <p>Interior window covering shall be provided by Lessor and included as part of the negotiated lease rates.</p> <p>Lessor to provide janitorial within tenant space at a cost to be included as part of the negotiated lease rates.</p>
Security	<p>The facility will have on-site security guard services during regular business hours at the Main Lobby and to other entry points (i.e. doors and garages). Security will also patrol all floors at the beginning and end of the regular business day, and established time periods on the weekends and holidays</p> <p>Security systems (i.e. building card/key access, CCTV video monitoring) will be installed and maintained by Lessor. Floor access via elevators will also be controlled points of access.</p> <p>Lessee will have option to integrate building card/key access security measures within leased space. Enhanced security measures will be included as part of the established rental rates.</p>
Emergency Plans	<p>Lessee will be required to actively participate in established emergency protocols for fire and other life safety issues.</p>
Broker Fees/ Closing Costs	<p>Final lease terms will be negotiated by BAHA leasing agent/broker. All broker fees and commissions will be recovered in the lease payments.</p>
Onsite Parking	<p>Limited tenant parking will be available in the building for tenants and will be included as part of the negotiated lease rates. Visitor parking is not available.</p> <p>Lessor shall actively promote a transit first policy with employees.</p>
Signage	<p>Lessor will provide signage and directories for the building, including exterior and interior locations.</p>
General Operations	<p>Lessor will provide access to the following centralized services: full service copy and duplication center, mail room, shipping and receiving, and conference center, at costs to be paid by the Lessee.</p>