

83C WIESE STREET COMMERCIAL LEASE
EXHIBIT A, Pre-existing conditions

The following terms and conditions are included in the lease for 83C Wiese Street and incorporated therein by reference:

1. Floor. Lessor commits to fixing the existing broken tiling of the floor of the premises prior to the start of the lease term. If the floor is not in a reasonably usable condition by the start of the lease term, Lessee shall have the option to reduce the monthly rent by \$_____ until the floor repairs are complete.
2. Wiring. The premises contain cabling and a patch panel for a wired local network that is in an unknown condition. Lessee shall at its own expense verify that the cabling is of CAT5 quality and unbroken throughout, and that the patch panel is functional and sufficient for the number of wires at full capacity. Should Lessee discover that the wiring is insufficient, Lessee may arrange for replacement of some or all of the wiring and associated hardware. Lessee agrees to deliver premises in cosmetically similar condition.

Ahuva Jolish

Date

Jacob Applebaum, Executive Director, Noisebridge Date

Mitch Altman, Treasurer, Noisebridge Date

Andy Isaacson, Director, Noisebridge Date