

Exhibit A

The following work will be done by Tenant at Tenants sole cost and expense and will be completed by qualified professionals and/or Tenant as qualified.

- Pave sufficient area at the front of the property to allow enough space for vehicle circulation. Tenant must provide landlord with evidence that this is permitted by the City of Portland and must get Landlord's final approval of the location of the paving prior to commencement. Drivelane striping, the same
- Install new 5' door on the side of the building where the middle window is on that side of the building. Entrance / Exit of said door, to be striped off for distributor use. Distributor trucks will be allowed to park in the middle of the side parking lot, as to not disrupt any current flow or functions. Said door or use of said door will not interfere with the adjacent Tenant's parking or access to their space.
- Signage above existing 508 on top vinyl with exterior lighting, if/as City of Portland allow, to be approved by Landlord, prior.
- Create service windows out of the front two windows.
- Remove interior non-load bearing walls.
- Remove carpeting.
- Install awnings permitted by local code.
- Move property street sign, to property entrance, according to City of Portland regulations. Landlord to approve final location.
- Remove tree on property left side, re-plant if able
- Install (2) tubs at interior customer service windows, with plumbing to
- Paint vinyl siding on top of building front, (company color): as like safety yellow
- Clean up left side of building overgrowth