

17-001

THE COUNTY OF SUMMIT, OHIO

AND

CC PROPERTY DEVELOPMENT, LTD.

FOR

LEASE OF SPACE LOCATED AT  
3333 Massillon Road, Suite 105, Akron, Ohio 44312

**THIS LEASE AGREEMENT ("Lease")** is entered into at Akron, Ohio as of the last date of signature below, by and between **CC PROPERTY DEVELOPMENT, LTD.**, an Ohio limited liability company, hereafter referred to as the "Landlord" having its principal place of business located at One Park Center, Suite 11, Wadsworth, Ohio 44281 and the **COUNTY OF SUMMIT, OHIO**, an Ohio charter county and political subdivision, hereafter referred to as the "Tenant", having its principal place of business located at 175 S. Main Street, Executive's Office, Akron, Ohio 44308, as duly authorized by Board of Control Directive No. \_\_\_\_\_, adopted on \_\_\_\_\_, 2017 and Resolution No. 2017-\_\_\_\_\_, adopted on \_\_\_\_\_, 2017.

**WITNESSETH:**

1. EXHIBITS TO LEASE AND DEFINITIONS:

The following listed exhibits are attached to and made a part of this Lease:

**EXHIBIT A.** The description of the lands upon which 3333 Massillon Road, Akron, Ohio 44312 is located, hereinafter the "Building."

**EXHIBIT B.** A drawing of Suite 105, 3333 Massillon Road, Akron, Ohio 44312, showing the layout of the space to be used as a title bureau by the County of Summit Clerk of Courts.

The following definitions are applicable to the provisions of this Lease:

The word "Building" means the building in which the Premises are located.

The term "Common Areas" means the parking areas, driveways, landscaped areas, aisles, sidewalks, canopies and other common and service areas of the Building.

The term "Premises" means the space being leased by Landlord to Tenant as more fully described in Section 2.

**EXHIBIT A**

2. **PREMISES.** "Premises" shall consist of 1,350 square feet of space located in Suite 105 at 3333 Massillon Road, Akron, Ohio 44312, as depicted on **Exhibit B**.

3. **TERM.** This Lease shall be for a term of ten (10) years (120 months), commencing on February 1, 2017 and terminating on January 31, 2027 ("Term") unless sooner terminated by default or as otherwise provided herein.

4. **AVAILABLE FUNDS.** It is agreed that this Lease is subject to the annual appropriation and certification of available funds by the County of Summit Council. In the event that the County Council fails to appropriate sufficient funds for the payment of Rent, Tenant may terminate the Lease upon providing sixty (60) days written notice to Landlord and Tenant shall not be liable for any remaining Rent.

5. **RENT.** The charge for rental of the Premises, including Common Area Maintenance Charges ("Rent"), shall be a total not to exceed amount of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00 for the Term, payable on the first day of each month as follows):

| Year | Sq. Ft. | Monthly Rent | Monthly Common Area Maintenance Charge (fixed at \$2.00/sq. ft. for 10 year term) | Total Monthly Payment | Annual Cost       |
|------|---------|--------------|---|-----------------------|-------------------|
| 1    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 2    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 3    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 4    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 5    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 6    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 7    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 8    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 9    | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
| 10   | 1,350   | 1,400.00     | 225.00  | 1,625.00              | 19,500.00         |
|      |         |              |   | <b>Total Cost</b>     | <b>195,000.00</b> |

The Rent shall commence February 1, 2017. Any Rent, additional rent or other charges which are due for any period which is less than a full calendar month shall be prorated on a per diem basis using the applicable monthly amount due divided by thirty (30) multiplied by the number of days for which such charges are payable. The Rent shall be paid by Tenant to Landlord at Landlord's principal place of business or at any other place as Landlord may designate in writing, without demand and without any deduction or setoff.

A. **MONTHLY COMMON AREA MAINTENANCE CHARGE.** The Monthly Common Area Maintenance Charge is Tenant's share of Landlord's monthly costs and expenses

of operating, maintaining, repairing, upgrading and supervising the Common Areas of the Building. The Monthly Common Area Maintenance Charge shall be fixed at \$225.00 per month. In no event shall the total amount of Monthly Common Area Charges paid by Tenant during Term exceed \$27,000.00. Tenant shall have no responsibility for any costs related to the Common Areas other than the Monthly Common Area Maintenance Charge.

B. TOTAL MONTHLY PAYMENT. The total monthly payment of Rent shall not exceed the amounts shown for each year of the Term as shown in the table above.

6. USE. Tenant agrees to use and occupy the Premises as a Title Bureau of the County of Summit Clerk of Courts. Landlord represents that the Premises may lawfully be used for the stated purpose. Tenant shall use and occupy the Premises in a safe, careful and proper manner in compliance with all ordinances, regulations and laws.

7. COMMON AREAS. Tenant and Tenant's customers, employees and visitors shall have the right, in common with all others granted similar rights by Landlord, to the nonexclusive use of all Common Areas provided by Landlord from time to time for the Building. Landlord shall operate, manage, equip, light, repair and maintain the Building's Common Areas in such manner as Landlord shall in Landlord's sole discretion determine. Landlord reserves the right in its sole discretion to modify, alter, remove, reduce and redesign the Common Areas and to make changes to the Common Areas, and to construct additions, alterations, improvements, buildings or installations in the Common Areas or any portion thereof including the parking areas, and to cause or permit promotions to be made in the Common Areas, including, without limitation, tent sales, provided that no unreasonable obstruction of Tenant's right of access to the Premises shall be caused by any of the above changes.

8. UTILITIES. Tenant shall be responsible for all utilities, which shall be separately metered. Landlord shall pay, if applicable, for all reasonable utility costs associated with providing sewer and water services, gas service, and waste/garbage collection and removal to and for the benefit of the Common Areas. Any and all costs, charges, and/or expenses associated with the provision of utility or other services to the Premises not specifically allocated between the parties under the terms of this Lease, shall be the sole and exclusive responsibility of Tenant. Landlord shall not be liable to Tenant in damages or otherwise if any one or more of said utility services or obligations hereunder is interrupted or terminated because of necessary repairs, installations, construction and expansion, nonpayment of utility charges due, or any other cause beyond Landlord's control. No such interruption or termination of utility service shall relieve Tenant from any of Tenant's obligations under this Lease; however, should an interruption of any service continue for more than ten (10) days, rent shall abate proportionate to the disturbance of the Tenant's use. Should an interruption of any service continue for more than thirty (30) days, Tenant shall have the right to terminate this Lease on not less than ten (10) days written notice to Landlord.

9. TAXES. Landlord shall be responsible for the payment of all taxes. Landlord represents that it is current on all property taxes and agrees that any delinquency in the payment of property taxes constitutes a default under this Lease, and Tenant may terminate the Lease as provided in Section 22 below.

10. ALTERATIONS, ADDITIONS OR IMPROVEMENTS. Upon occupancy of the Premises, Tenant shall not, without first obtaining the written consent of Landlord, make any alterations, additions or improvements in, to or about the Premises.

11. COMPLIANCE WITH RULES AND REGULATIONS. Tenant shall observe and comply with any reasonable rules and regulations as Landlord may prescribe, on written notice to the Tenant, for the safety, care, and cleanliness of the Premises and the comfort, quiet, and convenience of other occupants of the Building.

12. REPAIRS BY LANDLORD. Except as otherwise provided in this Lease, Landlord will within a reasonable time after receipt of written notice from Tenant of the necessity of such repair, keep the roof and the structural portions and exterior of the Premises in good and tenable condition and repair during the term of this Lease. Except as set forth herein, Landlord shall not be required to make any other improvements or repairs of any kind with respect to the Premises and appurtenances thereto.

13. REPAIRS BY TENANT. Except as provided in Section 13 above, Tenant, at Tenant's expense, shall make all other repairs and replacements to keep and maintain the interior of the Premises in good condition and repair.

14. INSURANCE.

A. Tenant's Insurance. Tenant shall purchase and maintain at its own expense insurance of the types and amounts described below and provide to Landlord upon request, written proof of compliance with the insurance requirements described below:

(i) General Liability insurance with limits of liability not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate, including Bodily Injury, death, Personal and Advertising Injury, Property Damage, products and completed operations, and liability assumed under contract.

(ii) Workers' Compensation insurance as statutorily required.

(iii) Employers Liability insurance with annual limits of liability of not less than \$1,000,000 for bodily injury by accident each accident, \$1,000,000 for bodily injury by disease, each employee, and \$1,000,000 bodily injury by disease, policy aggregate.

(iv) Commercial Auto Liability insurance with limits of liability of not less than \$1,000,000, minimum combined single limit bodily injury and property damage. Such insurance shall cover liability arising from all vehicles owned by, hired by or used by or on behalf of out of any auto, including owned, hired, and non-owned autos.

(v) Tenant's insurance requirements in Sections 16.A.(i), (iii), and (iv) may be satisfied by the purchase of a combination of primary, excess and/or umbrella insurance.

(vi) Tenant may, at its option, purchase business income, business interruption, extra expense or similar coverage, and may, at its option, purchase insurance to cover its personal property, including without limitation Tenant's equipment, contents, and fixtures.

B. Landlord's Insurance. Landlord at all times during the Term of this Lease shall, at its own expense, keep in full force and effect insurance of the types and amounts described below and provide to Tenant upon request, written proof of compliance with the insurance requirements described below:

(i) Commercial All Risk Property insurance covering, among other perils, damage or loss to the Premises due to or arising from fire, lightening, explosion, wind-storm or hail, smoke, riot or civil commotion, vandalism, sprinkler leakage, or malicious mischief.

(ii) General Liability insurance with limits of liability not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate, on account of Bodily Injury, including death, Personal Injury, Property Damage, including products and completed operations, and liability assumed under contract;

(iii) Workers' Compensation insurance as statutorily required;

(iv) Employers Liability insurance with limits of liability of not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease;

(v) Commercial Auto Liability insurance with limits of liability of not less than \$1,000,000, combined single limit bodily injury and property damage; such insurance shall cover liability arising out of any auto, including owned, hired, and non-owned autos, and shall include contractual liability coverage.

C. General Insurance Requirements.

(i) All insurance purchased by Landlord and Tenant as required by this Lease shall be purchased from insurers licensed and admitted in the State of Ohio and whose AM Best rating shall be "A-" or better, Financial Size Category VIII, or higher.

(ii) Tenant shall be responsible for any deductibles or retentions existing within the insurance purchased by it. Landlord shall be responsible for any deductibles or retentions existing within the insurance purchased by it.

(iii) Landlord and Tenant do hereby waive any rights of recovery, and on behalf of their respective insurers waive any rights of subrogation against each other (including their employees, officers, directors, elected or appointed officials, agents, or representatives) for loss or damage to the Premises, Tenant's improvements, and betterments, fixtures, equipment, and any other personal property of the parties to the extent

covered by the parties' respective Commercial Property insurance. If the Commercial Property insurance purchased by Landlord and/or Tenant as required herein does not allow the insured to waive rights of recovery against others prior to loss, each party shall cause its insurance policy to be endorsed with a waiver of subrogation as required herein.

15. SIGNS AND ADVERTISING. Tenant agrees not later than the date upon which Tenant shall open for business to erect an appropriate sign advertising Tenant's business on the portion of the exterior of the Premises designated by Landlord for the placement of Tenant's sign in conformity with this Lease. The size, type, design, wording, appearance and location of all signs shall require Landlord's written approval prior to installation.

16. ASSIGNMENT. Tenant shall not, without first obtaining the written consent of the Landlord, assign, mortgage, pledge, or encumber this Lease, in whole or in part, or sublet the Premises or any part of the Premises.

17. DESTRUCTION OF BUILDING. If the Building is damaged by fire or any other cause to the extent that the Premises, in Tenant's judgment, are not reasonably usable for the purposes for which they are leased under this Lease, then Tenant may, no later than the 10<sup>th</sup> day following the damage, give Landlord a notice of election to terminate this Lease. In event of such notice, the Lease shall terminate on the 1<sup>st</sup> day after Tenant gives notice to Landlord, and Tenant shall surrender possession of the Premises within a reasonable time, and the Rent shall be apportioned as of the date of the surrender and any Rent paid for any period beyond that date shall be repaid to Tenant. In any case in which use of the Premises is rendered untenable by any damage to the Building, there shall be either an abatement or an equitable reduction in Rent depending on the period for which and the extent to which the Premises are not reasonably usable for the purpose for which they are leased under this Lease. The words "restoration" and "restore" as used in this Section include repairs.

18. EMINENT DOMAIN. If the Premises or any part of the Premises or any estate in the Premises, or any other part of the Building materially affecting Tenant's use of the Premises, is taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to the taking. The Rent shall be apportioned as of the termination date and any Rent paid for any period beyond that date shall be repaid to Tenant.

19. QUIET ENJOYMENT. Landlord hereby covenants and agrees that if Tenant shall perform all of the covenants and agreements herein stipulated to be performed on Tenant's part, Tenant shall at all times during the continuance hereof have peaceable and quiet enjoyment and possession of the Premises without hindrance from Landlord or any person or persons lawfully claiming the Premises by or through Landlord.

20. EVENTS OF DEFAULT.

The occurrence of any one of the following events shall constitute a default under this Lease:

- (i) Tenant fails to pay Rent in accordance with Section 5;

- (ii) Either Landlord or Tenant fails to maintain the insurance as required in the Lease;
- (iii) Landlord fails to provide quiet enjoyment of the Premises;
- (iv) Either Landlord or Tenant files a voluntary or involuntary petition for bankruptcy;
- (v) Landlord becomes delinquent in the payment of property taxes; or
- (vi) Either Landlord or Tenant fails to perform any of its obligations under this Lease.

21. LANDLORD'S REMEDIES ON DEFAULT. If Tenant defaults in the payment of Rent, or defaults in the performance of any of the other covenants or conditions of this Lease, Landlord shall give Tenant written notice of the default. If Tenant does not cure any Rent default within thirty (30) days, or other default within thirty (30) days, after notice is given or if the other default is of a nature that it cannot be completely cured within that period, Tenant does not commence curing within thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure the default, then Landlord may terminate this Lease on not less than ten (10) days' written notice to Tenant. On the date specified in the notice the Term of this Lease shall terminate and Tenant shall then quit and surrender the Premises to Landlord. If this Lease is terminated by Landlord, Landlord may at any time after termination resume possession of the Premises by any lawful means and remove Tenant or other occupants and its or their effects.

22. TENANT'S REMEDIES ON DEFAULT. If Landlord defaults by becoming delinquent in the payment of property taxes, or defaults in the performance of any of the other covenants or conditions of this Lease, Tenant shall give Landlord written notice of the default. If Landlord does not cure any property tax delinquency within thirty (30) days, or other default within thirty (30) days, after written notice is given or if the other default is of a nature that it cannot be completely cured within that period, Landlord does not commence curing within thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure the default, then Tenant may terminate this Lease on not less than ten (10) days written notice to Landlord. On the date specified in the notice the Term of this Lease shall terminate and Tenant shall then quit and surrender the Premises to Landlord. Tenant shall not be responsible for any Rent or other costs not yet due and payable.

23. HOLDOVER BY TENANT. If Tenant remains in possession of the Premises after the expiration of the tenancy created hereunder and without the execution of a new lease, Tenant shall be deemed to be occupying the Premises as a tenant from month to month and subject to all of the terms and provisions of this Lease in effect on the day before the expiration of the Term, except those relating to Term. During the month-to-month tenancy, the Rent and Common Area Maintenance Charges shall remain the same as on the day before the expiration of the Term. Said month-to-month tenancy may be terminated by Landlord or Tenant by giving written notice to the other at least fifteen (15) days prior to the beginning of any month, in which event this Lease shall terminate on the last day of the calendar month in which such notice was given.

24. NO WAIVER BY LANDLORD OR TENANT. No waiver of any of the terms, covenants, provisions, conditions, rules and regulations required under this Lease and no waiver of





ron Municipal Court and/or the Summit County Court of Common Pleas.

29. **PARTIAL INVALIDITY.** If any covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall be held to be invalid or unenforceable, then in each such event the remainder of this Lease or the application of such covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

30. **AUTHORIZATION:** The parties signing this Lease represent and warrant that they are authorized to enter into this Lease and bind their respective entities to the terms and conditions of the Lease.

31. **NO PARTNERSHIP.** Landlord is not, in any way or for any purpose, a partner of, joint venturer with or member of a joint enterprise with Tenant in the conduct of Tenant's business or otherwise.

32. **SECURITY DEPOSIT.** No security deposit is required.

33. **COUNTERPARTS.** This Lease may be executed in counterparts, each of which shall be considered an original for all purposes; provided, however, that all counterparts shall, together, constitute one and the same instrument.

34. **EXECUTION AND AMENDMENT.** This Lease supersedes and replaces all other agreements related to the Premises and it contains the entire agreement between the parties. Landlord and its agents have not made any representations or promises except as expressly set forth herein. This Lease shall not be amended or modified except by the written consent of both parties.

(End of text. Execution on following page.)

**"TENANT"**  
**COUNTY OF SUMMIT, OHIO**

\_\_\_\_\_  
By: Ilene Shapiro, Executive

STATE OF OHIO            )  
                                  ) ss:  
COUNTY OF SUMMIT     )

Before me, a Notary Public in and for said County and State, personally appeared Ilene Shapiro, who acknowledged that she did sign the foregoing instrument on behalf of the County of Summit, Ohio, in her official capacity as its Executive and that the same is her free act and deed.


IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public

APPROVED AS TO FORM:

\_\_\_\_\_  
Deborah S. Matz  
Director, Department of Law, Insurance and  
Risk Management

"LANDLORD"  
CC PROPERTY DEVELOPMENT, LTD.

  
By: David L. Chervenik  
Title: Member

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_  
DAVID L. CHERVENIK, who acknowledged that he did sign the foregoing instrument on  
behalf of CC Property Development, Ltd., in his official capacity as its MEMBER  
and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at ~~Akron~~ <sup>STOW</sup>,  
Ohio, this 19<sup>th</sup> day of DECEMBER, 2017.

  
Notary Public



CHERYL L. LANTRY  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
July 18, 2018

EXHIBIT "A"

LEGAL DESCRIPTION OF THE DEVELOPMENT

Situated in the City of Green, County of Summit and State of Ohio and known as being a part of the Southeast Quarter of Section Number ten (10) and more fully described as follows:

Beginning at the Northwest corner of said Quarter Section; thence S. 6 deg. W. on the West line of said Quarter Section 1392 feet to the true place of beginning, which is also the center of the East Akron-Massillon Road and of a 30 foot right of way known as Schaadt's land; thence S. 84 deg. 30' E. along the center of the said right of way 254.62 feet; thence N. 6 deg. E. 513.2 feet to an iron pin; thence N. 84 deg. 30' W. 254.62 feet to the West line of said Quarter Section; thence S. 6 deg. W. along Quarter Section line 513.2 feet to the place of beginning; containing about three (3) acres of land. Subject to restrictions, conditions, limitations, easements and rights-of-way of record, if any.

Also known as 1577 Stein Road, Akron, Ohio 44312

PM#: 28-01660

PPN: GR-00010-04-013.000

be the same more or less but subject to all legal highways.

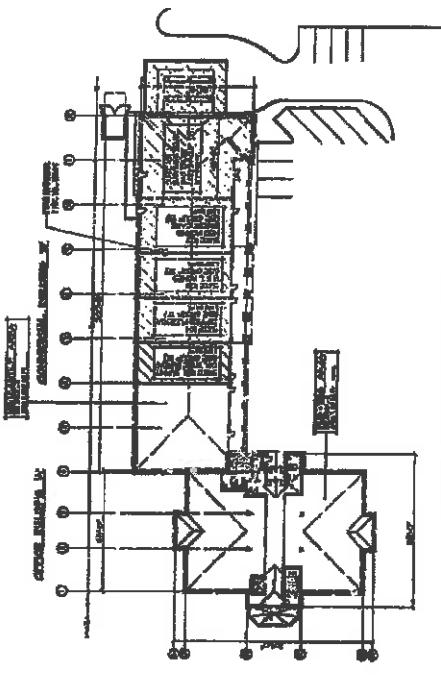


|      |     |             |
|------|-----|-------------|
| DATE | NO. | DESCRIPTION |
|      |     |             |
|      |     |             |
|      |     |             |

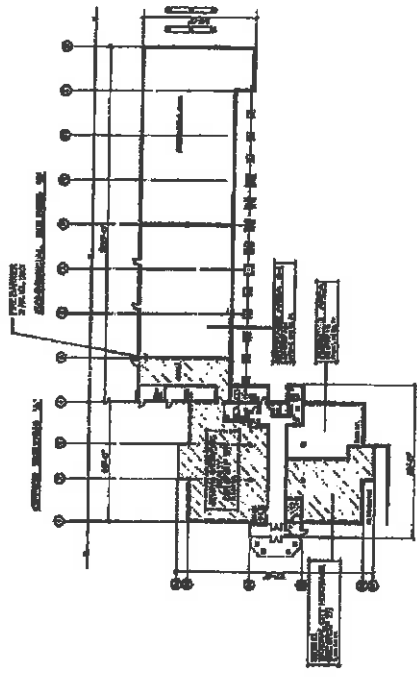
GREEN PROFESSIONAL OFFICE & RETAIL  
 3333 MASSILLON ROAD  
 PARCEL NO. 28-01660  
 CITY OF GREEN, OHIO 44313

TENANT  
 LOCATION  
 PLANS

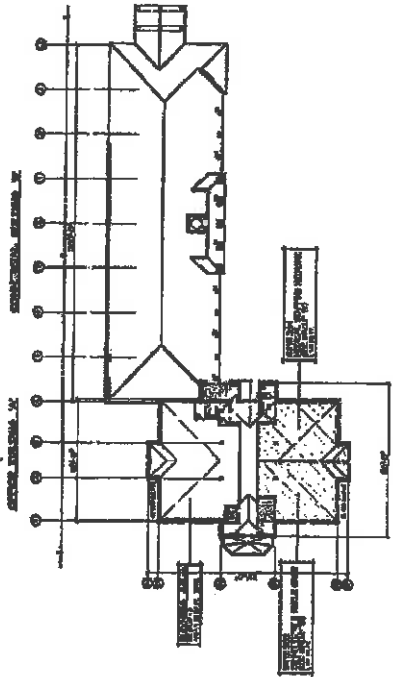
T-1



FIRST FLOOR PLAN  
 SHEET



LOWER LEVEL FLOOR PLAN  
 SHEET



SECOND FLOOR PLAN  
 SHEET

PERMANENT PARCEL NO. 28-01660

TENANT INDEX

| NAME                  | BUILDING FLOOR | AREA          | USE GROUP | CONSTR. TYPE | SHEET Nos. | SHEET No. | REMARKS               |
|-----------------------|----------------|---------------|-----------|--------------|------------|-----------|-----------------------|
| GENERAL CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 101-102    | 101       | GENERAL CONTRACTOR    |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 103-104    | 103       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 105-106    | 105       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 107-108    | 107       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 109-110    | 109       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 111-112    | 111       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 113-114    | 113       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 115-116    | 115       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 117-118    | 117       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 119-120    | 119       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 121-122    | 121       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 123-124    | 123       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 125-126    | 125       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 127-128    | 127       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 129-130    | 129       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 131-132    | 131       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 133-134    | 133       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 135-136    | 135       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 137-138    | 137       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 139-140    | 139       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 141-142    | 141       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 143-144    | 143       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 145-146    | 145       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 147-148    | 147       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 149-150    | 149       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 151-152    | 151       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 153-154    | 153       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 155-156    | 155       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 157-158    | 157       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 159-160    | 159       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 161-162    | 161       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 163-164    | 163       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 165-166    | 165       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 167-168    | 167       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 169-170    | 169       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 171-172    | 171       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 173-174    | 173       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 175-176    | 175       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 177-178    | 177       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 179-180    | 179       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 181-182    | 181       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 183-184    | 183       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 185-186    | 185       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 187-188    | 187       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 189-190    | 189       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 191-192    | 191       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 193-194    | 193       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 195-196    | 195       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 197-198    | 197       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 199-200    | 199       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 201-202    | 201       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 203-204    | 203       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 205-206    | 205       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 207-208    | 207       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 209-210    | 209       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 211-212    | 211       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 213-214    | 213       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 215-216    | 215       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 217-218    | 217       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 219-220    | 219       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 221-222    | 221       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 223-224    | 223       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 225-226    | 225       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 227-228    | 227       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 229-230    | 229       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 231-232    | 231       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 233-234    | 233       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 235-236    | 235       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 237-238    | 237       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 239-240    | 239       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 241-242    | 241       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 243-244    | 243       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 245-246    | 245       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 247-248    | 247       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 249-250    | 249       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 251-252    | 251       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 253-254    | 253       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 255-256    | 255       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 257-258    | 257       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 259-260    | 259       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 261-262    | 261       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 263-264    | 263       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 265-266    | 265       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 267-268    | 267       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 269-270    | 269       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 271-272    | 271       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 273-274    | 273       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 275-276    | 275       | ELECTRICAL CONTRACTOR |
| PAINT CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 277-278    | 277       | PAINT CONTRACTOR      |
| ROOFING CONTRACTOR    | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 279-280    | 279       | ROOFING CONTRACTOR    |
| GLASS CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 281-282    | 281       | GLASS CONTRACTOR      |
| IRONWORK CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 283-284    | 283       | IRONWORK CONTRACTOR   |
| CONCRETE CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 285-286    | 285       | CONCRETE CONTRACTOR   |
| FOUNDATION CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 287-288    | 287       | FOUNDATION CONTRACTOR |
| LANDSCAPE CONTRACTOR  | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 289-290    | 289       | LANDSCAPE CONTRACTOR  |
| SEWER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 291-292    | 291       | SEWER CONTRACTOR      |
| WATER CONTRACTOR      | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 293-294    | 293       | WATER CONTRACTOR      |
| MECHANICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 295-296    | 295       | MECHANICAL CONTRACTOR |
| PLUMBING CONTRACTOR   | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 297-298    | 297       | PLUMBING CONTRACTOR   |
| ELECTRICAL CONTRACTOR | 1st FLOOR      | 1,000 SQ. FT. | 0         | 0            | 299-300    | 299       | ELECTRICAL CONTRACTOR |

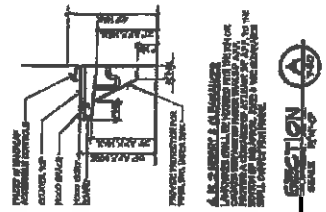
EXHIBIT A



|             |                                    |
|-------------|------------------------------------|
| DATE        | 08/14/2018                         |
| PROJECT     | 3333 MASSILLON RD. 2ND FLOOR       |
| CLIENT      | GREEN PROFESSIONAL OFFICE & RETAIL |
| DESIGNER    | MATTHEW J. ROSENZWEIG              |
| CHECKER     | MATTHEW J. ROSENZWEIG              |
| SCALE       | AS SHOWN                           |
| PROJECT NO. | 18-0001                            |
| DATE        | 08/14/2018                         |
| PROJECT     | 3333 MASSILLON RD. 2ND FLOOR       |
| CLIENT      | GREEN PROFESSIONAL OFFICE & RETAIL |
| DESIGNER    | MATTHEW J. ROSENZWEIG              |
| CHECKER     | MATTHEW J. ROSENZWEIG              |
| SCALE       | AS SHOWN                           |
| PROJECT NO. | 18-0001                            |

**SUMMIT COUNTY TITLE BUREAU**  
 GREEN PROFESSIONAL OFFICE & RETAIL  
 3333 MASSILLON RD.  
 CITY OF GREEN, OHIO 44130  
 PERMANENT PARCEL NUMBER 28-0188

**T-30**  
 TENANT FLOOR PLAN

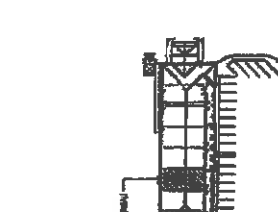


**SECTION 1**  
 SCALE: 1/4" = 1'-0"

**NOTES**

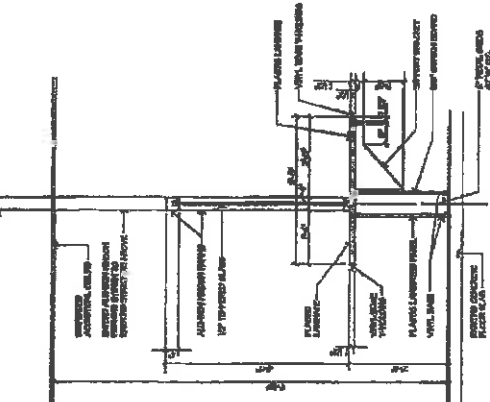
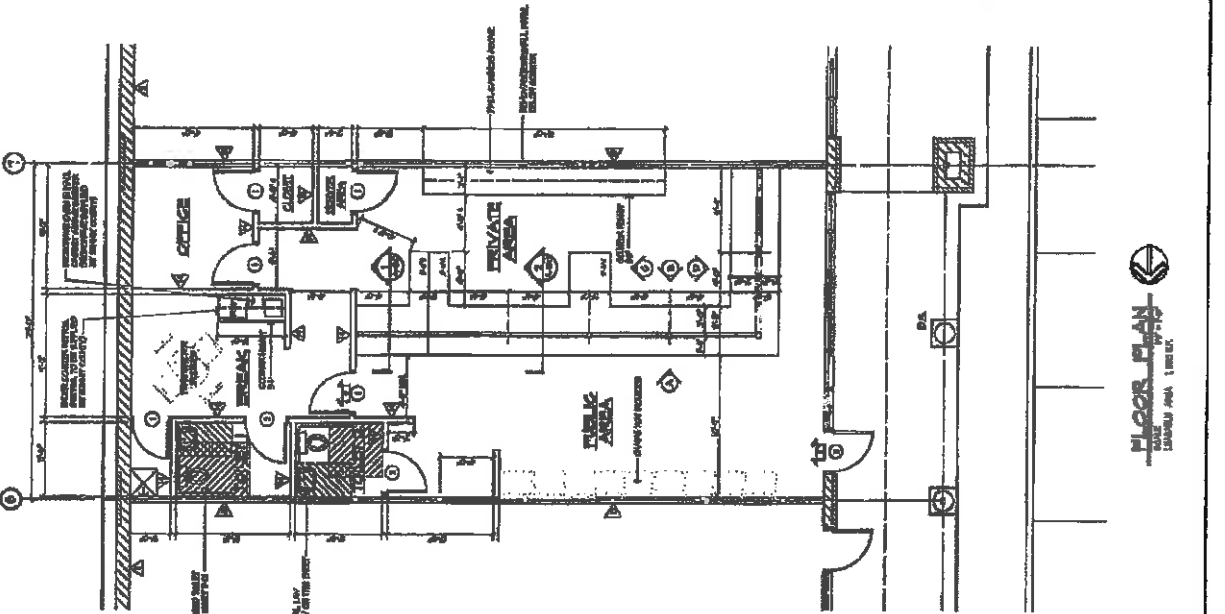
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

**KEY MAP**  
 SHOWS COUNTY TITLE BUREAU

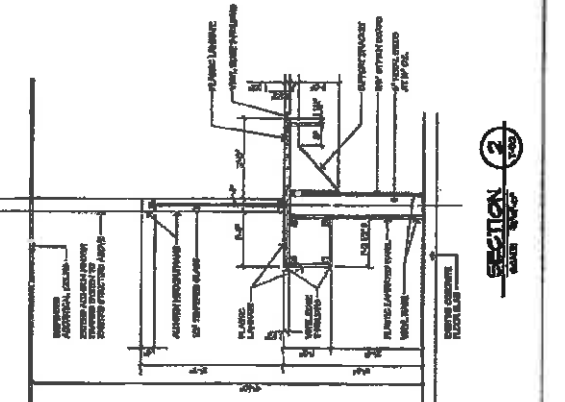


**NOTE**  
 THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GREEN, OHIO.

|                   |                     |
|-------------------|---------------------|
| TITLE OF CONTRACT | 2ND FLOOR           |
| FLOOR AREA        | 11,700 SQ. FT.      |
| OCCUPANT LOAD     | 100 PER 100 SQ. FT. |
| FLOOR LOAD        | 100 LB. PER SQ. FT. |



**SECTION 2**  
 SCALE: 1/4" = 1'-0"



**SECTION 3**  
 SCALE: 1/4" = 1'-0"

EXHIBIT A







|        |      |    |
|--------|------|----|
| NO. 1  | DATE | BY |
| NO. 2  | DATE | BY |
| NO. 3  | DATE | BY |
| NO. 4  | DATE | BY |
| NO. 5  | DATE | BY |
| NO. 6  | DATE | BY |
| NO. 7  | DATE | BY |
| NO. 8  | DATE | BY |
| NO. 9  | DATE | BY |
| NO. 10 | DATE | BY |
| NO. 11 | DATE | BY |
| NO. 12 | DATE | BY |
| NO. 13 | DATE | BY |
| NO. 14 | DATE | BY |
| NO. 15 | DATE | BY |
| NO. 16 | DATE | BY |
| NO. 17 | DATE | BY |
| NO. 18 | DATE | BY |
| NO. 19 | DATE | BY |
| NO. 20 | DATE | BY |

SUMMIT COUNTY TITLE BUREAU  
 GREEN PROFESSIONAL OFFICE & RETAIL  
 3333 MASSILLON ROAD

NEW  
 TENANT  
 PLUMBING  
 PLAN

T-33

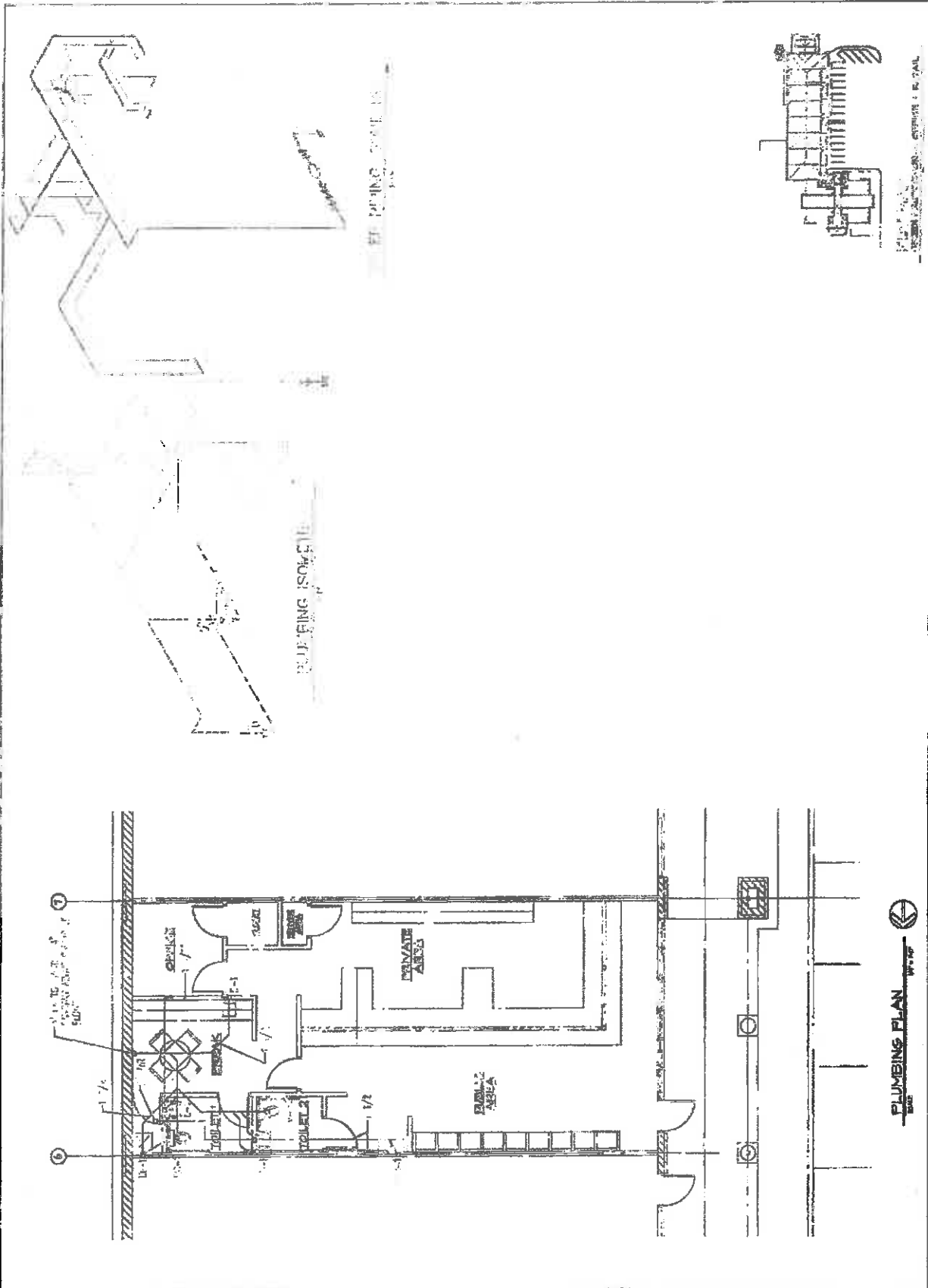


EXHIBIT A



|                       |  |
|-----------------------|--|
| Skapin, Jill          | Akron/Summit Convention & Visitor Bur. Board of Trustees |
| Schneider, Maureen M. | Akron/Summit Convention & Visitor Bur. Board of Trustees |
| Hamad, Sandra         | Akron/Summit Convention & Visitor Bur. Board of Trustees |

**16 out of 17 meetings (94%)**

**8 out of 17 meetings (47%)**

**3 out of 3 meetings (100%)**

Allen, Susan B.  
Lowry, Dick  
Jackson, Fred J.

Building Standards Board of Building Appeals  
Building Standards Board of Building Appeals  
Building Standards Board of Building Appeals

4 out of 6 meetings (67%)  
5 out of 6 meetings (83%)  
4 out of 6 meetings (67%)

|                       |  |                             |
|-----------------------|--|-----------------------------|
| Skapin, Jill          | Akron/Summit Convention & Visitor Bur. Board of Trustees | 16 out of 17 meetings (94%) |
| Schneider, Maureen M. | Akron/Summit Convention & Visitor Bur. Board of Trustees | 8 out of 17 meetings (47%)  |
| Hamad, Sandra         | Akron/Summit Convention & Visitor Bur. Board of Trustees | 3 out of 3 meetings (100%)  |