

8. Fence Installation: The existing chain link fence can remain during the exterior rehabilitation of the house. The correct fence installation needs to be completed by the time the new CCA gym opens, or the exterior of the Lancaster house is finished, no later than December 2026. Lessee, at its expense, shall cause the permitting and installation of a six-foot-high steel fence (Montage Majestic six (6) foot tall) and gate(s) along the Lancaster House parcel, including all areas contiguous to the leased property to maintain the perimeter and separation of the Premises, as per Amendment 2, section 3 of the CCA contract. This fence should match the existing fencing of the adjacent Cornerstone Charter Academy.

9. Tenant Rehabilitation Improvements:

9.1 Restoration/Rehabilitation Improvements. In consideration for the City agreeing to lease the Premises to the Lessee, the Lessee at its sole cost and expense, shall cause the design, engineering, permitting and construction of certain minimum improvements to the Lancaster House and the Premises, which shall include (but not be limited to) the following ("Restoration/Rehabilitation Improvements"): See **Exhibit B**

Prior to seeking permits for and commencing the Restoration/Rehabilitation Improvements, Lessee shall submit design plans for the Restoration/Rehabilitation Improvements to the City for review, comment and approval (or rejection) as the property owner/lessor; such review, comment and approval is independent of the City's permitting reviewing and approval authority. The Restoration/Rehabilitation Improvements must conform with the historical integrity of the Lancaster House. The Restoration/Rehabilitation Improvements must be commenced within six (6) months of the Commencement Date and must be completed within thirty (30) months from the Commencement Date unless otherwise extended by agreement of the City. Lessee shall perform all work on and