

RESOLUTION NO.: R-2019-027

*Authorizing the City Manager to execute a Lease Agreement between the City of Columbia and MS Joint Venture for the lease of the 4th floor of 1401 Main Street*

BE IT RESOLVED by the Mayor and City Council this 19th day of March, 2019, that the City Manager is hereby authorized to execute the attached Lease Agreement between the City of Columbia and MS Joint Venture, or on a form approved by the City Attorney, for the lease of the 4th floor of 1401 Main Street.

*(Funding Source: 1018701-636300).*

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced:

Final Reading:

ORIGINAL  
STAMPED IN RED

**OFFICE  
LEASE AGREEMENT**

**BY AND BETWEEN**

**MS JOINT VENTURE**

**AND**

**CITY OF COLUMBIA**

**DATED**

**MARCH 14, 2019**

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## OFFICE LEASE (GROSS LEASE)

THIS LEASE is made and entered into this 13<sup>th</sup> day of March, 2019, by and between MS Joint Venture, hereinafter called "Landlord", and City of Columbia, hereinafter called "Tenant" and shall be recorded in the Richland County, South Carolina Register of Deeds Office.

### WITNESSETH:

In consideration of the covenants and agreements of the respective parties herein contained, the parties hereto, for themselves, their heirs, successors, distributees, administrators, legal representative and permitted assigns, do hereby agree as follows:

#### A. DEMISED PREMISES/PREMISES INFORMATION:

Landlord demises and leases to Tenant and Tenant agrees to lease from Landlord, for the term and upon the rental, covenants and agreements herein set forth those certain Demised Premises located in the State of South Carolina, County of Richland (Tax Map ID #09013-04-07), in or near the City of Columbia, having an address of 1401 Main Street, 4<sup>th</sup> floor, and more specifically described as follows:

Approximately 15,350 +/- Square feet located on the 4<sup>th</sup> floor and referred to hereinafter as "Demised Premises".

#### B. TERM AND DELIVERY OF DEMISED PREMISES:

**TO HAVE TO HOLD** said Demised Premises unto Tenant for a term of 11 years beginning on the 1st day of August, 2019 and ending at midnight on the 31<sup>st</sup> day of July 2030. Termination Option: Exhibit C.

It is further agreed and understood that if Landlord is unable to deliver possession of the Demised Premises to the Tenant at the commencement of the term of this Lease because of the retention of possession thereof by parties other than Landlord, or because Landlord is unable to get the Demised Premises ready for occupancy by Tenant, then Landlord shall not be liable to Tenant for damages and this Lease shall not terminate, provided however, that Tenant shall have no obligation to pay hereunder until possession of the Demised Premises is delivered to Tenant. Landlord shall use all reasonable diligence to deliver possession of the Demised Premises to Tenant at the commencement of the within term.

It is anticipated that possession may be had on August 1<sup>st</sup>, 2019, however, if for any reason Landlord fails to give possession of the Demised Premises on that date, then this Lease and payment of rent will commence as of the day possession is given with the further understanding that possession must be had September 30<sup>th</sup> 2019, or Tenant may terminate this Lease by written notice given prior to the Landlord's tendering possession of the Demised Premises to the Tenant. If the term of this Lease shall commence on a day other than the first day of a calendar month, rental shall be paid for the portion of the month in proportion to the monthly rental rate as herein provided and the Lease shall be extended so as to cause the expiration of the term to be on the last day of the last month of the term.

#### C. COVENANTS AND CONDITIONS OF LEASE:

This Lease is made on the following covenants and conditions which are expressly agreed to by Landlord and Tenant:

1. **RENT:** Tenant covenants and agrees to pay as rental to Landlord the annual sum of \$276,300.00, said sum to be in lawful money of the United States, payable in equal monthly installments of \$23,025.00 or as outlined in Paragraph 32 of this Lease agreement. Said rental shall be payable monthly in advance to the offices of EM & L, Agent for Landlord. Rent is due on the first day of each month and shall not be withheld for any reason whatsoever. Said rent shall be considered delinquent if not received by the 10th day of the month. In the event Tenant shall fail to pay each rental on the due date a late charge of one and one-half (1½%) percent of the monthly rental, compounded monthly with a minimum of Ten and no/100 (\$10.00) Dollars per month, shall be added to the rental and paid to Landlord for each such late payment, and the same shall be treated as additional rent.

2. **AUTHORIZED USE:** Tenant agrees not to abandon or vacate the Demised Premises, not to use them for other than normal office purposes and not to use or permit them to be used for any offensive, noisy or dangerous trade or business, or in violation of any act or omission which will increase the rate of insurance on the Demised Premises, and if such rate be increased, Tenant agrees to pay Landlord such increased cost of insurance. Tenant will not obstruct entries and passageways so as to interfere with the use thereof by other tenants.

3. **TENANT ALTERATIONS:** Except as otherwise provided herein, Tenant shall not make, or suffer to be made, any alterations of the Demised Premises, or any part thereof, without the prior written consent of the Landlord. Any such alterations or improvements, whether made with or without Landlord's permission, and including, but not limited to, permanent partitions, wall to wall carpeting, lighting, or attached shelving, shall, at the option of the Landlord, become the property of the Landlord (with no obligation of Landlord to pay for same) and may not be removed unless requested by the Landlord. Tenant may install at its expense and without Landlord's consent trade fixtures, movable office partitions, furniture and equipment and other personal property, and may remove same at any time provided that Tenant is not in default of this Lease and that any damage to the Demised Premises caused thereby shall be repaired by Tenant. Tenant shall not install or maintain any equipment, partitions, furniture, or apparatus, the weight or operation of which would tend to injure or be detrimental to the Demised Premises or unreasonably annoy or disturb other Tenants. Tenant shall at all times keep the Demised Premises free and clear of any lien or encumbrance of any kind created by Tenant's act under this paragraph or otherwise or by its omission.

4. **TENANT'S MAINTENANCE AND REPAIR OF DEMISED PREMISES:** Tenant agrees not to suffer or commit any waste and to keep and to do whatever is necessary to maintain the interior of its Demised Premises in good condition and repair, natural deterioration by ordinary use and reasonable wear, fire, the elements, and acts of God excepted. Tenant shall replace all broken glass in the Demised Premises except when such breakage may be covered by Landlord's normal fire and extended coverage insurance policy, and shall repair any damage, willful or otherwise, to the Demised Premises, caused by it, its agents, invitees or clients.

5. **LANDLORD'S MAINTENANCE AND REPAIR OF DEMISED PREMISES:** Landlord shall at its own expense keep and maintain in good repair and working order the heating and air conditioning equipment, plumbing, roof, foundation and exterior walls, electricity and fixtures, and parking lot. Landlord agrees to make all repairs that may become necessary by reason of fire, acts of war, insurrection or riot, earthquake, other elements including damage by termites, fungus growth or dry rot. Landlord shall be under no obligation to inspect the Demised Premises and Tenant shall be responsible for notifying Landlord in writing of any needed repairs after which Landlord shall have a reasonable time in which to make such repairs. Landlord shall not be held liable for any damage to Tenant for failure to make any such repairs unless due to Landlord's gross negligence.

6. **SERVICES AND UTILITIES FURNISHED BY LANDLORD:** Landlord shall, at its own expense, supply to Tenant in or upon the Demised Premises during the term of this Lease the following services and utilities only as specifically indicated:

- YES (a) electricity and heating and air conditioning during the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 1:00 p.m. on Saturdays and legal holidays. Electricity shall be furnished only for lighting and ordinary business appliances, such as typewriters, word processing equipment, copiers, fax machines and adding machines. \*See paragraph 32
- YES (b) hot and cold running water in restrooms.
- YES (c) chilled drinking water within reasonable distance of the Demised Premises .
- YES (d) elevator service either attended or non-attended at Landlord's option.
- YES (e) janitorial and yard service in accordance with usual and customary schedule.
- YES (f) pest control, common area only.
- YES (g) replacement of light bulbs to Landlord's lighting fixtures (fluorescent or building standard only).
- YES (h) building management by Executive Management and Leasing, Phone # (803) 771-9884 .
- YES (i) parking - see paragraph #10.
- \_\_\_\_\_ (j) other: \_\_\_\_\_

Landlord shall not be liable for failure to furnish any of the foregoing when such failure is caused by accidents or conditions beyond the control of Landlord, or by repairs, labor disturbances or disputes of any character whether resulting from or caused by Landlord or otherwise; nor shall Landlord be liable under any circumstances for loss of or injury to property, however occurring, through or in connection with or incidental to the furnishing of any of the foregoing, nor shall any such failure relieve Tenant from duty to pay the full amount of rent herein reserved, or constitute or be construed as a constructive or other eviction of Tenant.

7. **INCREASE IN COST OF SERVICES AND REPAIRS:** The Tenant covenants to pay the Landlord, as additional rent hereunder, upon notice and demand, the proportionate part of any increase in the annual cost of operating and maintaining the building of which the Demised Premises are a part over the cost for the calendar year 2019 (hereafter called "base year") as is represented by the proportion between the Demised Premises and the total rentable area of said building.

For the purpose of this and other covenants requiring similar proportion, it is agreed the Demised Premises hereunder contains approximately 15,350 square feet and the total rentable area of the building is 199,846 square feet. For purpose of calculation, Tenant's pro rata share for purposes of calculation shall be 7.7%.

After each December 31, subsequent to the base year, cost statements for the year will be prepared and compared to the base year cost. Should there be any change in the cost of service, Tenant shall pay or receive credit for his proportionate by lump sum settlement.

In addition, the monthly rent beginning the first day of January will be adjusted if required by one twelfth (1/12) of the sum of the previous year's cost change over the base year. In no event will the rent be less than that which was paid in the base year or at the beginning of the Lease.

The cost of operating and maintaining the said building shall include water and sewer rents, the cost of heating, electricity, power, fuel, labor, supplies, janitorial service, security service, management and insurance, and all other items properly constituting direct operating costs according to standard accounting practices as determined by Landlord, managing agent, or accountant. Tenant, or its representative, shall have the right to examine Landlord's books and records with respect to items in the foregoing statement during normal business hours at any time within thirty (30) days following delivery by Landlord to Tenant of such statement. Unless Tenant shall take written exception to any items of such expenses within thirty (30) days after delivery of the foregoing statement, such statement shall be considered as final and accepted by Tenant. If this Lease terminates other than at the end of the calendar year, the additional rent, if any, under this provision for the partial year of occupancy shall be due and payable by Tenant for the period of his occupancy even though he has vacated. If the vacated Tenant has a credit due, a check will be issued forty-five (45) days after such original statement is sent. If Tenant is deficient, he shall forward payment to Landlord within thirty (30) days unless he takes written exception to such increase and in such case must notify Landlord of such exception within thirty (30) days.

**8. PAYMENT OF TAXES AND OTHER ASSESSMENTS:** Landlord shall pay annually all real estate taxes on the Demised Premises existing at the commencement of this Lease. However, Tenant shall pay its pro rata share of 7.7% as enumerated in Paragraph 7, of any and all increases in the taxes and other assessments assessed or levied against the Demised Premises over and above amounts assessed for the year 2019 (to be known as "base year"), as well as any special assessment imposed upon the Demised Premises for any purpose whatsoever during the term, whether the increase in taxation results from a higher tax rate or an increase in the assessed valuation of the Demised Premises or of both. However, if the improvements upon the Demised Premises are not fully assessed by the local assessor's office during the agreed upon base year, the base year will be amended in the following manner: the millage rate established in the base year shall be applied to the fully assessed value when fully assessed by the Tax Assessor's office. Should the full assessment not be completed until after this Lease expires or is terminated, this increase will be due and payable upon demand. Such payment shall be made by Tenant to Landlord not later than thirty (30) days following the date on which Landlord provides Tenant with written evidence of such increase. In the event the Demised Premises are less than the entire property assessed for such taxes for any such tax year, then the tax for any such year applicable to the Demised Premises shall be determined by proration as herein above defined. If the final year of the lease term fails to coincide with the tax year, then any excess for the tax year during which the term ends shall be reduced by the pro rata part of such tax beyond the lease term.

In the event that any documentary stamp tax, or tax levied on the rental, leasing or letting of the Demised Premises, whether local, state, or federal, is required to be paid due to execution hereof, the cost thereof shall be borne by the Tenant.

Tenant at all times shall be responsible for and shall pay, before delinquency, all municipal, county, state or federal taxes assessed against any leasehold interest or any fixtures, equipment, stock-in-trade, or other personal property of any kind, installed or used in or on the Demised Premises.

Should any governmental taxing authority acting under any present or future law, ordinance, or regulation, levy, assess, or impose a tax, excise and/or assessment (other than an income or franchise tax) upon or against the rentals payable by Tenant to Landlord, either by way of substitution or in addition to any existing tax on land or buildings or otherwise, Tenant shall be responsible for and shall pay such tax, excise and/or assessment, or shall reimburse the Landlord for the amount thereof, as the case may be.

**9. SUBORDINATION OF LEASE:** It is agreed that the rights of the Tenant hereunder shall be and shall remain subordinate to the right and lien of any bona fide mortgage placed upon said Demised Premises by Landlord during or before the term of this Lease, and if requested by mortgagee, Tenant will execute a subordination agreement.

**10. PARKING:** See Paragraph 32 (Additional Provisions).

**11. ENTRY BY LANDLORD:** Landlord shall have the right to enter the Demised Premises at reasonable times for the purpose of inspection, posting notices or supervising any necessary repairs and maintenance required herein to be performed by Landlord. Sixty (60) days prior to the expiration of this Lease, Landlord may post suitable notice on the Demised Premises that same are for rent and may show same to prospective tenants at reasonable times.

**12. ASSIGNMENT AND SUBLETTING:** Neither this Lease nor any interest herein may be assigned by Tenant voluntarily or involuntarily, by operation of law, and neither all nor any part of the Demised Premises shall be sublet by Tenant without the written consent of Landlord first had and obtained; however, Landlord agrees not to withhold unreasonably its consent for Tenant to sublet the Demised Premises. Landlord may withhold consent to sublease should the sublease rental be greater than contract rent. If Landlord withholds such consent because of this condition, Landlord must cancel this Lease. In the event this Lease or any interest herein is assigned or the Demised

Premises or any part thereof is sublet, whether with or without Landlord's consent, Tenant shall remain fully liable under all terms, covenants, and conditions of this Lease. In no event will any provision herein stated to renew, extend or purchase be available to any assignee or subtenant.

Tenant hereby agrees to employ EM&L, Inc. to perform any and all subletting of the Demised Premises and will pay EM&L Inc. a commission based on their then published commission schedule.

13. **WAIVER OF COVENANTS:** No forbearance by either party to seek a remedy for any breach of this Lease shall be deemed a waiver by such party of its rights or remedies with respect to such breach. It is agreed that the waiving of any of the covenants of this Lease by either party shall be limited to the particular instance and shall not be deemed to waive any other breaches of such covenant or any provision herein contained.

14. **DEFAULT BY TENANT:** This Lease is made upon the condition that the Tenant shall punctually and faithfully perform all of the covenants and agreements by it to be performed as herein set forth, and if any of the following events of default shall occur, to-wit: (a) any installment of rent, additional rent, taxes, or any other sums required to be paid by Tenant hereunder, or any part thereof, shall at any time be in arrears and unpaid for fifteen (15) days after written demand therefor, or (b) there be any default on the part of Tenant in the observance or performance of any of the other covenants or agreements, or conditions of this Lease on the part of Tenant to be kept and performed, and said default shall continue for a period of fifteen (15) days after written notice thereof from Landlord to Tenant (unless such default cannot reasonably be cured within fifteen (15) days and Tenant shall have commenced to cure said default within said fifteen (15) days and continues diligently to pursue the curing of the same), or (c) Tenant shall file a petition in bankruptcy or be adjudicated a bankrupt, or file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief for itself under any present or future federal, state or other statute, law or regulation, or make an assignment for the benefit of creditors, or (d) any trustee, receiver or liquidator of Tenant or of all or any substantial part of its properties or of the Demised Premises shall be appointed in any action, suit or proceeding by or against Tenant and such proceeding or action shall not have been dismissed within thirty (30) days after such appointment, or (e) the leasehold estate hereby created shall be taken on execution or by other process of law, or (f) Tenant shall admit in writing its inability to pay its obligations generally as they become due, or (g) Tenant shall vacate or abandon the Demised Premises, then and in any of said cases, Landlord at its option may terminate this Lease and re-enter upon the Demised Premises and take possession thereof with full right to sue for and collect all sums or amounts with respect to which Tenant may then be in default and accrued up to the time of such entry, including damages to Landlord by reason of any breach or default on the part of Tenant, or Landlord may, if it elects to do so, bring suit for the collection of such rents and damages without entering into possession of the Demised Premises or voiding this Lease.

In addition to, but not in limitation of, any of the remedies set forth in this Lease or given to Landlord by law or in equity, Landlord shall also have the right and option, in the event of any default by Tenant under this Lease and the continuance of such default after the period of notice above provided, to retake possession of the Demised Premises from Tenant without process of law, by summary proceedings or otherwise, and it is agreed that the commencement and prosecution of any action by Landlord in forcible entry and detainer, ejectment or otherwise, or any execution of any judgment or decree obtained in any action to recover possession of the Demised Premises, shall not be construed as an election to terminate this Lease unless Landlord expressly exercises its option hereinabove provided to declare the term hereof ended, whether or not such entry or re-entry be had or taken under summary proceedings or otherwise, and shall not be deemed to have absolved or discharged Tenant from any of its obligations and liabilities for the remainder of the term of this Lease, and Tenant shall, notwithstanding such entry or re-entry, continue to be liable for the payment of the rents and the performance of the other covenants and conditions hereof and shall pay to Landlord all monthly deficits after any such re-entry in monthly installments as the amounts of such deficits from time to time are ascertained and, in the event of any such ouster, Landlord rents or leases the Demised Premises to some other person, firm or corporation (whether for a term greater, less than or equal to the unexpired portion of the term created hereunder) for an aggregate rent during the portion of such new lease co-extensive with the term created hereunder which is less than the rent and other charges which Tenant would pay hereunder for such period, Landlord may immediately upon the making of such new lease or the creation of such new tenancy sue for and recover the differences between the aggregate rental provided for in said new lease for the portion of the term co-extensive with the term created hereunder and rent which Tenant would pay hereunder for such period, together with any expense to which Landlord may be put for brokerage commission, placing the Demised Premises in tenable condition or otherwise. If such new lease or tenancy is made for a shorter term than the balance of the term of this Lease, any such action brought by Landlord to collect the deficit for that period shall not bar Landlord from thereafter suing for any loss accruing during the balance of the unexpired term of this Lease.

If Tenant at any time shall fail to pay any taxes, assessments, or liens, or to make any payment or perform any act required by this Lease to be made or performed by it, Landlord, without waiving or releasing Tenant from any obligation or default under this Lease, may (but shall be under no obligation to) at any time thereafter make such payment or perform such act for the account at the expense of Tenant. All sums so paid by Landlord and all costs and expenses so incurred shall accrue interest at a rate of eighteen percent (18%) from the date of payment or incurring thereof by Landlord and shall constitute additional rent payable by Tenant under this Lease and shall be paid by Tenant to Landlord upon demand. All other sums payable by Tenant to Landlord under this Lease, if not paid when due, shall accrue interest at a rate of eighteen percent (18%) from their due date until paid, said interest to be so much additional rent under this Lease and shall be paid to Landlord by Tenant upon demand.

All rights and remedies of Landlord herein enumerated shall be cumulative, and none shall exclude any other remedies allowed at law or in equity.

Tenant agrees to pay a reasonable attorney's fee and all costs if Landlord, in its sole discretion, employs an attorney to collect any rent, additional rent, or any other sums payable under this Lease or to enforce any covenants, agreements, or conditions on the part of the Tenant to be kept and performed; and Tenant expressly waives all exemptions secured to the Tenant under the laws of the State of South Carolina or of any other State of the United States as against the collection of any debt herein or hereby incurred or secured. For the purpose of any suit brought by Landlord or based on this Lease, this Lease shall be construed to be a divisible contract to the end that successive actions may be maintained as successive periodic sums shall mature under this Lease, and it is further agreed that failure to include in any suit any sum or sums then matured shall not be a bar to the maintenance of any suit or action for the recovering of said sum or sums so omitted.

**15. INSURANCE / INDEMNITY:**

A. "Bodily Injuries and Property Damage": Tenant shall at all times during the term hereof keep in effect in responsible companies liability insurance in the names of and for the benefit of Tenant and Landlord with minimum limits as follows:

Bodily Injury and Property Damages .....\$ 1,000,000.00 per occurrence  
\$ 2,000,000.00 aggregate

Such insurance may, at Tenant's election, be carried under any general blanket coverage of Tenant. A renewal policy shall be procured not less than ten (10) days prior to the expiration of any policy. Each original policy or a certified copy thereof, or a satisfactory certificate of the insurer evidencing insurance carried with proof of payment of the premium shall be deposited with Landlord. The limits of said insurance shall not, however, limit the liability of Tenant hereunder. In the event that the Demised Premises constitute a part of a larger property said insurance shall have a Landlord's Protective Liability endorsement attached thereto. If Tenant shall fail to procure and maintain said insurance Landlord may, but shall not be required to, procure and maintain the same, but at the expense of Tenant. Tenant shall have the right to settle and adjust all liability claims against the insuring companies, but without subjecting Landlord to any liability or obligation.

B. "Property Insurance": Landlord shall obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damage to the Demised Premises, in the amount of the full replacement value thereof, providing against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, special extended perils (Special Cause of Loss Form) and loss of rents. Tenant shall pay during the term hereof, in addition to rent, the amount of any increase in premiums for the insurance required under this Paragraph 15(b) over and above such premiums paid by Landlord during the first full year of the term of this Lease in which Landlord shall have maintained the insurance required under this Paragraph 15(b), whether such premium increase shall be the result of the nature of Tenant's occupancy, any act or omission of Tenant, requirements of the holder of a mortgage or deed of trust covering the Demised Premises, or increased valuation of the Demised Premises. Tenant shall pay any such premium increases to Landlord within thirty (30) days after receipt by Tenant of a copy of the premium statement or other satisfactory evidence of the amount due. If the insurance policies maintained hereunder cover other improvements in addition to the Demised Premises, Landlord shall also deliver to Tenant a statement of the amount of such increase attributable to the Demised Premises and showing in reasonable detail the manner in which such amount was computed. If the term of this Lease shall not expire concurrently with the expiration of the period covered by such insurance, Tenant's liability for premium increases shall be prorated on an annual basis. If the Demised Premises are less than the total property the base pro rata share shall be the same as in Section 8 (Taxes).

C. "Insurance Policies": Insurance required hereunder shall be in companies rated A or better in "Best's Insurance Guide." Tenant shall deliver to Landlord copies of policies of liability insurance required under Paragraph 15(a) or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord. No such policy shall be cancelable or subject to reduction of coverage or other modification except after ten (10) days' prior written notice to Landlord. Tenant shall, within ten (10) days prior to the expiration of such policies, furnish Landlord with renewals or "binders" thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant upon demand. Tenant shall not do or permit to be done anything which will invalidate the insurance policies referred to in Paragraphs 15(a) and (b).

D. "Waiver of Subrogation": Tenant and Landlord each hereby waives any and all rights of recovery against the other, or against the officers, employees, agents and representatives of the other, for loss of or damage to such waiving party or its property or the property of others under its control, where such loss or damage is insured against under any insurance policy in force at the time of such loss or damage. Tenant and Landlord shall, upon obtaining the policies of insurance required hereunder, give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.

E. "Indemnity": Tenant shall indemnify and hold harmless Landlord from and against any and all claims arising from Tenant's use of the Demised Premises, or from any activity, work or things done, permitted or suffered by Tenant in or about the Demised Premises or elsewhere and shall further indemnify and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease, or arising from any negligence of the Tenant, or any of Tenant's agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Landlord by reason of any such claim. Tenant upon notice from Landlord shall defend the same at Tenant's expense by counsel satisfactory to Landlord. Tenant, as a material part of the consideration to



Landlord, hereby assumes all risk of damage to property or injury to persons, in, upon or about the Demised Premises arising from any cause and Tenant hereby waives all claims in respect thereof against Landlord.

G. "Exemption of Landlord from Liability": Tenant hereby agrees that Landlord shall not be liable for injury to Tenant's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of Tenant, Tenant's employees, invitees, customers, or any other person in or about the Demised Premises, nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents or contractors, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether the said damage or injury results from conditions arising upon the Demised Premises or upon other portions of the building of which the Demised Premises are a part, or from other sources or places, and

regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Tenant. Landlord shall not be liable for any damages arising from any act or neglect of any other tenant, if any, of the building in which the Demised Premises are located.

16. **DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY:** If the Demised Premises or any part thereof shall be substantially damaged or destroyed by fire or other casualty, Landlord shall promptly repair all such damage and restore the Demised Premises without expense to Tenant, subject to delays due to adjustment of insurance claims, strikes and other causes beyond Landlord's control. If such damage or destruction shall render the Demised Premises untenable in whole or in part, the rent shall be abated wholly or proportionally as the case may be until the damage shall be repaired and the Demised Premises restored. If the damage or destruction shall be so extensive as to require the substantial rebuilding (i.e., expenditure of fifty (50%) percent or more of replacement cost) of the building or buildings of which the Demised Premises are part, Landlord or Tenant may elect to terminate this Lease by written notice to the other given within thirty (30) days after the occurrence of such damage or destruction, unless the Landlord has contracted for or begun reconstruction. If it is anticipated that said rebuilding will take in excess of ninety (90) days, Landlord shall notify Tenant and Tenant shall be given the option of canceling said Lease within five (5) working days of said notification or Landlord may rebuild or contract for said rebuilding of which the Demised Premises are a part.

Landlord and Tenant hereby release each other from liability for loss or damage occurring on or to the Demised Premises or the premises of which they are a part or to the contents of either thereof, caused by fire or other hazards ordinarily covered by fire and extended coverage insurance policies and each waives all rights of recovery against the other for such loss or damage. Willful misconduct lawfully attributable to either party, whether in whole or in part a contributing cause of the casualty giving rise to the loss or damage, shall not be excused under the foregoing release and waiver. Landlord hereby agrees to keep the building insured against fire and other perils normally covered by fire and extended coverage.

17. A. **HOLDOVER:** Should Tenant remain in possession of the Demised Premises or any part thereof after the expiration of the term of this Lease, such holding over shall, unless otherwise agreed in writing, constitute a month to month tenancy only, and Tenant shall pay as monthly rental one and one half (1 1/2) times the monthly rental assessed during the last month of the term of this Agreement. Tenant agrees to give Landlord thirty (30) days prior written notice of Tenant's intent to vacate the Demised Premises. Landlord may terminate the month to month tenancy by providing Tenant thirty (30) days prior written notice.

B. **RIGHT OF FIRST REFUSAL:** If within twelve (12) months of the signing of this document or a mutually agreed upon (in writing) time extension beyond twelve (12) months, Landlord receives a bona fide offer (an "offer"), from an unrelated third party to purchase the Premises and Landlord decides to accept, City of Columbia will have the right to purchase the property under the same terms and conditions. City of Columbia will have fifteen (15) business days after Landlord written notification, to notify the Landlord in writing of its intent to exercise its Right of First Refusal.

18. **DEFAULT OF LANDLORD:** If at any time during the term hereof Landlord shall default in any of its obligations under this Lease, Tenant may give the written notice to Landlord of its intention to terminate the lease, together with a statement of the nature of such default, and such termination shall become effective on the thirtieth (30th) day after the date of such notice unless (a) such default shall be cured within thirty (30) days after such a notice or (b) if the default is of such nature that it cannot be cured within such period, the necessary steps to cure such default are duly taken within such period and are thereafter diligently pursued.

19. **CONDEMNATION:** In the event any part of the Demised Premises shall be taken or condemned at any time during the term hereof through the exercise of power of eminent domain, with or without litigation, and Tenant shall determine that the remaining portion of the Demised Premises are not reasonably suitable for its use and occupation, Tenant may, by giving notice to Landlord within sixty (60) days after the date of such taking or condemnation, terminate this Lease as of a date (to be set forth in said notice) not earlier than thirty (30) days after the date of the notice, and Landlord shall refund any unearned rent paid in advance by Tenant. If Tenant does not terminate this Lease as provided above, this Lease shall continue in force as to the remaining portion of the Demised Premises and in such event the monthly rental thereafter payable by Tenant hereunder shall be adjusted and prorated in the exact ratio which the value of the Demised Premises after such taking or condemnation bears to the value of the Demised Premises immediately preceding the condemnation, and Landlord shall, at its own expense, make any repairs or alterations to said Demised Premises which may be necessary to restore the Demised Premises, in so far as possible, to their condition prior to the taking or condemnation.

In the event of the taking or condemnation of all or any portion of the Demised Premises if the Landlord and/or Tenant terminates the lease as provided above, Landlord and Tenant shall together pursue the claim against the condemning or taking authority for the value of the property taken or condemned and Tenant shall receive from the condemnation award the value of its improvements, if any, so taken; Tenant shall receive no other part of the condemnation award. If the lease is not terminated, Landlord shall receive the entire award in the condemnation proceeding.

In the event any part of the Demised Premises shall be taken or condemned at any time during the term hereof through the exercise of such power of eminent domain, with or without litigation, and the remainder of the Demised Premises shall not, in the opinion of the Landlord, constitute an economically feasible operating unit, Landlord may, by giving written notice to the Tenant within sixty (60) days after the date of such taking or condemnation, terminate this Lease as of a date (to be set forth in said notice) not earlier than thirty (30) days after the date of the notice. Rent shall be apportioned as of the termination date.

20. **QUIET ENJOYMENT:** If and so long as Tenant pays the rents reserved by this Lease and performs and observes all the covenants and provisions hereof, Tenant shall quietly enjoy the Demised Premises, subject, however, to the terms of this Lease, and Landlord will warrant and defend Tenant in the enjoyment and peaceful possession of the Demised Premises throughout the term of this Lease.

21. **NOTICES:** Any notice, demand or other instrument or written communication required or permitted to be given, served, made or delivered hereunder may be given, served, made or delivered by mailing the same by certified mail in a sealed envelope postage prepaid, and addressed as follows:

To the Landlord at the following address:  
MS Joint Venture  
% EM&L, Inc.  
P.O. Box 1239  
Columbia, S.C. 29202

To the Tenant at the following address:  
Attention: City Manager  
City of Columbia  
P.O. Box 147  
Columbia, SC 29217

Any such notice, demand or other instrument or written communication mailed as above provided shall be deemed to have been given, served, made or delivered at the time that it was placed in the mail with sufficient postage attached.

22. **SIGNS AND BUILDING DIRECTORY:** No signs of any type shall be installed at or in any place on the building of which the Demised Premises are a part or on the exterior of the Demised Premises without prior written approval and consent of Landlord. Landlord may, at its option, install and maintain a building directory and reserves the right to limit the number of listings on such directory.

23. **RULES AND REGULATIONS:** Landlord may from time to time publicize such rules and regulations in writing which it may consider necessary and in the best interest of the building of which the Demised Premises are a part. Tenant agrees to abide by such rules and regulations so long as they do not unreasonably interfere with Tenant's use and occupancy of the Demised Premises.

24. **SURRENDER OF DEMISED PREMISES:** Tenant agrees to turn over all keys and to surrender the Demised Premises at the expiration or sooner termination of this Lease or any extensions thereof, broom-clean and in the same condition as when delivered to Tenant or as altered, pursuant to the provisions of this Lease, ordinary wear and tear and damage by the elements excepted, and Tenant shall remove all of its property. Tenant agrees to pay a reasonable cleaning charge should it be necessary for Landlord to restore or cause to be restored the Demised Premises to the same condition as when delivered to Tenant.

25. **RIGHTS OF SUCCESSORS AND ASSIGNS:** The covenants and agreements contained in the within lease shall apply to, inure to the benefit of, and be binding upon the parties hereto, their heirs, successors, distributees, executors, administrators, legal representatives, and assigns and upon their respective successors in interest, except as expressly otherwise hereinabove provided.

26. **COMMISSIONS:** Landlord acknowledges the services of Executive Management and Leasing, Inc. as real estate Broker in procurement of this Lease and all expansions, extensions and renewals, and in consideration thereof does hereby agree to pay said Broker a commission on the rentals of the Demised Premises in accordance with their separate agreement. Landlord acknowledges that this agreement shall be binding on his heirs, successors and assigns and will follow the land.

27. **SECURITY DEPOSIT:** N/A

28. **CONDITION OF THE DEMISED PREMISES:** Tenant has inspected and accepts the Demised Premises in the same condition they are in at the time of commencement of the term of this Lease.

29. **FAILURE TO PERFORM COVENANT:** Any failure on the part of either party to this Lease to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any strike, lockout, governmental restriction or any other similar cause beyond the control of the party so failing to perform, to the extent and for the period that such continues, save and except that the provisions of this paragraph shall not excuse a non-payment of rent or other sums due hereunder on its due date.

30. **CONSTRUCTION OF LEASE:** The word "Landlord" as used herein shall refer to the individual, individuals, partnership or corporation called "Landlord" at the commencement of this Lease, and the word "Tenant" shall likewise refer to the individual, individuals, partnership, or corporation called "Tenant" at the commencement of this Lease. Words of any gender used in this Lease shall be held to include any other gender, and words in the singular number shall be held to include the plural when the sense requires.

31. **SUBMISSION OF DOCUMENT:** The submission of this document for examination does not constitute an option or offer to lease the Demised Premises. This document shall have no binding effect on the parties unless executed by the Landlord and the Tenant and a fully executed copy is delivered to the Tenant.

32. **ADDITIONAL PROVISIONS:** Insofar as the following provisions conflict with any other provision of this Lease, the following shall control:

1) BASE RENTAL RATE		MONTHLY
8/01/19 thru 7/31/20	0	0
8/01/20 thru 7/31/21	\$18.00	\$23,025.00
8/01/21 thru 7/31/22	\$18.54	\$23,715.75
8/01/22 thru 7/31/23	\$19.10	\$24,432.08
8/01/23 thru 7/31/24	\$19.67	\$25,161.21
8/01/24 thru 7/31/25	\$20.26	\$25,915.92
8/01/25 thru 7/31/26	\$20.87	\$26,696.21
8/01/26 thru 7/31/27	\$21.50	\$27,502.08
8/01/27 thru 7/31/28	\$22.15	\$28,333.54
8/01/28 thru 7/31/29	\$22.81	\$29,177.79
8/01/29 thru 7/31/30	\$23.49	\$30,047.63

- 2) Tenant will handle its own parking requirement.
- 3) Landlord at landlord's expense will upfit space per Exhibit A.
- 4) Landlord at landlord's expense will replace carpet to meet specifications on attached Exhibit B.
- 5) Landlord will provide building access cards to all City of Columbia employees on 4<sup>th</sup> floor as requested.
- 6) Landlord will provide the Communication pathway, tenant will be responsible for pulling communication cable and terminating cable.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed and effective as of the day and year of the last signature hereinbelow.

WITNESS:

Jamie M. Shaffer  
Megan McNeill

LANDLORD: MS JOINT VENTURE

By: [Signature]  
Its: Managing member  
Date: March 25, 2019

[Signature]  
Patricia A. Benjamin

TENANT: CITY OF COLUMBIA

By: Patricia A. Benjamin  
Its: City Manager  
Date: March 22, 2019

APPROVED AS TO FORM



SHERER & ASSOCIATES, LLC  
1201 MAIN STREET, SUITE 1980  
COLUMBIA, SC 29201

PHONE: 803.748.1345

BRINGING STRUCTURE  
TO LIFE!

# OFFICE UPFIT FOR CITY OF COLUMBIA

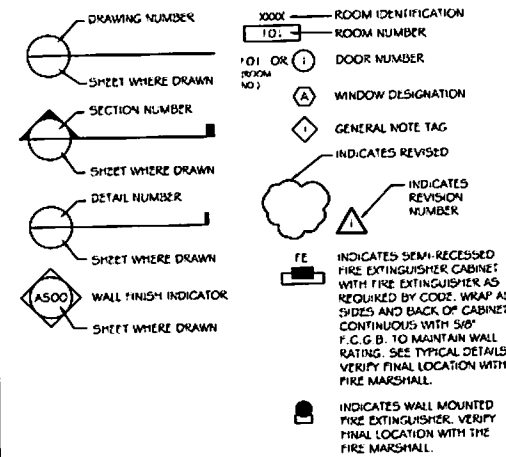
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

CITY OF COLUMBIA

## ABBREVIATIONS

A.C. TILE — ACOUSTICAL TILE	G.B. — GRAB BAR
A.F.F. — ABOVE FIN. FLOOR	GWB — GYPSUM WALL BOARD
A.F.G. — ABOVE FIN. GRADE	H.M. — HOLLOW METAL
ALUM. — ALUMINUM	INT. — INTERIOR
B.F.F. — BELOW FIN. FLOOR	JST. — JOIST
B.F.G. — BELOW FIN. GRADE	M.E.C.H. — MECHANICAL
BLK. — BLOCK	M.O. — MASONRY OPENING
BLKG. — BLOCKING	MTL. — METAL
BM. — BEAM	N.I.C. — NOT IN CONTRACT
BRG. — BEARING	N.T.S. — NOT TO SCALE
CPT. — CARPET	D.C. — ON CENTER
C.C. — CENTER TO CENTER	O.F. BLK. — OUTSIDE FACE OF BLOCK
CEIL. / CLG. — CEILING	O.F. DR. — OUTSIDE FACE OF BRICK
CL. — CENTER LINE	P. — PLATE
C.M.U. — CONC. MASONRY UNIT	PLYWD. — PLYWOOD
CONC. — CONCRETE	PWD. — PLYWOOD
CONST. — CONSTRUCTION	REF. — REFRIGERATOR
CONT. — CONTINUOUS	REINF. — REINFORCING
C.T. — CERAMIC TILE	R.D. — ROOF DRAIN
D.F. — DRINKING FOUNTAIN	SCHED. — SCHEDULE
EWC. — ELECTRIC WATER COOLER	SM. — SIMILAR
EXIST. — EXISTING	STL. — STEEL
EXT. — EXTERIOR	STOR. — STORAGE
F.D. — FLOOR DRAIN	SUSP. — SUSPENDED
F.E. — FIRE EXTINGUISHER	T.O.M. — TOP OF MASONRY
FIN. — FINISH	TYP. — TYPICAL
FL. / FIR. — FLOOR	U.M.O. — UNLESS NOTED OTHERWISE
FOUND. — FOUNDATION	VWC. — VINYL WALL COVERING
F.O.F. — FACE OF FINISH	WIN. / WDW. — WINDOW
F.O.M. — FACE OF MASONRY	W. — WITH
F.O.S. — FACE OF STUDS	WD. — WOOD
F.O.SH. — FACE OF SHEATHING	W.C. — WATER CLOSET
FTG. — FOOTING	W.H. — WATER HEATER
GY. BD. — GYPSUM BOARD	W.W.F. — WELDED WIRE FABRIC

## ARCHITECTURAL SYMBOLS



## INDEX OF DRAWINGS

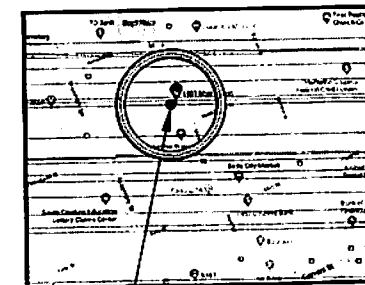
<b>GENERAL</b>	
GOO1	COVER SHEET, ARCHITECTURAL SYMBOLS, TERMINOLOGY, ABBREVIATIONS, CONTACT INFORMATION, LOCATION MAP & INDEX OF DRAWINGS
GOO2	CODE REVIEW
GOO3	CONTRACTOR NOTES
GOO4	RENOVATION NOTES, GENERAL NOTES & GENERAL CONDITIONS
<b>ARCHITECTURAL</b>	
A101	EXISTING-DEMOLITION PLAN
A102	RENOVATION FLOOR PLAN
A103	DIMENSION-WALL TYPE PLAN
A104	FLOOR PATTERN PLAN
A201	INTERIOR ELEVATIONS
A202	INTERIOR ELEVATIONS
A203	INTERIOR ELEVATIONS
A301	WALL SECTIONS
A302	SECTIONS
A501	ARCHITECTURAL DETAILS
A506	DOOR DETAILS
A601	DOOR SCHEDULE, FRAME ELEVATIONS & DOOR ELEVATIONS
A611	FINISH MATERIAL SCHEDULE
A612	FINISH SCHEDULE

**ELECTRICAL (FOR REFERENCE ONLY)**  
E101 — POWER & DATA LAYOUT PLAN

## DEFINITIONS & TERMINOLOGY

1. 'TYPICAL': UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED
2. 'SIMILAR': MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS. WHEN VARY FROM TYPICAL OR SIMILAR CONDITION INDICATED.
3. 'OPPOSITE HAND': MEANS CONDITION IS MIRROR IMAGE OF DETAILED REFERENCED
4. 'ALIGN': MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC), WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS JOINTS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE
5. 'O.F.O.I.': MEANS 'OWNER FURNISHED, OWNER INSTALLED'
6. 'U.N.O.': MEANS 'UNLESS NOTED OTHERWISE'
7. 'O.F.C.I.': MEANS 'OWNER FURNISHED, CONTRACTOR INSTALLED'
8. REFERENCES: ALL REFERENCES TO CONTRACTOR SHALL REFER TO GENERAL CONTRACTOR AND/OR SUB CONTRACTOR. ALL REFERENCES TO THE OWNER SHALL MEAN THE OWNER OR THE OWNER'S AGENT

## LOCATION MAP



PROJECT SITE

## CONTACT INFORMATION

ARCHITECT DAN SHERER SHERER & ASSOCIATES, LLC 1201 MAIN STREET, SUITE 1980 COLUMBIA, SC 29201 PHONE: 803.748.1345 DAN@SHERERARCH.COM	PROJECT MANAGER KATHY STREDAK SHERER & ASSOCIATES, LLC 1201 MAIN STREET, SUITE 1980 COLUMBIA, SC 29201 PHONE: 803.748.1345 KATHY@SHERERARCH.COM
--	---

GENERAL CONTRACTOR  
MIKE BRICKLE  
CBSI  
1401 MAIN STREET  
COLUMBIA, SC 29201  
PHONE: 803.465.0607  
CBSHNC2004@AOL.COM

## REVISIONS

NO.	DATE	BY	DESCRIPTION



Sherer & Associates  
1201 MAIN STREET  
SUITE 1980  
COLUMBIA, SC 29201  
Phone: 803.748.1345

PROJECT NO.: 19011  
DRAWN BY: DS  
DESIGNED BY: DS  
CHECKED BY: DS

OFFICE UPFIT FOR  
CITY OF COLUMBIA  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE  
SHEET TITLE

COVER SHEET, CODE REVIEW,  
CONTACT INFORMATION,  
LOCATION MAP & INDEX OF  
DRAWINGS

DWG. NO. GENERAL  
DATE 03-10-2019

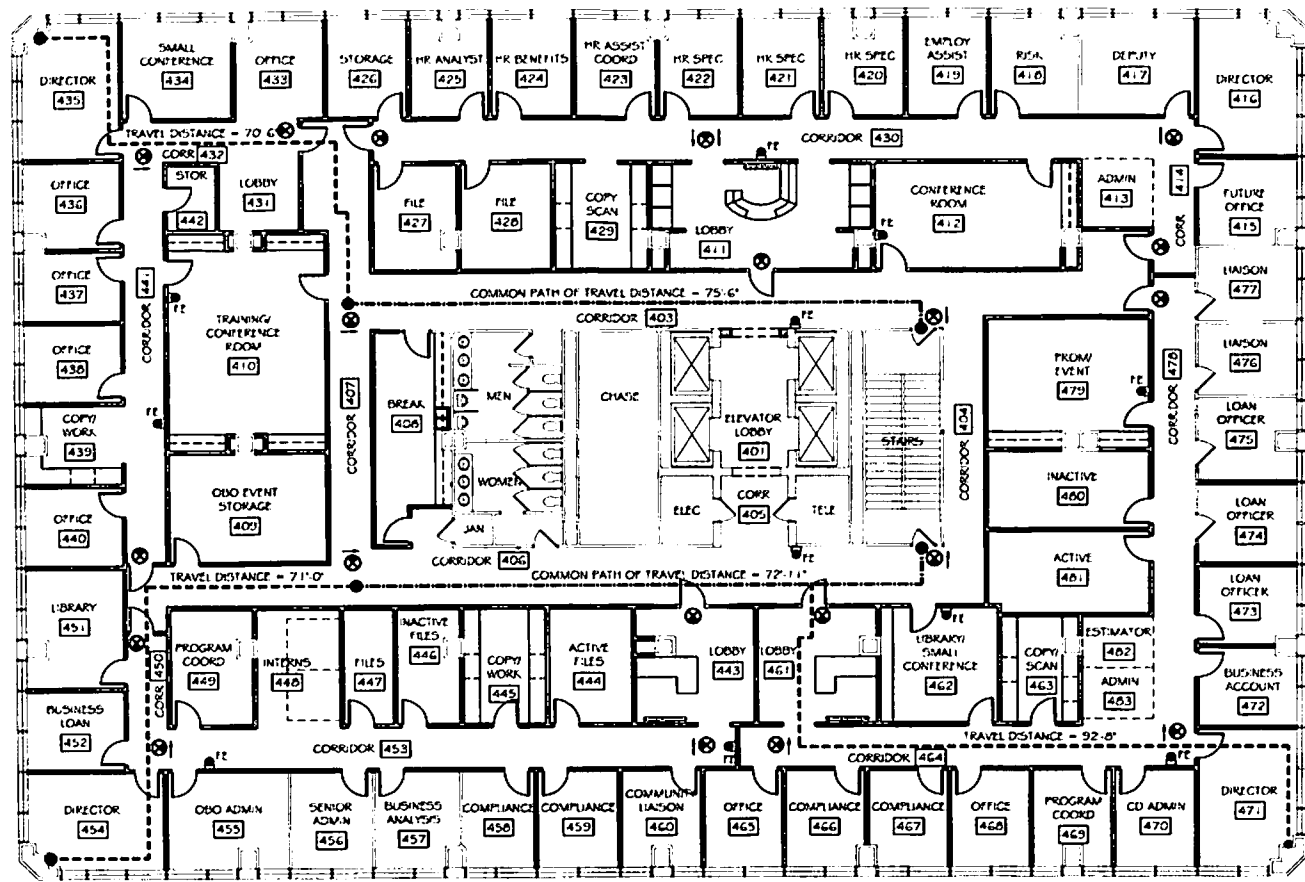


SHEET NO.

GOO1

PERMIT SET

PLOT DATE: 3/16/2019 2:44:02 PM MONDAY, MARCH 18, 2019 2:44:02 PM



**B1 LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"

**LIFE SAFETY PLAN LEGEND**

X	OCCUPANCY
XXXX	AREA OF SPACE
XXX GSF	AREA PER OCCUPANT
XX	OCCUPANT LOAD
---	COMMON PATH OF TRAVEL
---	TRAVEL DISTANCE
⊙	EXIT SIGN
⊙	FIRE EXTINGUISHER SEE GENERAL NOTES

**DRAWING PLAN NOTES**

1. CONTRACTOR SHALL COORDINATE LOCATIONS OF FIRE EXTINGUISHER WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.

**WALL TYPE LEGEND**

SYMBOL	DESCRIPTION
---	EXISTING WALL TO REMAIN
---	WALL TYPE A - WIDTH 4-7/8" - STANDARD WALL - NEW 3-5/8" METAL STUD WALL WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF EXISTING CEILING. SEE DETAIL B2A301.
---	WALL TYPE B - WIDTH 4-7/8" - STANDARD WALL - NEW 3-5/8" METAL STUD WALL WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD BOTH SIDES TO 6" ABOVE EXISTING CEILING GRID. SEE DETAIL B2A301.
---	WALL TYPE B - WIDTH 4-7/8" - ACCENT WALL FOR SIGNAGE - NEW 3-5/8" METAL STUD WALL TO B 4-1/2" HIGH WITH WOOD PANELS ON FRONT AND 5/8" GYPSUM BOARD REST OF EXPOSED. SEE DETAIL B2A301.

**NOTE TO BUILDING OFFICIAL**

- MECHANICAL DESIGN: LIMITED MECHANICAL DESIGN WILL BE COMPLETED BY THE CONTRACTOR IN A DESIGN-BUILD CONTRACT AND WILL MEET ALL REQUIREMENTS OF THE 2015 IBC AND 2015 MEC.
- ELECTRICAL DESIGN: LIMITED ELECTRICAL DESIGN WILL BE COMPLETED BY THE CONTRACTOR IN A DESIGN-BUILD CONTRACT AND WILL MEET ALL REQUIREMENTS OF THE 2015 IBC AND 2014 NEC.

**GROSS SQUARE FOOTAGE**

4TH FLOOR TOTAL GROSS SQUARE FOOTAGE: 16,655

**2015 INTERNATIONAL BUILDING CODE**

2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)  
 2015 EDITION OF THE EXISTING BUILDING CODE  
 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2015 EDITION OF THE INTERNATIONAL FIRE CODE (IFC)  
 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC)  
 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC)  
 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC)  
 2014 EDITION OF THE NATIONAL ELECTRIC CODE (NEC)  
 ICC A 117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ANSI)  
 2009 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

- OCCUPANCY CLASSIFICATION**  
 EXISTING OCCUPANCY CLASSIFICATION: GROUP B  
 PROPOSED OCCUPANCY CLASSIFICATION: GROUP B
- PHYSICAL PROPERTIES OF BUILDING**

(A) PROJECT AREA-4TH FLOOR	15,350 GSF
(B) BUILDING HEIGHT:	EXISTING
(C) BUILDING HEIGHT IN STORES:	12 - EXISTING
(D) DISTANCE FROM PROPERTY LINES	ALL DIMENSIONS EXISTING
- TYPE OF CONSTRUCTION:**  
 TYPE II B, SPRINKLERED
- OCCUPANCY SEPARATION:**  
 PER TABLE 508.4 NO RATED SEPARATION BETWEEN OCCUPANCIES REQUIRED.
- CONSTRUCTION REQUIREMENTS:**

(A) TABLE 601 - FIRE RESISTANCE RATING REQMENTS FOR BLDG. ELEMENTS	
STRUCTURAL FRAME	0 HR (EXISTING)
BEARING WALLS:	
EXTERIOR	0 HR (EXISTING)
INTERIOR	0 HR (EXISTING)
FLOOR CONSTRUCTION:	0 HR (EXISTING)
ROOF CONSTRUCTION:	0 HR (EXISTING)
(B) CHAPTER 6	
TABLE 602 - FIRE SEPARATION DISTANCE	EXISTING
(C) CHAPTER 7 - FIRE SEPARATION IS NOT REQUIRED	
(D) CHAPTER 9 - SPRINKLER SYSTEM IS EXISTING. PORTABLE FIRE EXTINGUISHERS REQUIRED BY SECTION 906. LOCATION SHALL BE DETERMINED BY FIRE MARSHAL.	
(E) CHAPTER 10 - OCCUPANCY LOAD	
1) OCCUPANT LOAD - TABLE 1004.1.2 SEE CALCULATION BELOW LABELED CHAPTER 10 - OCCUPANCY LOAD. SUMMARY SHOWN FOR CLARITY.	
GROUP B	15350/100 = 153.50 = 154 OCCUPANTS
2) TABLE 1005 - EGRESS WIDTH	
STAIRS	0.30'
OTHER COMPONENTS	0.20'
	154(.20) = 30.8' REQUIRED
	2 EXIT @ 34" = 68" CLEAR PROVIDED
(F) MAXIMUM PLUMBING FIXTURES - TABLE 7902.1:	
ALL PLUMBING FIXTURE ARE TO REMAIN AND PART OF COMMON CORE.	

REVISIONS

THIS DRAWING AND THE OFFICIAL PERMIT THEREON ARE THE PROPERTY OF THE CITY OF COLUMBIA. NO PART OF THIS DRAWING OR THE PERMIT THEREON SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF COLUMBIA.

City of Columbia Logo

OFFICE UFFIT FOR CITY OF COLUMBIA  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE: SHEET TITLE

DATE: 03-18-2019

GENERAL

DATE: 03-18-2019

PERMIT SET

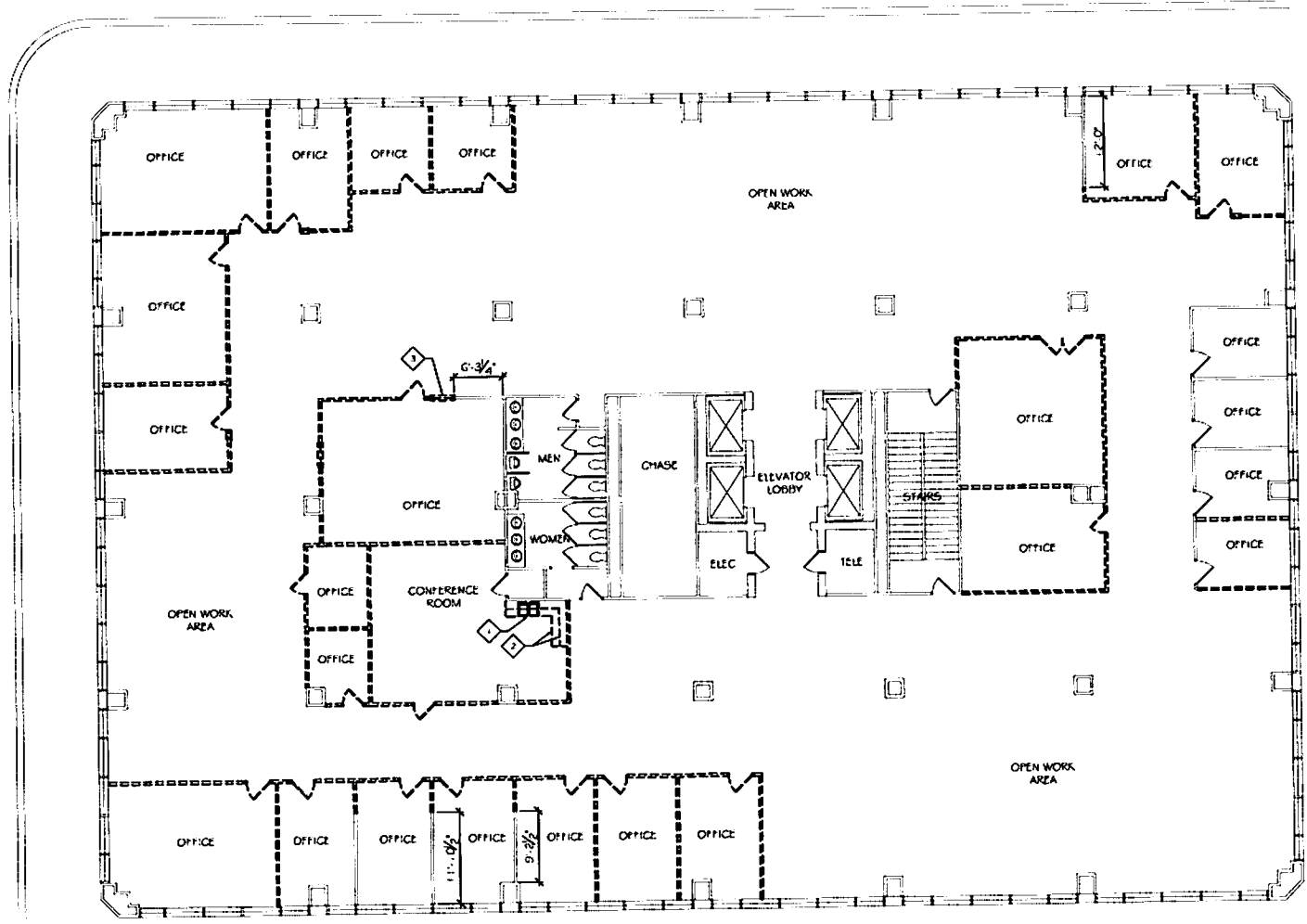
G002





PLOT DATE/TIME: 3/18/2019 2:29:32 PM/Thursday, March 14, 2019 2:29:32 PM

A  
B  
C  
D



**B1** EXISTING-DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND**

SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED IN ITS ENTIRETY
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED IN ITS ENTIRETY

- DIMENSION - WALL PLAN NOTES**
- 1. REMOVE EXISTING SINK IN ITS ENTIRETY. CAP ALL WATER AND SEWER LINES IN THE WALL OR AT FLOOR LEVEL.
  - 2. REMOVE ALL BASE AND WALL CABINETS IN THEIR ENTIRETY. REPAIR WALL AS NECESSARY TO RECEIVE LEVEL 4 FINISH.
  - 3. REMOVE WINDOW IN ITS ENTIRETY.

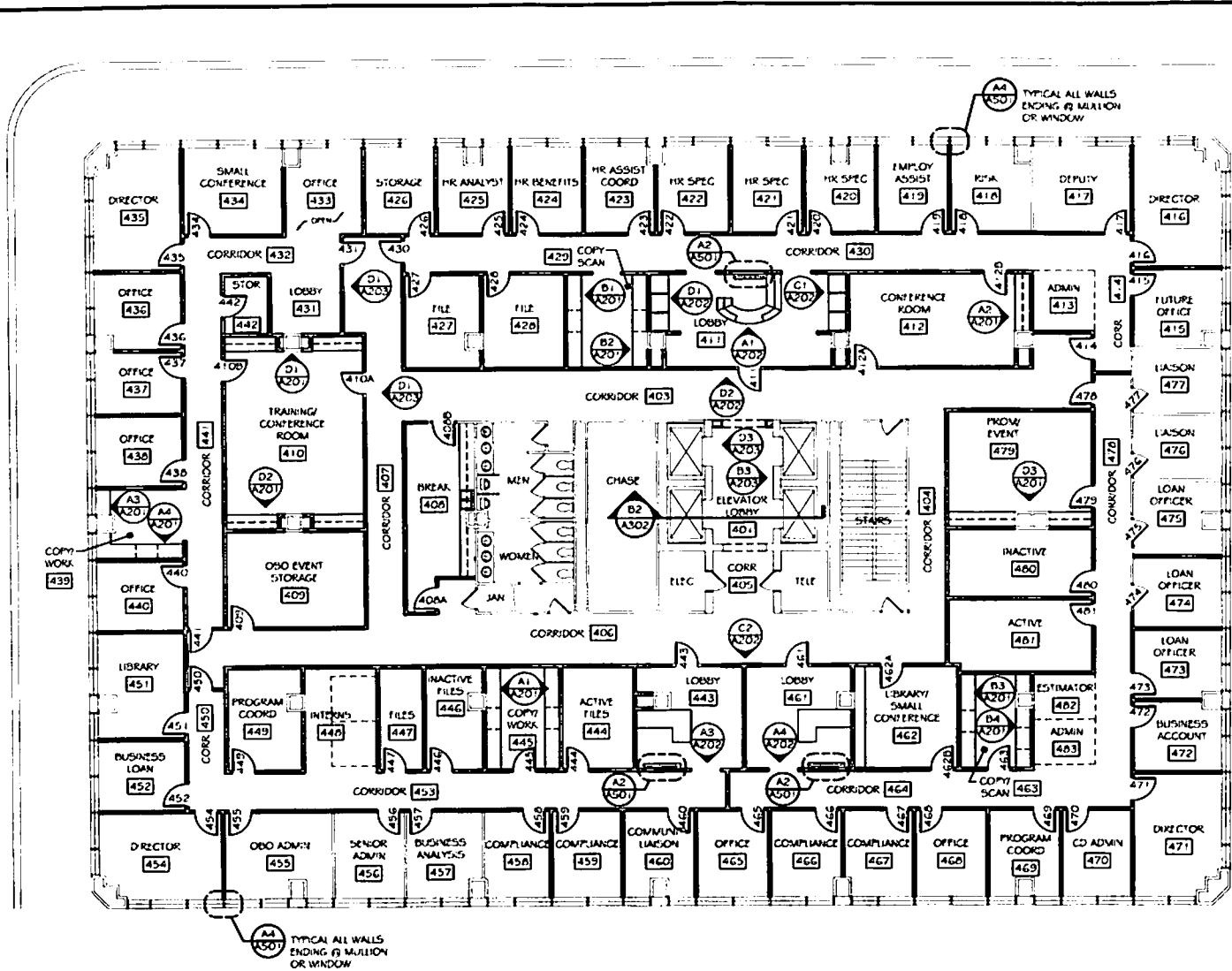
- DRAWING PLAN NOTES**
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO START OF DEMOLITION.

**GROSS SQUARE FOOTAGE**  
4TH FLOOR PROJECT GROSS SQUARE FOOTAGE 15,350  
**PERMIT SET**

<p>David S. Anderson 1201 MAIN STREET SUITE 1000 COLUMBIA, SC 29201 Phone: 803.748.1345 www.dsanderson.com</p>
<p>PROJECT NO: 19PD-1 DESIGNED BY: LS CHECKED BY: DS</p>
<p>OFFICE UPFIT FOR CITY OF COLUMBIA 1401 MAIN STREET 4TH FLOOR COLUMBIA, SC 29201</p>
<p>PROJECT TITLE EXISTING-DEMOLITION PLAN</p>
<p>DWG. PLAN DATE 03.03.2019</p>
<p>SHEET NO <b>A101</b></p>



PLOT DATE: 03/16/2019 2:31:32 PM; 3/16/2019 2:31:32 PM; 03/16/2019 2:31:32 PM



**B1 RENOVATION FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
✓	EXISTING WALL TO REMAIN
—	EXISTING DOOR TO REMAIN
A	WALL TYPE A - WIDTH 4'-7 1/2" - STANDARD WALL - NEW 3'-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF EXISTING CEILING. SEE DETAIL B3A301.
B	WALL TYPE B - WIDTH 4'-7 1/2" - STANDARD WALL - NEW 3'-5/8" METAL STUD WALL WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF EXISTING CEILING GRID. SEE DETAIL B3A301.
C	WALL TYPE B - WIDTH 4'-7 1/2" - ACCENT WALL FOR SIGNAGE - NEW 3'-5/8" METAL STUD WALL TO 6'-4'-1/2" HIGH WITH WOOD PANELS ON FRONT AND 5/8" GYPSUM BOARD REST OF EXPOSED. SEE DETAIL B2A301.
D	ALL WOOD TRIM AND NEW 3'-0" X 7'-0" DOORS TO MATCH EXISTING. NATURAL CHERRY DOORS AS MANUFACTURED BY MARSHFIELD DOOR SYSTEMS, (800) 869-3667. HTTP://WWW.MARSHFIELDDOORS.COM
E	NEW WOOD FRAMED DOOR WITH SIDELIGHTS. REFER TO INTERIOR ELEVATIONS AND DOOR SCHEDULE FOR DETAILS.

- DRAWING PLAN NOTES**
1. CONTRACTOR SHALL COORDINATE LOCATIONS OF FIRE EXTINGUISHER WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION.
  2. REFER TO DIMENSION WALL TYPE PLAN FOR ADDITIONAL INFORMATION.
  3. ALL NEW DOORS TO MATCH EXISTING.

**GROSS SQUARE FOOTAGE**

4TH FLOOR PROJECT GROSS SQUARE FOOTAGE 15,350

**PERMIT SET**

REVISIONS

Matthew S. Williams  
Professional Engineer  
License No. 10000  
State of South Carolina

Office of the City of Columbia  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

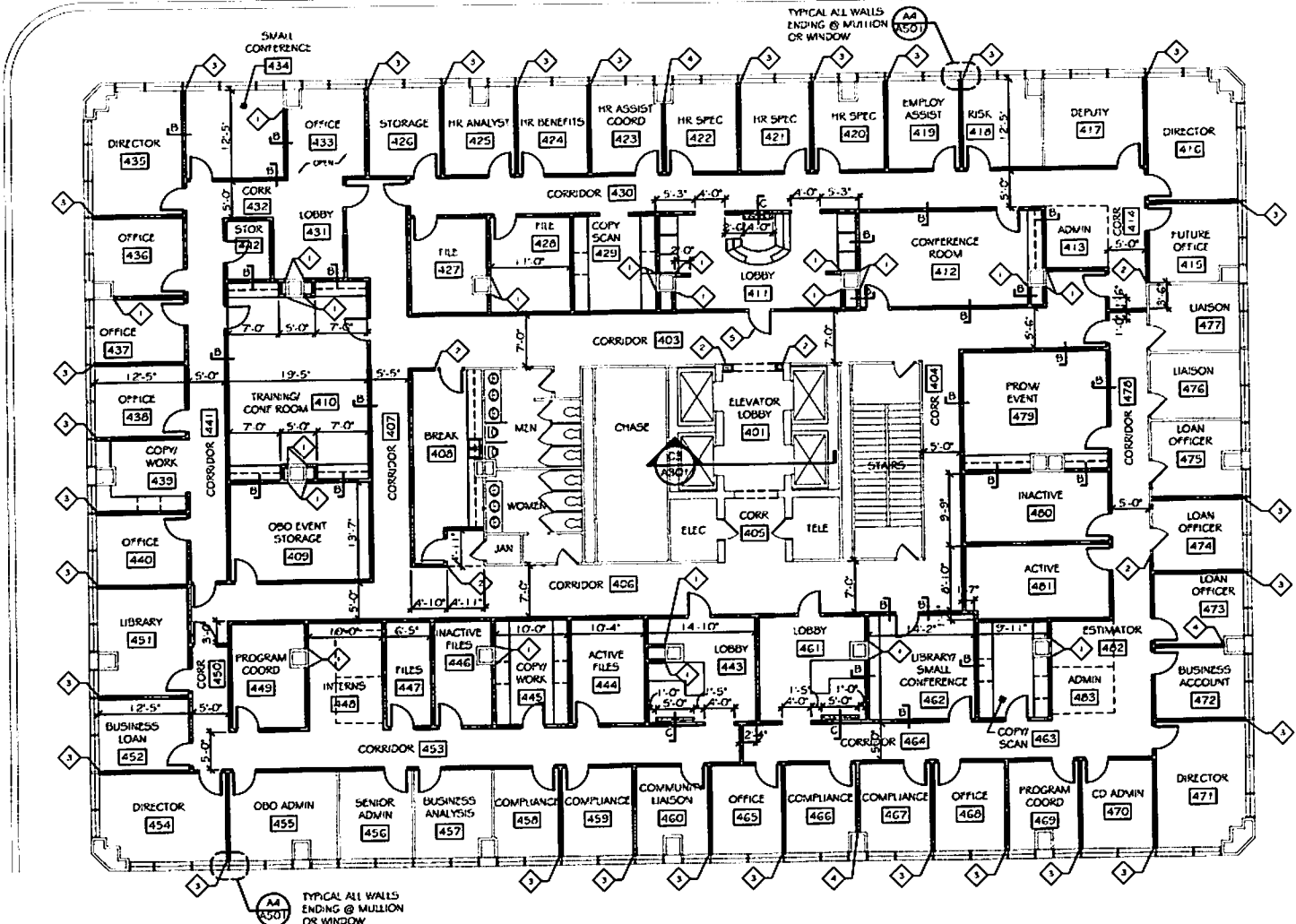
PROJECT TITLE  
RENOVATION FLOOR PLAN

DATE 03/16/2019

SHEET NO. **A102**

PLOT DATE/TIME: 3/1/2019 2:32:24 PM/Thursday, March 14, 2019 7:32:24 PM

D  
C  
B  
A



**D1 DIMENSION - WALL TYPE PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND**

SYMBOL	DESCRIPTION
—	EXISTING WALL TO REMAIN
✓	EXISTING DOOR TO REMAIN
A	WALL TYPE A - WIDTH 4-7/8" - STANDARD WALL - NEW 3-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF EXISTING CEILING. SEE DETAIL 54/A301.
B	WALL TYPE B - WIDTH 4-7/8" - STANDARD WALL - NEW 3-5/8" METAL STUD WALL WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD BOTH SIDES TO UNDERSIDE OF EXISTING CEILING GRID. SEE DETAIL B3/A301.
C	WALL TYPE B - WIDTH 4-7/8" - ACCENT WALL FOR SIGNAGE - NEW 3-5/8" METAL STUD WALL TO 4-1/2" HIGH WITH WOOD PANELS ON FRONT AND 5/8" GYPSUM BOARD REST OF EXPOSED. SEE DETAIL B2/A301.
U	ALL WOOD TRIM AND NEW 3-0" X 7-0" DOORS TO MATCH EXISTING. NATURAL CHERRY DOORS AS MANUFACTURED BY MARSHFIELD DOOR SYSTEMS, (800) 869-3667. HTTP://WWW.MARSHFIELDDOORS.COM
W	NEW WOOD FRAMED DOOR WITH Sidelights. REFER TO INTERIOR ELEVATIONS AND DOOR SCHEDULE FOR DETAILS.

**DIMENSION - WALL GENERAL NOTES**  
ALL WALLS ARE TYPE A UNLESS NOTED OTHERWISE.

- DIMENSION - WALL PLAN NOTES**
- ◇ ALIGN NEW WALL WITH EDGE OF COLUMN.
  - ◇ ALIGN NEW WALL WITH EXISTING WALL
  - ◇ ALIGN WALL WITH CENTER OF EXISTING MULLION. SEE DETAIL AA/A301.
  - ◇ ALIGN WALL WITH CENTER OF EXISTING COLUMN
  - ◇ CENTER DOOR/WINDOW UNITS IN CENTER OF ROOM.

REVISIONS

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**Shepherd & Associates**  
1201 MAIN STREET  
SUITE 1300  
COLUMBIA, SC 29201  
Phone: 803.745.1345  
www.shepherd.com

PROJECT NO: 1901-1  
DRAWN BY: AS  
DESIGNED BY: US  
CHECKED BY: DS

**OFFICE UPIFIT FOR CITY OF COLUMBIA**  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE  
SHEET TITLE

**DIMENSION - WALL TYPE PLAN**

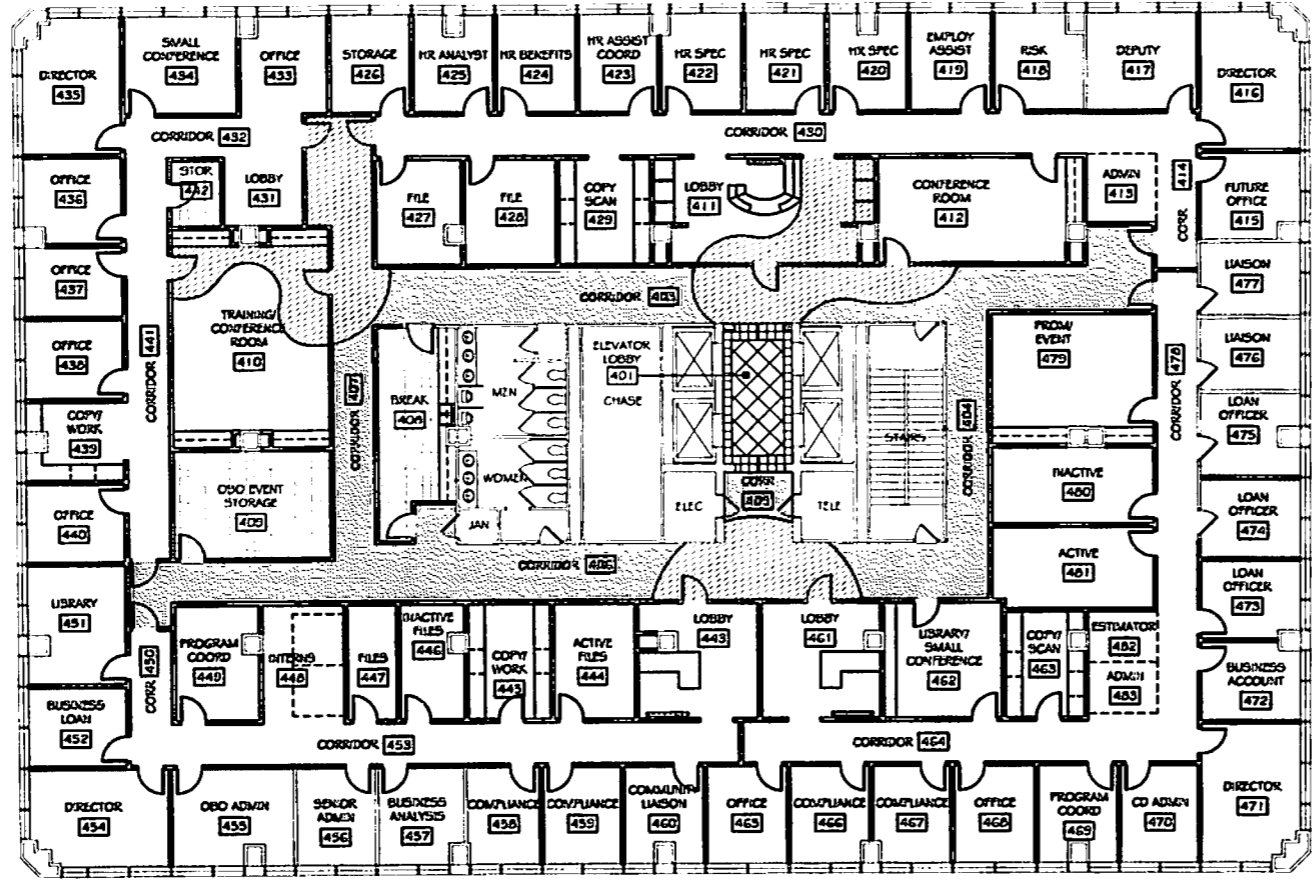
DWG. PLAN  
DATE: 03.10.2019

SHEET NO

**GROSS SQUARE FOOTAGE**  
4TH FLOOR, PROJECT GROSS SQUARE FOOTAGE 15,350

**PERMIT SET** A103

PLOT DATE/TIME: 3/18/2019 2:32:51 PM



**B1 FLOOR PATTERN PLAN**  
SCALE: 1/8" = 1'-0"

**FINISH FLOOR LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	CPT-1 - TYPICAL OFFICE CARPET
[Pattern]	CPT-2 - PUBLIC ACCENT CARPET
[Pattern]	CPT-3 - PUBLIC CORRIDOR CARPET
[Pattern]	IVT-1 - PUBLIC CORRIDOR CARPET
[Pattern]	GT-1 - GRANITE FLOORING
[Pattern]	GT-2 - GRANITE ACCENT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION



**Sherry & Associates**  
1201 MAIN STREET  
SUITE 1400  
COLUMBIA, SC 29201  
Phone: 815.765.1541  
www.sherryandassociates.com

PROJECT NO: 190-1  
DRAWN BY: JZ  
DESIGNED BY: DS  
CHECKED BY: DS

**OFFICE UFFIT FOR  
CITY OF COLUMBIA**  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE  
SHEET TITLE

**FLOOR PATTERN PLAN**

DATE: 05.18.2019



DATE: 05.18.2019

**A104**

**DRAWING PLAN NOTES**

- CONTRACTOR SHALL COORDINATE FINAL FINISHES WITH TENANT AND OWNER PRIOR TO ORDERING.
- CONTRACTOR SHALL COORDINATE WITH CARPET SUPPLIER/INSTALLER LOCATION OF START AND STOP OF CPT-1 SQUARES.
- ALL NEW DOORS TO MATCH EXISTING.

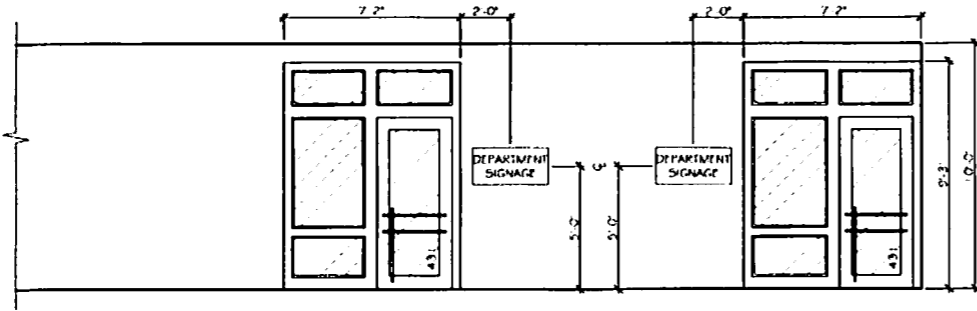
**GROSS SQUARE FOOTAGE**

4TH FLOOR PROJECT GROSS SQUARE FOOTAGE: 15,350

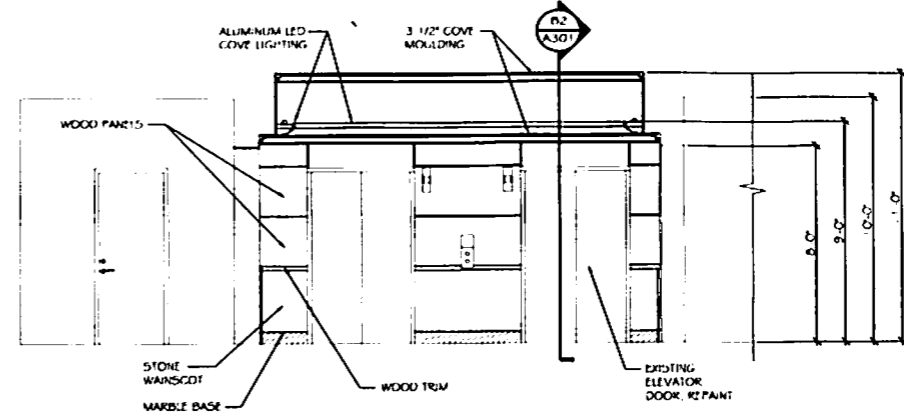
**PERMIT SET**



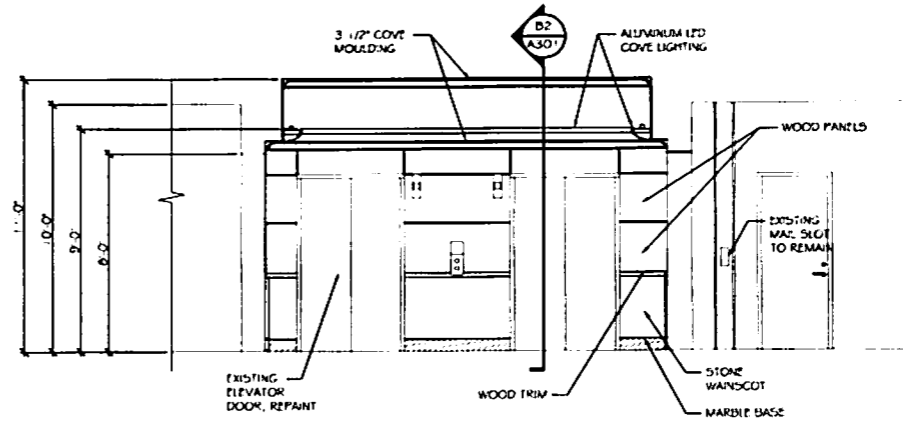




D1  
A203 CORRIDOR 407  
SCALE: 3/8" = 1'-0"



D3  
A203 ELEVATOR LOBBY 401  
SCALE: 3/8" = 1'-0"



B3  
A203 ELEVATOR LOBBY 401  
SCALE: 3/8" = 1'-0"

NO.	DATE	BY	DESCRIPTION

REVISIONS  
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Shaw & Associates  
1201 MAIN STREET  
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COLUMBIA, SC 29201  
Phone: 803.746.1545  
www.shawand.com

PROJECT NO: 1901  
OWNER: SC  
DESIGNED BY: SC  
CREATED BY: SC

OFFICE UPFIT FOR  
CITY OF COLUMBIA  
1401 MAIN STREET  
COLUMBIA, SC 29201

PROJECT TITLE  
SHEET TITLE

INTERIOR ELEVATIONS

DATE: 09.02.19



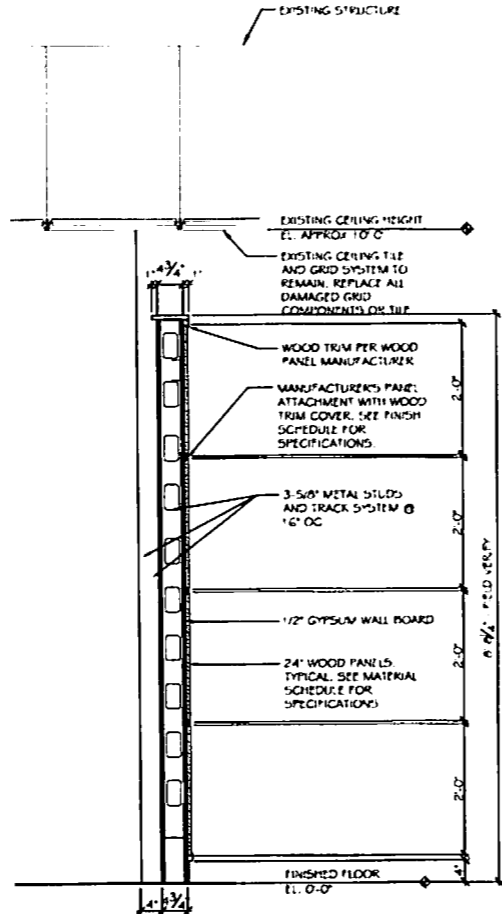
SHEET NO

A203

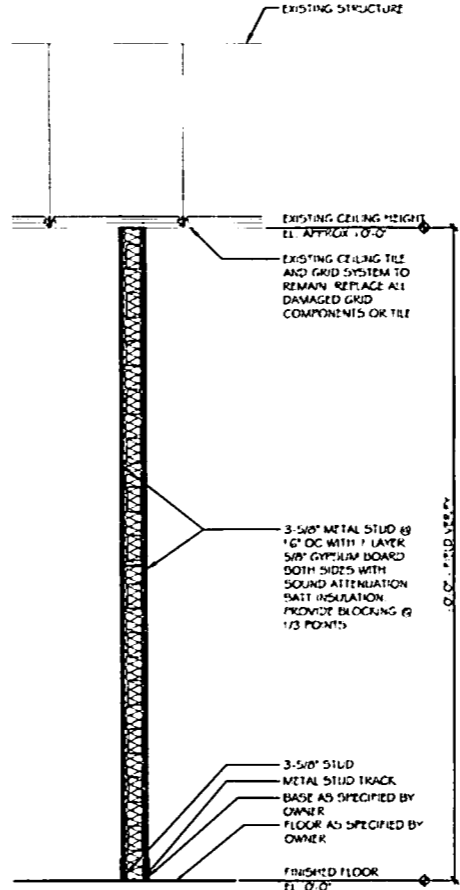
PERMIT SET

PLOT DATE/TIME: 3/16/20 9:23:56 PM/AM/PM, Ver. 10.2019.2.34.56 PM

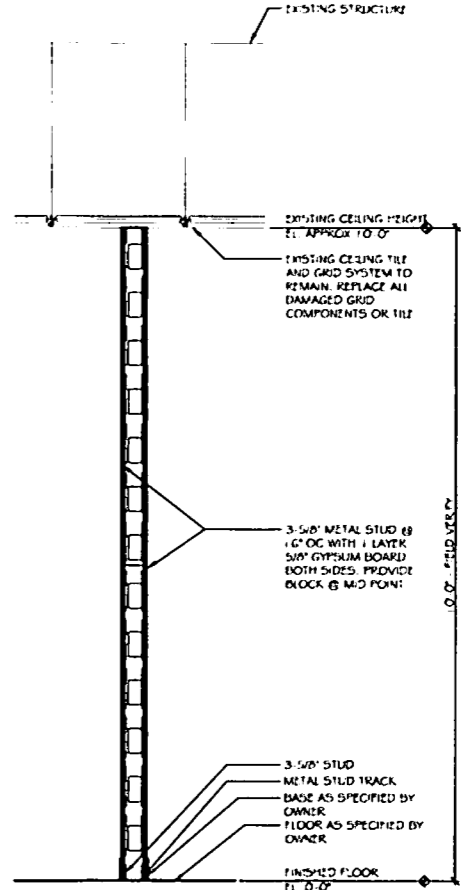
PLOT DATE TIME: 3/18/2019 2:35:36 PM/Thursday, March 14, 2019 2:35:36 PM



**B2** WALL SECTION - TYPE C  
SCALE: 1" = 1'-0"



**B3** WALL SECTION - TYPE B  
SCALE: 1" = 1'-0"

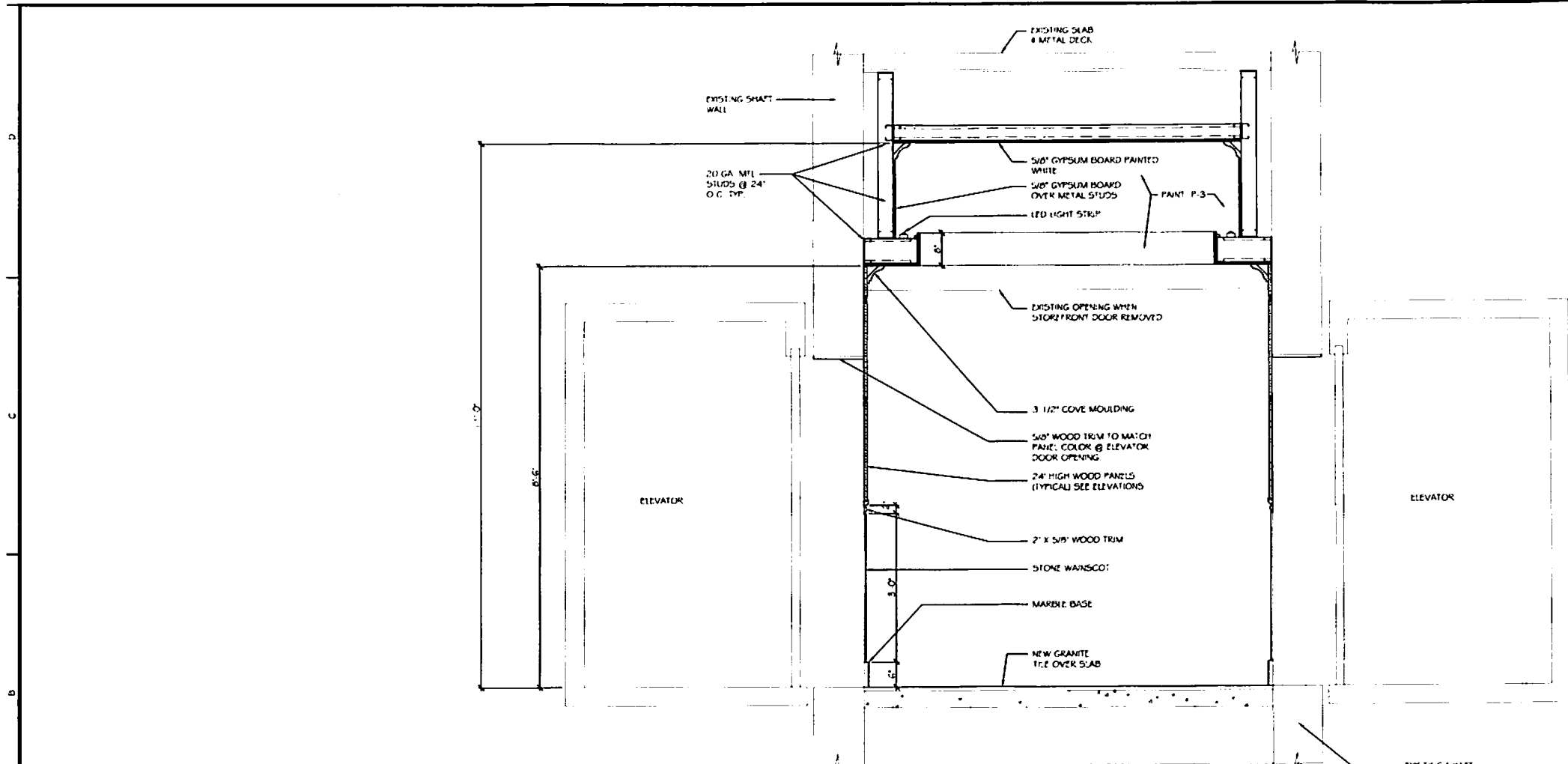


**B4** WALL SECTION - TYPE A  
SCALE: 1" = 1'-0"

KEY: 1 2 3 4 5	
NO LAMINATE AND THE OTHER FINISH PANELS AND THE PROPERTY OF SHEETS & APPROXIMATE THE ESTIMATION OF COSTS. THE USE OF THIS LAMINATE AND THE OTHER FINISH PANELS IS NOT GUARANTEED.	
DRAWN BY: [Name] DESIGNED BY: [Name] CHECKED BY: [Name]	
PROJECT NO: [Number] OFFICE UPFIT FOR CITY OF COLUMBIA 1401 MAIN STREET 4TH FLOOR COLUMBIA, SC 29201	
PROJECT TITLE: [Title]	
SHEET TITLE: [Title]	
WALL SECTIONS	
DATE: 03-22-19	SECTION: [Number]
SHEET NO:	
A301	

PERMIT SET

PLOT DATE/TIME 3/14/20 9:22:36 PM MONDAY, March 16, 2019 2:36:38 PM



B2 LOBBY SECTION  
A302 SCALE 1" = 1'-0"

NO.	DATE	BY	DESCRIPTION

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 THE ARCHITECT.



Shower & Associates  
 120 MAIN STREET  
 SUITE 1000  
 COLUMBIA, SC 29201  
 Phone: 803.744.1544  
 www.showerand.com

PROJECT NO. 1903  
 DRAWN BY: EJD  
 DESIGNED BY: EJD  
 CHECKED BY: EJD

OFFICE UPFIT FOR  
 CITY OF COLUMBIA  
 1401 MAIN STREET  
 COLUMBIA, SC 29202

PROJECT TITLE  
 SHEET TITLE

SECTIONS

DWG. SHEET NO.  
 03 023.9



SHEET NO.

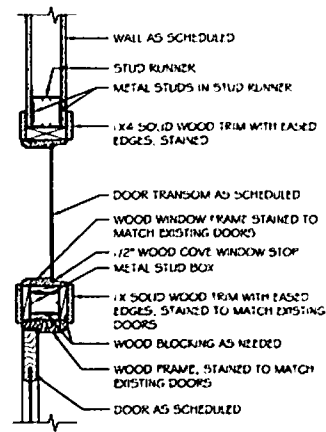
PERMIT SET A302



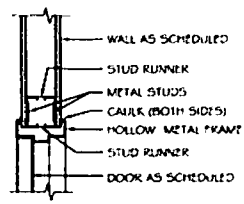


PROJECT DATE/TIME: 3/18/2019 2:36:56 PM Monday, March 18, 2019 2:36:56 PM

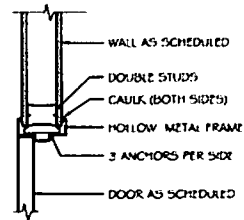
D  
C  
B  
A



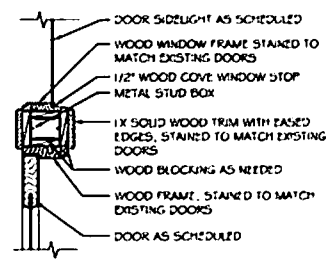
**C3 DOOR HEAD**  
SCALE: 1/12" = 1'-0"



**D4 DOOR HEAD**  
SCALE: 1/12" = 1'-0"



**C4 DOOR JAMB**  
SCALE: 1/12" = 1'-0"



**B3 DOOR JAMB**  
SCALE: 1/12" = 1'-0"

NO.	DATE	BY	APP.	DESCRIPTION

**REVISIONS**  
THIS DRAWING AND THE DETAILS herein represent the design and construction of the project as shown on the drawings. It is the responsibility of the contractor to verify the accuracy of the information shown on the drawings and to ensure that the work is completed in accordance with the drawings and specifications.



Shirley B. Arnold  
1201 MAIN STREET  
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Phone: 803.744.1400  
www.southcarolina.com

PROJECT NO. 1901

DRAWN BY: CS

DESIGNED BY: CS

CHECKED BY: CS

**OFFICE UPLIFT FOR  
CITY OF COLUMBIA**  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE

SHEET TITLE

**DOOR DETAILS**

DWG. DETAILS

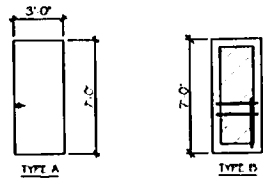
DATE: 03/18/2019



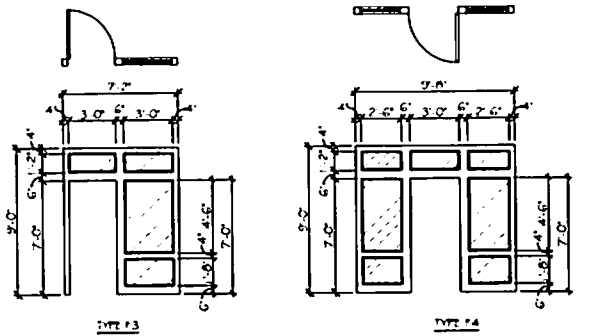
SHEET NO.

A506

PERMIT SET

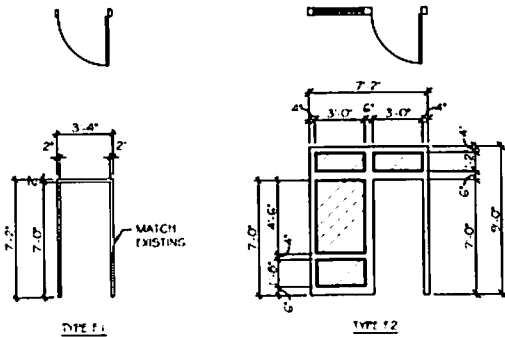


DOOR ELEVATIONS  
SCALE: 1/4" = 1'-0"



TYPE F3

TYPE F4



TYPE F1

TYPE F2

DOOR FRAME TYPES  
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	TYPE	DOOR			MATERIAL	TYPE	HEAD	JAMBS	THRESHOLD	OTHER	COMMENTS	DOOR NUMBER
		W	H	T								
405A	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		405A
406B	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		406B
409	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		409
410A	B	3'-0"	7'-0"	1'-3/4"	SCW	F3	C3/ASOG	B3/ASOG	...	...		410A
410B	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		410B
411	B	3'-0"	7'-0"	1'-3/4"	SCW	F4	C3/ASOG	B3/ASOG	...	...		411
412A	B	3'-0"	7'-0"	1'-3/4"	SCW	F2	C3/ASOG	B3/ASOG	...	...		412A
412B	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		412B
414	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		414
415	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		415
416	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		416
417	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		417
418	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		418
419	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		419
420	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		420
421	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		421
422	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		422
423	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		423
424	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		424
425	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		425
426	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		426
427	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		427
428	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		428
430	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		430
431	B	3'-0"	7'-0"	1'-3/4"	SCW	F3	C3/ASOG	B3/ASOG	...	...		431
434	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		434
435	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		435
436	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		436
437	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		437
438	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		438
440	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		440
441	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		441
442	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		442
443	B	3'-0"	7'-0"	1'-3/4"	SCW	F4	C3/ASOG	B3/ASOG	...	...		443
444	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		444
445	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		445
446	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		446
447	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		447
449	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		449
450	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		450
451	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		451
452	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		452
454	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		454
455	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		455
456	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		456
457	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		457
458	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		458
459	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		459
460	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		460
461	B	3'-0"	7'-0"	1'-3/4"	SCW	F4	C3/ASOG	B3/ASOG	...	...		461
462A	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		462A
462B	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		462B
463	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		463
465	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		465
466	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		466
467	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		467
468	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		468
469	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		469
470	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		470
471	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		471
472	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		472
473	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		473
474	A	EX	EX	EX	EX	F1	D4/ASOG	CA/ASOG	...	...		474
475	A	EX	EX	EX	EX	F1	D4/ASOG	CA/ASOG	...	...		475
476	A	EX	EX	EX	EX	F1	D4/ASOG	CA/ASOG	...	...		476
477	A	EX	EX	EX	EX	F1	D4/ASOG	CA/ASOG	...	...		477
478	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		478
479	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		479
480	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		480
481	A	3'-0"	7'-0"	1'-3/4"	SCW	F1	D4/ASOG	CA/ASOG	...	...		481

DOOR NOTES

- HARDWARE AND THRESHOLDS SHALL MEET A.D.A. REQUIREMENTS
- COORDINATE FINISH REQUIREMENTS WITH OWNER/TEENANT.
- EGRESS DOORS TO REMAIN UNLOCKED AT ALL TIMES.
- ALL HARDWARE TO BE AS SPECIFIED BY OWNER/TEENANT AND PART OF CONTRACT
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING AND/OR FABRICATION OF DOOR UNITS.
- ALL INTERIOR DOORS SHALL MATCH EXISTING DOOR TO REMAIN NATURAL CHERRY MARSHFIELD DOOR SYSTEMS, 800.869.3667, [HTTP://WWW.MARSHFIELDDOORS.COM](http://www.marshfielddoors.com).
- ALL INTERIOR DOORS TO RECEIVE GLAZING SHALL BE TEMPERED GLASS
- ALL DOORS ARE NON FIRE RATED UNLESS NOTED IN COMMENTS

LEGEND

- TG TEMPERED GLASS
- WD WOOD DOOR
- SCW SOLID CORE WOOD DOOR
- HM HOLLOW METAL TO MATCH EXISTING

COMMENTS

PERMIT SET

REV 15 10 A

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ARCHITECTS AND ASSOCIATES, LLC

Shelby S. Associates  
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Phone: 811 744 1443  
www.shelbysa.com

PROJECT NO. 1901  
DRAWN BY: CS  
CHECKED BY: DS  
DESIGNED BY: DS

OFFICE UPFIT FOR  
CITY OF COLUMBIA  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29202.

PROJECT TITLE  
DOOR SCHEDULE, FRAMES ELEVATIONS & DOOR ELEVATIONS

DWG. NUMBER: 03-16-2019  
DATE: 03-16-2019

9611 NO

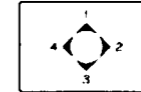
AG01



FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR MATERIAL	BASE	WALLS				CEILING		ROOM NUMBER	COMMENTS
				1	2	3	4	FINISH	HEIGHT		
				FINISH	FINISH	FINISH	FINISH				
401	ELEVATOR LOBBY	GT-1/AGT-2	GB-1	INT/PT-3	INT/PT-3	INT/PT-3	INT/PT-3	CLG-3	VARIABLE	401	1, 2
403	CORRIDOR	CPT-2/CPT-3	GB-1/WB-1	PT-3	PT-3	PT-3	PT-3	CLG-2	10'-0"	403	1, 4
404	CORRIDOR	CPT-3	WB-1	PT-3	PT-3	PT-3	PT-3	CLG-2	10'-0"	404	4
405	CORRIDOR	CPT-2/CPT-3	WB-1	PT-3	PT-3	PT-3	PT-3	CLG-2	10'-0"	405	4
406	CORRIDOR	CPT-2/CPT-3	GB-1/WB-1	PT-3	PT-3	INT/PT-3	PT-3	CLG-2	10'-0"	406	1, 4
407	CORRIDOR	CPT-2/CPT-3	GB-1/WB-1	PT-3	PT-3	PT-3	INT/PT-3	CLG-2	10'-0"	407	1, 4
408	REKAF	LVT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	408	3
409	OBO EVENT STORAGE	LVT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	409	3
410	TRAINING/CONFERENCE	CPT-1/CEPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	410	3
411	LOBBY	CPT-1/CEPT-2	WB-1	PT-1/WMP-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	411	3
412	CONFERENCE ROOM	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	412	3
413	ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	413	3
414	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	414	3
415	FUTURE OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	415	3
416	DIRECTOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	416	3
417	DEPUTY	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	417	3
418	RSA	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	418	3
419	EMP. OY ASST	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	419	3
420	HR SPEC	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	420	3
421	HR SPEC	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	421	3
422	HR SPEC	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	422	3
423	HR ASST COORD	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	423	3
424	HR BENEFITS	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	424	3
425	HR ANALYST	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	425	3
426	STORAGE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	426	3
427	FILE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	427	3
428	FILE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	428	3
429	COPY SCAN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	429	3
430	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	430	3
431	LOBBY	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	431	3
432	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	432	3
433	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	433	3
434	SMALL CONFERENCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	434	3
435	DIRECTOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	435	3
436	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	436	3
437	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	437	3
438	OFFICE	CPT-1	BWB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	438	3
439	COPY/WORK	CPT-1	BWB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	439	3
440	OFFICE	CPT-1	BWB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	440	3
441	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	441	3
442	STORAGE	LVT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	442	3
443	LOBBY	CPT-1	WB-1	PT-1	PT-1	PT-1/WMP-1	PT-1	CLG-1	10'-0"	443	3
444	ACTIVE FILES	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	444	3
445	COPY/WORK	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	445	3
446	INACTIVE FILES	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	446	3
447	FILES	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	447	3
448	INTERNS	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	448	3
449	PROGRAM COORD	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	449	3
450	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	450	3
451	LIBRARY	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	451	3
452	BUSINESS LOAN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	452	3
453	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	453	3
454	DIRECTOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	454	3
455	OBO ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	455	3
456	SENIOR ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	456	3
457	BUSINESS ANALYSIS	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	457	3
458	COMPLIANCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	458	3
459	COMPLIANCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	459	3
460	COMMUNITY LIASON	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	460	3
461	LOBBY	CPT-1	WB-1	PT-1	PT-1	PT-1/WMP-1	PT-1	CLG-1	10'-0"	461	3
462	LIBRARY/SM CONFERENCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	462	3
463	COPY/SCAN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	463	3
464	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	464	3
465	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	465	3
466	COMPLIANCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	466	3
467	COMPLIANCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	467	3
468	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	468	3
469	PROGRAM COORD	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	469	3
470	CD ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	470	3
471	DIRECTOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	471	3
472	BUSINESS ACCOUNT	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	472	3
473	LOAN OFFICER	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	473	3
474	LOAN OFFICER	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	474	3
475	LOAN OFFICER	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	475	3
476	LIASON	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	476	3
477	LIASON	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	477	3
478	CORRIDOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	478	3
479	FROM EVENT	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	479	3
480	INACTIVE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	480	3
481	ACTIVE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	481	3
482	ESTIMATOR	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	482	3
483	ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	CLG-1	10'-0"	483	3

WALL FINISH INDICATOR



GENERAL FINISH NOTES

- REFER TO SHEET AG11, MATERIAL FINISH SCHEDULE FOR ALL FINISH CALLOUTS, ABBREVIATIONS AND SPECIFICATIONS.
- ALL FINISH TO BE APPROVED BY THE OWNER AND TENANT.
- REFER TO FINISH MATERIAL LEGEND FOR ALL CALLOUTS AND SPECIFICATIONS.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES.
- ALL GYPSUM WALL BOARD TO RECEIVE LEVEL 4 FINISH.
- PAINT METAL DOOR FRAMES AND TRIM P-2 FOR ALL OFFICE SUITES AND NON PUBLIC AREAS.
- PAINT METAL DOOR FRAMES AND TRIM P-4 FOR ALL PUBLIC AREAS.
- ALL DOORS IN SUITES AND OFFICES TO BE FINISHED TO MATCH EXISTING.

ABBREVIATIONS

INT - INTERIOR ELEVATIONS REFER TO INTERIOR ELEVATIONS SHEETS

COMMENTS

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL FINISH MATERIALS.
- REFER TO SECTION B21A307 FOR ADDITIONAL INFORMATION.
- IN OFFICE SPACE AND SUITES, CONTRACTOR SHALL REUSE EXISTING CEILING TILE AND GRID SYSTEM, WHERE DAMAGED, REPAIR BOTH GRID SYSTEM AND TILE WITH LIKE NEW MATERIAL AND FINISHES.
- IN PUBLIC CORRIDORS, CONTRACTOR SHALL REUSE EXISTING CEILING GRID SYSTEM. ALL TILES SHALL BE REPLACED WITH CLG-2 WHERE THE EXISTING GRID SYSTEM IS MISSING OR DAMAGED, REPAIR WITH LIKE NEW MATERIAL AND FINISHES.

REVISED

NO DRAWING FOR THE OFFICIAL RECORD SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWINGS. NO DRAWING SHALL BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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www.shover.com

PROJECT NO: 1901  
DRAWN BY: JS  
RECORDED BY: JS  
CHECKED BY: DS  
CREATED BY: DS

OFFICE UFFIT FOR  
CITY OF COLUMBIA  
1401 MAIN STREET  
4TH FLOOR  
COLUMBIA, SC 29201

PROJECT TITLE  
SHEET TITLE

FINISH SCHEDULE

DATE: 03/10/2019

SHEET NO

AG12

PLOT DATE/TIME: 3/16/2019 2:40:38 PM/00sec, March 16, 2019 2:40:38 PM

PERMIT SET

# Exhibit "B"

**Mohawk Group**

Beautiful Abandon Collection

GT099 Character Lines Tile

Mohawk Group



114  
Organic Mako



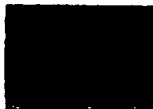
116  
Antiquity



136  
Remnants



201  
Alluring Origins



217  
Lasting Impression



218  
Foundation



224  
Contemporary  
History



231  
Industrial Patina



236  
Traces

## DESIGN

Product Type:	Tile
Construction:	Tufted
Minimum Sq. Yd.:	No Minimum
Surface Texture:	Level Multi Colored Patterned Loop
Gauge:	1/12 (47.00 rows per 10 cm)
Density:	4,675
Weight Density:	93,500
Stitches Per Inch:	11.5 (45.28 per 10 cm)
Finished Pile Thickness:	.154" (3.91 mm)
Dye Method:	Solution Dyed / Yarn Dyed
Backing Material:	EcoFlex ICT
Fiber Type:	Antron® Legacy Nylon
Fiber Technology:	Duracolor® Stain Resistant System by Mohawk Group. Passes GSA requirements for permanent stain resistant carpet
Face Weight:	20.0 oz. per sq. yd. (578 g/m <sup>2</sup> )
Pattern Repeat:	Not Applicable
Size:	24" x 24" (6096 m x 6096 m)
Installation Method:	MonoBlock, VerticalAshlar, BrickAshlar, QuarterTurn
Soil Release Technology:	DuraTech®
GSA Stain Release Rating:	Pass
Foot Traffic Recommendation TARR:	Severe

## SUSTAINABILITY

IAQ Green Label Plus:	Green Label Plus 1098
Pre-Consumer Recycled Content:	41%
NSF W1:	Gold
Declare Label:	Declared

## PERFORMANCE

Static:	AATCC 134 Under 3.5 KV
Flammability:	Passes DOC-FF-170 FH Test
Smoke Density:	NBS Smoke Chamber NFPA-258 - Less than 450 Flaming Mode

## SERVICE

Warranties:	Lifetime Limited Carpet Tile Warranty, Lifetime Static
-------------	--



Beautiful Abandon Collection

GT099 Character Lines Tile

Mohawk Group



334  
Vedges



344  
Natural Perfection



348  
Artist



358  
Relics



612  
Rubble



637  
Cherished Rubns



648  
Preserved

## EXHIBIT C

a. **Special Termination Option.** Tenant shall have the option (the Special Termination Option) to terminate this Lease, subject to and in accordance with the following terms and conditions:

1. **Effective Date.** Tenant shall have the right to exercise the Special Termination Option one time after month seventy-two (72) from the Commencement Date of the Lease.

2. **Termination Date and Termination Notice.** Tenant must vacate the Premises and deliver possession thereof to Landlord at the end of the seventy-second month (the Termination Date) which Tenant's notice shall not be more than three hundred and sixty five (365) days nor less than two hundred seventy (270) days after the date that Landlord receives Tenant's Notice (Termination Notice);

3. **No Default.** Tenant must not be in default under this Lease either on the date that Tenant exercises the Special Termination Option or, unless waived in writing by Landlord, on the Termination Date; and

4. **Tenant Pays a Fee.** Tenant shall pay to Landlord:

(i) Five Hundred Thirty-five Thousand and No/100 (\$535,000.00) Dollars;

(ii) An amount equal to thirty (30%) percent of the costs of tenant improvement as shown on Exhibit "A" (see attached).

Tenant, or Tenant's authorized representative, shall pay the Special Termination Fee to Landlord concurrently with the delivery by Tenant, or its authorized representative, to Landlord of Tenant's Notice.

b. **Lease Terminates.** If Tenant properly and timely exercises the Special Termination Option, this Lease shall be terminated effective as of the Termination Date, and all Base Rent, Additional Rent and other charges payable under this Lease shall be paid through and apportioned as of the Termination Date. Neither Landlord nor Tenant shall have any rights, estates, liabilities, or obligations accruing under this Lease after the Termination Date, except such rights and obligations which, by the provisions of this Lease, expressly survive the expiration or termination of the Term of this Lease.

c. **Termination Option Is Voided.** The Special Termination Option shall automatically terminate and become null and void upon the earliest to occur of 1) the termination of Tenant's right to possession of the Premises; 2) the assignment of this Lease by Tenant, in whole or in part; 3) the sublease by Tenant of all or any part of the Premises; or 4) the failure of Tenant to timely or properly exercise the Special Termination Option.

APPROVED AS TO FORM  
  
Legal Department City of Columbia, SC