



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 24-R-89

REGULAR MEETING

MARCH 4, 2024

AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT

WHEREAS, the Township owns 750 Centerton Road, Mount Laurel, New Jersey and purchased the property for the current and future municipal needs of the Township; and

WHEREAS, while a portion of the building is not currently needed for public use, the State of New Jersey Office of Legislative Services approached the municipality to determine if space in the building can host a 7th Legislative District office; and

WHEREAS, the leased space shall consist of approximately 1,730 square feet; and

WHEREAS, the award of the Lease is not bound by the Local Lands and Buildings Law; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of Mount Laurel Township, County of Burlington and State of New Jersey, that the Township authorizes the Mayor and Clerk to execute and enter into the negotiated Lease Agreement with the State of New Jersey, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Township Manager is authorized to enforce and effectuate the rights and responsibilities of the Township derived from the attached Lease Agreement.

This resolution was adopted at a meeting of the Township Council held on March 4, 2024 and shall take effect immediately.

A CERTIFIED COPY

Meredith Riculfy
Meredith Riculfy, Municipal Clerk

	MOTION	AYE /	NAY	ABSTAINED	ABSENT	TRANSMITTED
Cohen		✓				State NJ
Janjua		✓				Not file
Moustakas	2	✓				Jerry
Pritchett	1	✓				Lara/Brett
Steglik					✓	

LEASE AGREEMENT

1. PARTIES - This lease agreement ("Lease") is made this 5th day of February 2024, by and between Mount Laurel Township, of 750 Centerton Road, Mount Laurel, NJ 08054, whose interest in the property described hereinafter is that of owner, hereinafter called "Lessor;" and the State of New Jersey, by way of the Office of Legislative Services, hereinafter called "State." *The parties covenant and agree as follows:*

2. DEMISED PREMISES - Lessor leases, demises, and grants to State office space designated as Suite TBD, located at 750 Centerton Road in Mount Laurel, New Jersey 08054, hereinafter called, "Demised Premises." Demised Premises consists of approximately 1,730 square feet of space which shall be used as a District Office for the current office holder of the 7th Legislative District. However, State may allocate all or any portion of Demised Premises to the use of other departments, divisions, agencies, boards, or commissions of State government.

3. TERM - TERM - State shall have and hold the Demised Premises from February 1, 2024, to and including January 31, 2026, unless commencement is accelerated, or delayed, or the term of occupancy is terminated early as provided for in this Lease.

Commencement Date shall be date on which Lessor delivers physical possession of Demised Premises to State with renovations, hereinafter "Lessor's Work," as described in Lease Exhibit B, substantially completed as mutually agreed upon by Lessor and State (Ref. §14).

In the event accelerated occupation of Demised Premises occurs in advance of Commencement Date, State agrees to pay rent at a per diem rate based on the number of days in the subject calendar year (365) in accordance with the annual rent as established in §4 of this Lease. Lessor and State agree that any period of accelerated occupation of this Lease shall begin as of the date of mutual agreement and shall terminate upon commencement of Lease Term, at which time Lease shall become a Leasehold estate.

In the event Demised Premises is not available for occupancy at established Lease Commencement Date, State shall deduct the per diem rent amount, as defined herein, from any rental payment due for each day Demised Premises remains unavailable for occupancy.

In the event Demised Premises is not available for occupancy within thirty (30) days after established Commencement Date, State in its sole discretion may cancel Lease in its entirety upon thirty (30) days prior written notice to Lessor without any further obligation by State of any kind whatsoever. In the event Demised Premised is made available within the thirty (30) notice period, State shall take possession of Demised Premises and termination notice shall be void.

Upon Lease signing, Lessor shall provide unrestricted access to, and State may enter upon Demised Premises for purposes consistent with State's anticipated occupancy. Such right of entry will serve to provide State, and its agents, sufficient opportunity to inspect, make plans for occupancy for the purpose of doing business, monitor construction being performed by Lessor pursuant to this Lease, or install furnishings and/or equipment in anticipation of State's occupancy.

Lessor and State agree that in the event of accelerated or delayed occupancy, all provisions, covenants, terms, and conditions of this Lease, except that of the Lease Term, shall commence upon the delivery of Demised Premises to State and shall not be affected by the period of the accelerated or delayed occupation. Accelerated, or delayed commencement of Lease period shall not be implied, or construed to effect, or alter, or amend in any way whatsoever Lease expiration date, or the expiration date of any Lease extensions thereof.

Initials 

4. RENT -- State shall pay Lessor rent at inclusive rate of \$41,087.50 per annum due and payable in equal installments of \$3,423.96 on the first day of each month throughout the Term of Lease. Rate is comprised of base rent of \$22.00 per square foot (sf), plus \$1.75 per sf for Tenant Electric (TE). For the period starting with the Commencement Date through and including January 31, 2024, the annual rent amount shall be pro-rated to reflect the Commencement Date.

In addition to Rent and subject to 100% completion of Lessor's Work as defined in Lease Exhibits B & C, State shall reimburse Lessor \$48,000.00, representing State's agreed upon share of fit-out costs as described herein.

State's obligation to pay rent is conditioned upon the annual appropriations by the New Jersey State Legislature and payments shall be made in a manner provided by the laws of the State of New Jersey governing the disbursement of public funds. In the event the State Legislature fails to appropriate funds and State fails to pay rent, provisions of §21 notwithstanding, State shall be in default of the terms of the Lease. Lessor may, upon sixty (60) days prior written notice, demand from State the immediate surrender of the Demise Premises.

5. OPERATING EXPENSES -- Lessor shall be responsible for all costs, charges and expenses of any kind and nature, paid or incurred by Lessor, on behalf of, or with respect to Demised Premises including, but not limited to the cost of; Real Estate Taxes & assessments, property insurance, common area maintenance, maintenance of roof and all mechanical systems, maintenance of HVAC systems, all common area utility services, or any other services consumed on, rendered or due Demised Premises and as otherwise set forth in this Lease (Ref: §13). Utility services shall include, but are not limited to; electric, natural gas, propane, fuel oils, water, sewer, trash, and recycling collection.

6. JANITORIAL -- State shall, at no cost to Lessor, provide regularly scheduled cleaning of Demised Premises. Vendor(s) providing janitorial services shall be reputable and insured.

7. PARKING -- State shall, without additional cost, have non-exclusive use of parking spaces in the parking area shared with other building tenants.

8. SIGNAGE - State shall provide, at no expense to Lessor, signage identifying the space as a legislative office. Signs shall be located on or adjoining the entrance door to Demised Premises and if applicable adjoining entrance door to building and building directory. All signs and lettering shall be in conformity with applicable ordinances, and building standards, and shall meet with approval of Lessor and State, which shall not be unreasonably withheld, conditioned, or delayed.

9. RENEWAL -- Provided State is not in default, Lease may be renewed at the option of State, for an additional two (2) year term from February 1, 2026, to and including January 31, 2028. Effective February 1st of the first year of the renewal, an increase calculated at the rate of change of the published United States Department of Labor, Bureau of Labor Statistics Consumer Price Index -- Urban (CPI-U) for the preceding calendar year, to a maximum of three percent (3%), will be applied to the prior year's rental rate.

Provided State is not in default, Lease may be renewed at the option of State for an additional two (2) year term from February 1, 2028, to and including January 31, 2030. Effective February 1st of the first year of the renewal, an increase calculated at the rate of change of the published CPI-U for the preceding year, to a maximum of three percent (3%), will be applied to the prior year's rental rate.

State shall deliver notice of Lease renewal to Lessor in writing at least 30 days prior to the end of the original Lease term or any Lease renewal term hereof. All other terms and conditions of Lease, excepting the Lease period, shall remain in full force and effect during renewal terms.

10. **HOLDOVER TENANCY** – If State shall remain in possession of Demised Premises after expiration of initial term, or renewal term thereof, State's occupancy shall be considered Holdover Tenancy. State's Holdover occupancy shall be at the rental rate equal to the last month prior to expiration with all other terms, conditions, and provisions hereof except those pertaining to the term of the Lease to remain in full force and effect.

Any rent pursuant to month-to-month tenancy shall be due and payable on the first day of each month and shall be fully credited against any rent due and payable under this Lease, Lease renewal, or extension thereof. State may terminate Holdover tenancy and all its obligations at any time by giving Lessor thirty (30) days prior written notice.

11. **TERMINATION** - In the event the office holder for whom Demised Premises is rented, shall retire, fail to be reelected, die, resign, relinquish office, leave office for any reason during a Lease Term, or location of Demised Premises is affected by legislative reapportionment, State may terminate Lease and all its obligations by giving Lessor forty-five (45) days' prior written notice.

12. **STATE'S OBLIGATIONS** - State shall take good and reasonable care of Demised Premises and upon termination of this Lease, or other end of the term hereof, surrender same in good order and condition, wear, and tear from reasonable use thereof, and damage by the elements not resulting from neglect, or fault of State, excepted.

a. State shall permit Lessor, at reasonable times and with reasonable advance notice, to enter upon, examine, and make repairs necessary for the protection of Demised Premises, excepting emergencies when no prior notice will be required.

b. State shall not block, clutter, obstruct, or otherwise encumber in any way; the sidewalks, walkways, entry passageways, corridors, hallways, stairways, ingresses, egresses, lobbies, driveways, or elevators of Premises, or use the same in any other way than as a means of passage to and from Demised Premises.

c. State shall not permit smoking; including use of electronic smoking devices within Demised Premises pursuant to N.J.S.A. 26:3D-55, New Jersey Smoke-Free Air Act.

d. State shall be responsible for all costs related to the installation, maintenance, repair, and operation of telecom equipment; telecom transmission lines; data transmission lines; associated electronic equipment; and cabling installed within Demised Premises.

e. State shall be responsible for properly disposing of trash and recyclable material in exterior containers supplied by Lessor, and thereafter removed by Lessor, the cost of which shall be included in Operating Expenses (Ref: §5).

f. State shall not assign Lease or sublet the whole or any part of Demised Premises to a non-State agency without prior written consent of Lessor.

13. LESSOR'S OBLIGATIONS Provided and Paid by Lessor - Lessor shall maintain and make all repairs, structural or other as required for the safety and preservation of Demised Premises, and shall maintain Demised Premises, common areas, and building structure in a good state of repair throughout the Term of this Lease. State will provide written notice to Lessor, if applicable.

a. Lessor shall make necessary repairs to floors, floor coverings, doors, windows, stairways, roof, hallways, entrances and exits, facilities, equipment, and mechanical systems, including heating, plumbing, electrical, elevators, air conditioning and ventilating installations.

b. Lessor shall maintain and perform all necessary repairs to, common areas, sidewalks, driveways and parking areas, including the re-painting of parking lines as required.

c. Lessor shall maintain and perform all necessary repairs to the infrastructure and equipment necessary to deliver potable water, and sanitary sewer to the building to meet the minimum requirements of the building.

d. Lessor shall maintain and perform all necessary repairs to the infrastructure and equipment to deliver the minimum power requirements to provide electrical current to meet the building needs such as, lighting, general office use and standard office equipment such as, personal computers, fax machines and multi-function devices.

e. Lessor shall provide HVAC (Heating and Air Conditioning) on business days, Monday through Friday, and on weekends and holidays as required and shall regularly and dependably maintain and perform all necessary repairs and preventive maintenance to the HVAC equipment to meet the requirements set forth. Lessor shall ensure that the HVAC system can heat and cool all offices and open space within Demised Premises as follows:

i. HVAC or Heating system shall be capable of maintaining within Demised Premises an average indoor dry bulb temperature of not less than 70 degrees F, from October 1st to April 30th, and whenever the outside temperature drops below 65 degrees F.

ii. HVAC or cooling system shall be capable of maintaining comfort cooling within Demised Premises, an average indoor dry bulb temperature of not more than 78 degrees F., and 50% relative humidity from May 15th to October 15th, and whenever the outside temperature reaches 85 degrees F. dry bulb.

f. Lessor shall ensure trash and recycling refuse is removed from Premises in accordance with County, State, or Local Authority Rules, Regulations and Ordinances.

g. Lessor shall provide toilet and lavatory accommodations in accordance with Americans with Disabilities Act standards effective during State's occupancy and shall ensure continued compliance as required by law (Ref §24).

h. Lessor shall remove and keep clear of snow and ice, as commercially reasonable, sidewalks, parking areas, driveways, and any common area, or ingress, egress, landing, walkway, stair/step as required to provide adequate and safe passage. Lessor shall perform services in a timely manner so as to not unduly interfere with the operation of the Legislative Office.

i. Lessor shall provide adequate landscaping and maintenance of buildings, grounds, and common areas, maintaining premises in a clean condition substantially free from debris, trash, and refuse and commensurate with a professional office environment.

j. Lessor shall, upon State's request, provide and replace as required, LED fixtures, incandescent bulbs, fluorescent tubes, and starters in lighting fixtures within Demised Premises.

k. Lessor shall provide painting of interior walls within Demised Premises if painting has not been provided within 36 months prior to the commencement of the term of the Lease and every 48 months thereafter. In heavy traffic areas and where necessary, painting shall be provided more frequently. Painting shall be in colors and finishes mutually agreeable to State and Lessor. Services shall be provided in a manner and scheduled at a time acceptable to State.

l. Lessor shall provide and maintain, fire extinguishers, smoke alarms and carbon monoxide detectors, which shall be inspected, serviced and, if necessary, re-charged or replaced as required by applicable law. The date of servicing shall be clearly indicated on service tags.

m. Lessor shall provide for the inspection, maintenance, and repair of building safety systems services as required by applicable law. Services include, but are not limited to, registrations and/or inspection fees, fire safety inspections, maintenance, repair or replacement of fire suppression and detection systems on Demised Premises.

n. Lessor shall keep Demised Premises free from pest infestation. If infestation occurs, Lessor shall within five (5) days of such notice by State, provide pest control services with a licensed contractor utilizing an integrated pest management system program who will provide continuous effort until the infestation is eliminated.

o. Lessor shall not, nor shall Lessor allow tenants to block, clutter, obstruct, or otherwise encumber in any way whatsoever; sidewalks, walkways, entry passageways, corridors, hallways, stairways, ingresses, egresses, lobbies, driveways, or elevators of Premises, or use the same in any other way than as a means of passage to and from, or within the Premises.

p. Prior to commencement of Lease, Lessor shall, at no cost to State, inspect, repair, and improve Demised Premises as follows:

i. Lessor shall replace existing carpet throughout suite. Commercial grade material shall be installed. Lessor shall provide samples. State will select style, texture, and color.

ii. Lessor shall inspect, patch and paint, with one (1) color all interior walls. Lessor shall provide samples. State will select color.

iii. Lessor shall paint interior doors and trim in semi-gloss white paint.

iv. Lessor shall remove and replace all interior window treatments as required. Window treatments shall be of a design and style acceptable to Lessor and State.

v. Lessor shall inspect all interior light fixtures, light bulbs, switches, and electrical outlets and ensure all function consistent with manufacturer's specification

vi. Lessor shall inspect acoustic ceiling tile (ACT) system and prior to occupancy, replace any damaged, broken, missing, stained or discolored ceiling panels and support rails. Replacement ACT panels and rails shall be of a design and color to match existing ACT system.

vii. Lessor shall ensure all kitchenette fixtures and Lessor supplied appliances function consistent with manufacturer's specification, are in good repair, and are sanitized prior to occupancy.

viii. Lessor shall ensure that all lavatory fixtures function consistent with manufacturer's specification, are in good repair, and are sanitized prior to occupancy.

ix Lessor shall clean and sanitize all surfaces within Demised Premises prior to occupancy.

q. Prior to commencement of Lease, Lessor shall provide State with a copy of Certificate of Temporary Occupancy (TCO), Certificate of Occupancy (CO), or Certificate of Continued Occupancy (CCO).

14. ALTERATIONS – FIT-OUT & RENOVATIONS

Lessor shall construct office and open space according to State's design and in accordance with all Federal, State, Local, and Municipal Rules, Regulations, Codes and Ordinances relating to construction and safety. Construction shall be completed in such a manner as to include all required architectural drawings, permits, labor, materials, and inspections required to create finished rooms consistent with the design, colors, styles, and textures selected by State. In all instances where specifications expressed by State exceed code requirements State shall prevail.

Scope of improvements "Scope" shall be presented to Lessor by way of Lease Exhibit and Work Letter, or by way of Lease Addendum. Lessor to submit to State for review, written quotes from two (2) licensed and insured contractors with work as outlined in Fit-Out Plans and Work Letter or Lease Addendum to commence upon written authorization from State. Fit-Out work shall be deemed complete upon mutual agreement of Lessor and State.

Alterations, modifications, or variations to Fit-Out plans, materials, or specifications due to Scope changes and/or field conditions shall be submitted to and approved by Lessor and State which consent shall not be unreasonably withheld, conditioned, or delayed.

Alterations, modifications, or variations to Fit-Out plans, materials, specifications, or Scope resulting in cost overruns shall be at cost and expense of State unless otherwise agreed to in writing by Lessor and State. Approval of any change order, additional work, or additional costs shall be upon the written consent of State.

Alterations, modifications, or variations to Fit-Out plans, materials, specifications, or Scope resulting in cost reduction shall be fully credited to State and such savings deducted from State's agreed upon share of Fit-Out costs.

State shall deem Lessor's Work "Substantially Complete" and Demised Premises ready for delivery upon the date Lessor's Work is substantially complete except for minor details of construction which do not, or will not, adversely interfere with State's ability to undertake and complete State's work, furnishings, and operations within Demised Premises.

Lessor shall notify State in writing, in accordance herewith when Lessor's Work is Substantially Complete. Upon receipt of notice of Substantial Completion, State shall inspect Demised Premises, and within five (5) business days of such inspection, notify Lessor in writing that Lessor's Work has not been then Substantially Completed, with State to provide details of purported deficiencies; otherwise, Lessor's Work shall be considered Substantially Complete.

Lessor shall, from date of Substantial Completion of Lessor's Work, have fourteen (14) days to complete 100% of Fit-Out/Renovation work, including all minor details. Lessor's work shall be deemed complete upon mutual agreement of Lessor and State.

14a. REIMBURSEMENT FOR STATE'S AGREED UPON SHARE OF FIT-OUT COST

State's agreed upon share of fit-out costs shall be \$48,000.00. Reimbursement by the State will be based on the percentage of work completed as detailed in Schedule H: Schedule of Progress Payments for State's Share of Fit-Out Costs. Application for Progress payments are subject to the State Project Manager's certification of the estimated amount and value of work or services performed and must include a signed State Payment Voucher.

Upon 100% completion of Lessor's Work, Lessor shall submit to State a detailed statement of account which shall include the cost of any approved alterations, modifications, variations, or additions to the Fit-Out Plans, materials, specifications, or cost overruns. If the total costs of Lessor's Work exceed the allowance established in the agreed upon Fit-Out cost estimate, and such cost is not related to change orders or modifications requested or approved by State, Lessor is responsible to pay such excess, unless otherwise agreed upon by Lessor and State. Final reimbursement of the State's agreed upon share of construction costs is subject to 100% completion of Lessor's Work.

15. ALTERATIONS DURING OCCUPANCY – State shall have the right to install and maintain at its own cost and expense standard office equipment, goods, partitions, railings, doors, gates, counters, lighting fixtures, signs, security measures and any other equipment in or upon Demised Premises as may in State's judgment be necessary for its purposes.

Anything erected or installed pursuant to this paragraph shall be the personal property of State and may be removed, altered, or otherwise changed by State upon, or before the termination of Lease or any extension or renewal thereof.

All such alterations, installed fixtures, equipment, goods, or property of State shall be removed by State upon termination of Lease, or upon surrender, quitting, or abandonment. Demised Premises shall be restored to its original condition, reasonable wear and tear, damage by the elements, or other causes excepted unless otherwise agreed upon in writing.

Any equipment, fixtures, goods, or property of State not removed by State upon termination of this Lease, or upon surrender, quitting, or abandonment of Demised Premises by State, or upon State's eviction, shall be considered abandoned and Lessor shall have the right, with thirty (30) days prior notice to State, to sell or otherwise dispose of the same, and Lessor shall not be accountable to State for any part of the proceeds of such sale, if any.

15a. DATA/CONNECTIVITY - Should State wish to obtain CATV, DSL, or fiber capability, or, if CATV, DSL or fiber capability is currently available to Demised Premises, Lessor shall provide for, and maintain at Lessor's own cost and expense, such coaxial cable, DSL, or fiber data/telecom lines to the demarcation point of Demised Premises.

In the event coaxial cable, DSL, or fiber data/telecom lines and/or equipment into the demarcation point should be damaged or rendered inoperative through neglect or other action, the party, or authorized agents causing damage shall be liable for the cost of repairs.

Lessor expressly authorizes State, at no additional expense to Lessor, to install internal and external security measures, including but not limited to controlled access entry systems, intrusion sensors, perimeter alarms systems, cameras, monitors and window film. State shall be responsible for and pay all recurring fees for installation, maintenance and monitoring of systems installed by State within Demised Premises.

Lessor expressly authorizes State to install, connect, position, and maintain, at no cost to Lessor, low voltage telecom and data lines, and associated equipment to provide telephone and internet capabilities within Demised Premises. Lessor expressly authorizes the commercial providers of such CATV, DSL, or fiber data services to maintain, install, repair, or replace CATV, DSL or fiber lines and associated equipment within Demised Premises.

16. WARRANTY OF TITLE; Transfer of Title; State's right to Terminate - Lessor warrants that as of the date of execution of Lease, and throughout its duration, Lessor has good and sufficient title to Premises, and that on the date of delivery of Demised Premises, title shall be free and clear of all liens and encumbrances that would have priority over this Lease except as may be set forth in an attachment to Lease.

In the event title to Premises may be transferred to a third party, or Lessor seeks to assign ownership rights under Lease to a third party, Lessor shall provide written notice of such anticipated transfer to State no later than 60 days prior to the date of such transfer, but State has no right to object.

Lessor shall, within ten (10) Business days of title transfer or reassignment of ownership rights, submit to State for review, documentation pertaining to the third party including, but not limited to; a State of New Jersey Business Registration Certificate and properly recorded deed/title, and a properly executed HUD-1 Settlement Statement.

State's right to evaluate suitability of transferee is strictly limited to the following: (i) instances where the new party is suspended or debarred from doing business with State; and (ii) where it is reasonable to conclude the new party is of known moral or financial disrepute.

In the event the new party is disbarred or suspended from doing business with the State, or is found to be of ill repute, State's only recourse is to issue written notice that State will terminate the Lease in thirty (30) days. State shall provide such notice of termination within thirty (30) days of delivery of all referenced documentation. For each occurrence, if State fails to exercise its right to terminate within a thirty (30) day period, State waives the right to terminate unless any information presented is found to be incorrect, misleading, misrepresented, or willfully false.

17. SNDA & ESTOPPEL CERTIFICATION

[Subordination of Mortgage Agreement] State authorizes Lessor to subordinate Lease to any mortgage which may be placed on the property, provided the subordination agreement shall contain a provision that any mortgage holder, its heirs, executors, successors, administrators, or assigns shall not exercise any rights or claims it may have as mortgagee to the impairment or termination of this Lease, so long as State abides by and performs its obligations hereunder.

[Attornment of Mortgage Agreement] State and Lessor agree that if the mortgagee shall succeed to the rights of Lessor under the Lease or shall become owner of Demised Premises by reason of foreclosure or the acceptance of a deed or assignment in lieu of foreclosure or otherwise, Lease shall not be terminated or affected thereby but shall continue in full force and effect as a direct Lease between the Mortgagee and State, under all the provisions, covenants, terms and conditions set forth in the Lease.

[Estoppel Certification] State shall, at any time and from time to time, with prior written notice by Lessor, and providing issuance in no way whatsoever countermands, or modifies, or eliminates any term, condition, or provisions of the Lease, deliver to Lessor within ten (10) business days, a signed and acknowledged statement certifying that the Lease is in full force and effect and

unmodified (or if modified, stating each such modifications); the date to which rent and other payments have been paid; that Lessor is not in default (or if default is claimed, specific nature and details of each such default); whether or not there are any offsets, defenses, or counterclaims against enforcement of the obligations to be performed by State; and stating any additional matters required by a mortgage.

18. **BROKER'S FEES** - Lessor warrants that the provisions of N.J.S.A. 52:34-15 and N.J.S.A. 52:34-19 have been complied with in that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide brokers who have a license to conduct business in the State of New Jersey, employed by Lessor for the purpose of negotiating this Lease, and, further, that no fee, commission, gratuity or compensation of any kind has been paid directly or indirectly to a person employed by the State of New Jersey. Lessor warrants that no provisions of the New Jersey Conflicts of Interest Law, N.J.S.A. 52:13D-12 et seq., or codes of ethics promulgated pursuant thereto have been violated to solicit or secure this Lease.

19. **TOTAL OR PARTIAL DESTRUCTION** - If Demised Premises or building shall be destroyed or damaged in part or in whole by fire, the elements or by any other cause to an extent, which in the opinion of State and Lessor, renders Demised Premises unfit for occupancy for the purposes of State, State shall pay accrued rent to the time of destruction and Lease shall, at option of State, terminate as of date of destruction. If, however, Demised Premises are partially damaged by fire or other causes and damage is repaired by Lessor with all reasonable speed, rent for areas not usable by State shall be apportioned and abated for the term beginning with date of the damage and ending when damage is repaired and made usable to State, in the opinion of State.

20. **DEFAULT BY STATE** - If State defaults in the performance of any of the terms, covenants and conditions of Lease, provisions of §21 notwithstanding, Lessor may give ten (10) business days' prior written notice of default to State, and State shall cure without delay. Should State fail to cure within ten (10) business days after notice, Lessor may, with ten (10) business days' prior written notice, terminate the Lease and cure at the cost and expense of State, which cost and expense, as provided by law, State shall pay to Lessor on the first day of the month next following the rendition of an invoice.

21. **DEFAULT BY LESSOR** - If Lessor fails to provide facilities or services required by the terms, conditions and provisions of Lease (provided any such failure was not caused by the State or the State's employees, agents or contractors) or any extension thereof, State may, after giving Lessor fifteen (15) calendar days written notice of the failure, hold Lessor in Default, unless such failure cannot be cured in a commercially reasonable timeframe and provided Lessor shall have in good faith commenced to cure, or presents to State an action plan to cure said failure within (15) calendar days, and Lessor continues diligently to pursue curing said failure.

For purposes of this Section, the phrase "commence to cure" shall mean to make reasonable efforts to locate contractors to provide the facilities or services required under the Lease.

In the event Lessor fails to cure within a commercially reasonable timeframe, State in its sole discretion may, (i) hold rent payment(s) until such time as Lessor provides facilities or services, or, (ii) (only in the event such failure materially and adversely affects life, safety, or habitability for all or substantially all of the Demised Premises) provide the facilities or services and deduct the cost and expense from the monthly installments payable to the Lessor.

22. NON-DISCRIMINATION

Lessor shall comply with all the laws, regulations, and provisions of N.J.S.A. 10:2-1 through 10:2-4, and the rules and regulations promulgated pursuant thereto dealing with discrimination in employment on public contracts are a part of the Lease.

a. Lessor, where applicable, shall not discriminate against any employee or applicant for employment based on age, race, creed, color, national origin, ancestry, marital status, sex, or sexual orientation. Lessor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by Lessor setting forth the provisions of this nondiscrimination clause.

b. Lessor shall take definitive action to ensure that applicants are recruited and employed and that employees are treated during employment without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, or sexual orientation. Actions taken shall include, but are not limited to employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

c. Lessor shall state in solicitations for employees placed by or on behalf of Lessor that qualified applicants shall receive employment consideration without regard to age, race, creed, color, national origin, ancestry, marital status, sex, or sexual orientation.

d. Lessor, where applicable, shall send to each labor union or representative of workers with which Lessor has a collective bargaining agreement or other contract or understanding, a notice to be provided by State upon request advising the labor union or workers' representative of Lessor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

23. ADA – Lessor, where applicable, agrees to comply with, and maintain statutory requirements and regulations promulgated by the State Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time, and the Americans with Disabilities Act.

If such compliance is made necessary by the specific use of State, as tenant, or if State, as tenant requests modifications of, or alterations to Demised Premises to ensure compliance, State shall be responsible for, and reimburse Lessor all costs associated with the necessary modifications or alterations to Demised Premises to ensure such compliance.

24. HANDICAP – Pursuant to section 2 of P.L. 1972, c. 114, the unlawful discrimination against a person because of a physical handicap or unlawful employment practices against a person because of a physical handicap shall be prohibited unless the nature and extent of the handicap reasonably precludes the performance of the particular employment.

25. PREVAILING WAGE – The New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.26 et seq., is made part of every contract entered into on behalf of State. Lessor's signature on the Lease agreement is a guarantee that neither Lessor, nor Lessor's subcontractor(s) employed to perform work required under Lease agreement has been suspended or debarred by the State of New Jersey for violation of the Prevailing Wage Act.

26. LIABILITY – Lessor and State shall each be individually responsible for liabilities resulting from their respective negligence or willful misconduct. Liability of State and its

Initials 

employees shall be subject to all provisions of the New Jersey Tort Claims Act N.J.S.A. 59:1.1 et seq., the New Jersey Contractual Liability Act N.J.S.A. 59:13-1 et seq. and the availability of appropriations. Any claims against the State of New Jersey, its employees, etc., arising out of the use of Demised Premises shall be made to the Attorney General, Division of Law, Claims Service Section, The Richard J. Hughes Justice Complex, 25 Market Street, PO Box 112, Trenton, New Jersey 08625. (Ref: Lease Exhibit A)

27. QUIET ENJOYMENT – Lessor agrees that State may securely, peaceably, and quietly have, hold, and enjoy Demised Premises upon payment of rent and observing all the terms of this Lease. State agrees to peaceably maintain occupancy, and shall, reasonably limit unusual noises, vibrations, and disturbances which may disturb neighbors and other tenants.

Lessor shall reasonably limit the noises, odors, and disturbances of other tenants in the building which may interfere with State's peaceful enjoyment of Demised Premises.

Neither Lessor nor State shall bring in, store, test or use any material within Demised Premises, or on the Premises which could cause a fire, or an explosion, or produce any unusual, or improper fumes.

28. COMPLIANCE WITH LAWS, REGULATIONS, CODES & POLICIES

Lessor warrants and ensures that Demised Premises conforms to the requirements of all applicable municipal, county, State, and Federal laws, regulations, codes, and policies effective during State's occupancy under this Lease, including, but not limited to the New Jersey Uniform Fire Code, the New Jersey PEOSH Code, the State of New Jersey Uniform Construction Code, the Governor's Asbestos Control Policy, and any barrier free access codes for persons with disabilities. Standards will be maintained in accordance with the minimum requirements of these laws, regulations, codes, and policies at all times. In all circumstances, situations, and instances where State's express specifications exceed code requirements, State shall prevail.

a. Lessor shall provide for, at no cost to State, any required, inspection, maintenance, repair and/or replacement of all building safety and fire suppression systems as necessary or as might be required by municipal, county, State, and Federal laws, regulations, codes, and policies effective during State's occupancy of Demised Premises.

b. All registrations, registration fees, inspections and inspection fees as may be required by municipal, county, State, and Federal laws, regulations, codes, and policies effective during State's occupancy of Demised Premises shall be the responsibility of Lessor.

c. Lessor warrants and ensures that any and all construction work which is or will be undertaken in connection with this Lease agreement, or which is or will be located or associated with the use of Demised Premises, shall comply with the applicable requirements of the State of New Jersey Uniform Construction Code.

d. Lessor is and shall be solely responsible for, at no cost to State, services including but not limited to, obtaining permits, requesting inspections, and obtaining such certificates of occupancy or approval as might be required by the Uniform Construction Code or by municipal, county, State, and Federal laws, regulations, codes, and policies effective during State's occupancy of Demised Premises under this Lease.

29. LANGUAGE CONSTRUCTION - Words of one gender in this Lease shall be construed to include the other and words in the singular number shall be construed to include the plural when the sense requires.

30. NOTICES - Any notice, request, or other such communication, required by the terms of Lease shall be sent, with proof of receipt, by USPS (United State Postal Service) Certified Priority Mail, or nationally recognized reliable overnight carrier. General correspondence having no legal consequence may be delivered via USPS standard post, or electronic mail (email). If requested by Lessor or State, such email may be followed by a hard copy of correspondence delivered as set forth above within three (3) business days of the date of the email.

Notice, properly addressed, shall be deemed delivered and effective, (i) when declared delivered by USPS Priority Mail Service published tracking information, or, (ii) on third (3rd) business day after posting at a United States general or branch post office location, or, (iii) on the next business day when deposited with, or picked-up by a nationally recognized overnight carrier, or, (iv) upon attempted delivery when Notice is returned as refused, unclaimed, or undeliverable.

If intended for Lessor, all notices shall be addressed to, Mount Laurel Township c/o Jerry Mascia, 750 Centerton Road, Mt. Laurel, New Jersey 08054, or to any other address requested in writing by Lessor.

If intended for State, notices shall be addressed to the Office of Legislative Services, Attn. Manager, Leasing & District Office Services, PO Box 068, Trenton, NJ 08625-0068, and any other officials as may be requested in writing by State.

Lessor shall promptly notify State, in writing, of any change of address. Such notice shall be given as provided herewith. Failure to notify State of a change of address may result in State withholding rent payments until an address change is verified.

31. SCHEDULES & EXHIBITS – The following are attached and part of this Lease:

Schedule A – *Intentionally Deleted*

Schedule B – *Intentionally Deleted*

Schedule C – Department of Treasury Vendor Registration Form

Schedule D – *Intentionally Deleted*

Schedule E – Landlord/Property Owner Contact Information Form

Schedule F – *Intentionally Deleted*

Schedule G – *Intentionally Deleted*

Schedule H – Schedule of Progress payments for State's Share of Fit-Out Costs

Exhibit A – Explanation of Liability & Insurance Coverage

Exhibit B – Lessor's Work Letter Agreement

Exhibit C – Construction Plans / Drawings

Exhibit D – Schedule of Values

32. **BINDING ON SUCCESSORS, HEIRS AND ASSIGNS** - The terms, covenants and conditions contained in this Lease and any attachments shall bind and inure to the benefit of the parties and their successors, permitted assigns and heirs.

33. **NON-WAIVER** - The various rights, remedies, options, and elections expressed herein are cumulative. The failure of State, or Lessor to enforce strict performance of the covenants of this Lease, or to exercise any election or option, or to resort, or have recourse to any remedy herein conferred, or the acceptance of any breach by State, or Lessor, in any one or more instances, shall not be construed, or deemed to be a waiver, or relinquishment for the future by State or Lessor, of any such conditions and covenants, options, elections or remedies, but the same shall continue in full force and effect.

34. **JURISDICTION** - Jurisdiction of any action hereunder shall lie in a court of competent jurisdiction in the State of New Jersey and shall be construed in accordance with the laws of the State applicable to contracts made and performed in the State of New Jersey.

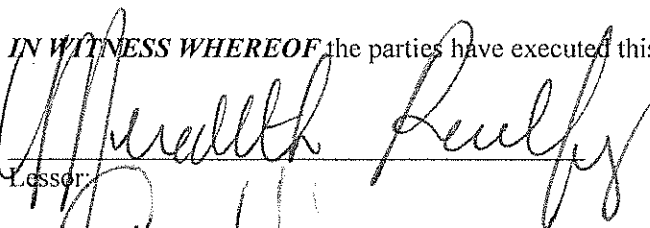
35. **PARTIAL INVALIDITY** - The invalidity of any provision of Lease shall not affect the validity of the remaining provisions.

36. **ENTIRE AGREEMENT** - Lease contains the entire agreement of the parties and shall not be modified except by written and signed agreement of the parties.

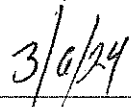
37. **EXECUTION OF THIS AGREEMENT** - This Lease may be executed in counterparts, each of which shall be deemed to be an original and such counterparts when taken together shall constitute but one agreement.

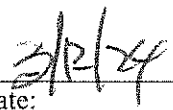
38. **ELECTRONIC SIGNATURES** - The parties acknowledge and agree that this Lease including any counterparts may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature.

IN WITNESS WHEREOF the parties have executed this Lease the day and year below written.


Lessor:

Carmelo T. Costantino, Manager
Office of Leasing, Lease Compliance
& District Office Services


Date:


Date:

**LEASE SCHEDULE A
DISCLOSURE STATEMENT**

N/A

INTENTIONALLY DELETED

LEASE SCHEDULE B

LESSOR AFFIRMATIVE ACTION AFFIDAVIT

N/A

INTENTIONALLY DELETED



State of New Jersey
DEPARTMENT OF THE TREASURY
VENDOR REGISTRATION INFORMATION FORM
Schedule C

THE STATE OF NEW JERSEY REQUIRES ALL VENDORS DOING BUSINESS WITH THE STATE TO VERIFY AND/OR ESTABLISH IDENTITY, REMIT TO ADDRESS, AND TAXPAYER IDENTIFICATION NUMBER WITH THE DEPARTMENT OF TREASURY.

Registration or Modification MUST be completed online at WWW.NJSTART.GOV

Section A:

- 1) Use web browser to go to WWW.NJSTART.GOV
- 2) Select "Registration" hyperlink and follow steps to complete registration.
- 3) Enable EFT (Direct Deposit).
- 4) To update existing Vendor data use "Address" tab. Enter corrected information.
- 5) Complete Section "B" below and submit with Lease Documents or deliver to:

OLS
c/o District Office Services
P.O. Box 068
Trenton, NJ 08625-0068

Section B:

Vendor Name:

Mount Laurel Township

Remittance Address:

750 Centerston Road

City/State/Zip:

Mount Laurel NJ 08054

Vendor ID Number:

v. 00089592

(Proxy ID number issued upon completion of registration process)

Direct Deposit* (EFT)



(Check box to confirm direct deposit enrollment)

LEGISLATIVE LEASING GUIDELINES REQUIRE ALL VENDORS TO ENABLE EFT

IMPORTANT:

PAYMENTS CANNOT BE MADE TO VENDORS WITHOUT UP-TO-DATE
INFORMATION AND ENROLLMENT IN ECH/DIRECT DEPOSIT.

If you have questions or problems completing the Registration process, contact the NJ Start Vendor Help Desk at (609) 341-3500 or by email at njstart@treas.nj.gov. You can also visit NJ START Vendor Support Page at <http://www.state.nj.us/treasury/purchase/njstart/vendor.shtml> for Quick Reference Guides, supporting video and a glossary of NJ START terms.

LEASE SCHEDULE D

DISCLOSURE OF POLITICAL CONTRIBUTIONS
CERTIFICATION PURSUANT TO N.J.S.A. 19:44A-20.26 *et seq.*
(Revised 2/2020)

N/A

INTENTIONALLY DELETED

SCHEDULE E

Landlord/Property Owner Contact Information

Legislative Office Address: _____		Code: _____
Lessor: _____		
Contact Person's Name:	Jerry Mascia	
Mailing Address	Address: 750 Centerston Road City / State/Zip: Mount Laurel NJ 08054	
Primary Phone Number	856-234-0001 ext 1223	
Secondary Phone Number	609-781-3292	
Emergency (24HR) Number	609-781-3292	
Fax Number		
Email Address	jmascia@mountlaurel.com	
Property Manager Company Name:	/ /	
Contact Person's Name:		
Mailing Address	Address: _____ City / State/Zip: _____	
Primary Phone Number		
Secondary Phone Number		
Emergency (24HR) Number		
Fax Number		
Email Address		

SCHEDULE F
UTILITY SERVICE METER CERTIFICATION

N/A

INTENTIONALLY DELETED

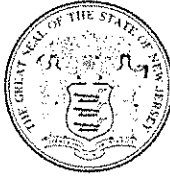


SCHEDULE G

**DEPARTMENT OF THE TREASURY
VENDOR BUSINESS REGISTRATION CERTIFICATE**

N/A

INTENTIONALLY DELETED



NEW JERSEY STATE LEGISLATURE
Office of LEGISLATIVE SERVICES

SCHEDULE H

**SCHEDULE OF PROGRESS PAYMENTS FOR STATE'S SHARE OF FIT-OUT COSTS
CONSTRUCTION DRAW SCHEDULE**

Property Location: 750 Centerton Road, 2nd Floor, Mount Laurel, NJ 08054

Subject to 100% completion of Lessor's Work as defined in Lease Exhibit B, State shall reimburse Lessor \$48,000.00, representing the State's agreed upon share of Fit-Out costs. Payment shall be in increments as follows:

Estimated Completion Date	Installment	Construction Breakdown	Amount
3/15/24	1 st Draw	Upon 50% completion of work as detailed in Exhibit B	\$24,000.00
4/26/24	2nd and Final Draw	Subject to 100% completion of Lessor's work as defined in Exhibit B and receipt of CO, CCO, or TCO by Lessor.	\$24,000.00

Lessor shall, no later than thirty (30) days after 100% completion of Lessor's Work as outlined in Exhibit B, submit to the State for its review, a statement of account detailing the scope of work including any associated costs incurred in completing Lessor's Work. Lessor shall provide State with a copy of the CO, CCO, or TCO before final payment is made.

By: Meredith Reuffy 3/6/24
(Lessor or Representative) (Date)

SENATE

Christopher J. Connors
Kristin M. Corrado
Sandra B. Cunningham
Linda R. Greenstein
Steven V. Oroho
Joseph Pennacchio
M. Teresa Ruiz
Nicholas P. Scutari



NEW JERSEY STATE LEGISLATURE
Office of LEGISLATIVE SERVICES

GENERAL ASSEMBLY

Annette Chaparro
Craig J. Coughlin
John DiMaio
Louis D. Greenwald
Nancy F. Muñoz
Verlina Reynolds-Jackson
Edward H. Thomson
Harold J. Wirths

Carmelo Costantino
Manager, District Office
Leasing and Lease
Compliance Services
609-847-3350
CCostantino@njleg.org

STATE HOUSE ANNEX • P.O. BOX 068 • TRENTON, NJ 08625-0068
www.njleg.state.nj.us

LEASE EXHIBIT A

EXPLANATION OF LIABILITY & INSURANCE COVERAGE

In response to any request for certification of insurance coverage for the State of New Jersey and employees of the State of New Jersey, and the activities of the New Jersey State Legislature, and the employees of the New Jersey Legislature, inasmuch as the State of New Jersey is self-insured and does not provide such certificates, the following is offered concerning our risk coverage.

Any agreement signed on behalf of the State of New Jersey by a State Official shall be subject to the New Jersey Tort Claims Act N.J.S.A.59:1-1 et seq., and the New Jersey Contractual Liability Act N.J.S.A. 59:13-1 et. seq. and the availability of appropriations.

The State of New Jersey is not required to, nor does it carry public liability insurance. The liability of the State of New Jersey, and the obligation of the State of New Jersey to be responsible for the tort claims against employees of the State, and employees of the New Jersey State Legislature are covered under the terms and conditions of the New Jersey Tort Claims Act.

The Act creates a special self-insurance fund and provides payment of claims under the Act against the State of New Jersey or against employees of the State of New Jersey and employees of the New Jersey State Legislature for which the State is obligated to indemnify against tort claims which arise out of the performance of their duties as employees of the State of New Jersey.

Claims against the State of New Jersey, the New Jersey State Legislature, and employees of the State of New Jersey arising out of the use of facilities shall be made to the Attorney General of the State of New Jersey, Division of Law, Claims Service, the Richard J. Hughes Justice Complex, 25 Market Street, PO Box 112 Trenton, NJ 080625-0112.

If further assistance is required, please contact Carmelo T. Costantino, Manager, Leasing, Lease Compliance and District Office Services at 609-847-3350, or address mail to; Office of Legislative Services, c/o Leasing and Lease Compliance, P.O. Box 068, Trenton, NJ 08625.

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

750 Centerton Road, Second Floor, Mount Laurel, New Jersey. 08043

Attached as Addendum Exhibit B of the Lease by and between The Township of Mount Laurel and the State of New Jersey, by way of the Office of Legislative Services, and in consideration of the mutual covenants hereafter contained and attached as Exhibit B of the Lease, Lessor shall, within the demised space, and as shown on the included fit-out plans, design and construct office and open space, hereinafter called, "Lessor's Work," in accordance with all Federal, State, Local, and Municipal Rules, Regulations, Codes and Ordinances relating to construction and safety.

Lessor's Work shall be completed in such a manner as to include all necessary architectural drawings, permits, material, labor, and inspections required to create finished rooms and open workspace in accordance with code and consistent with colors, style and textures approved by State.

As used in this Work Letter, the term "Premises" shall mean the suite of offices to be constructed, Fit-out and maintained by Lessor. Requested work (fit -out standards) shall be at the State's expense, unless otherwise agreed to by Lessor and State. Lessor's Work shall be in accordance with the construction drawings and specifications described herein (collectively, "Fit-Out Plans"), which Fit-Out Plans have been approved by Lessor and State. As used in this Lease and Work Letter, "Lessor's Work" means collectively those items of construction relating to the office portion of the Premises shown on State's Fit-Out Plans.

State shall provide Fit-Out Plans to Lessor. Fit Out Plans provided by State will be sufficient to convey the redesign of the interior of the Premises to Lessor. Fit-Out Plans will be subject to Lessor's approval. If Lessor reasonably disapproves any aspect of the Fit-Out Plans or field conditions do not allow for requested alterations, Lessor will advise State of such disapproval and the reasons therefor. State will then submit to Lessor for approval a redesign of the Fit-Out Plans to incorporate the revisions reasonably required by Lessor. State agrees to meet with Lessor, Lessor's architect and/or space planner for the purpose of altering Fit-Out Plans for the interior layout of the Premises.

Alterations, modifications, or variations to approved Fit-Out Plans, materials, or specifications due to field conditions and/or change in scope, shall conform to all applicable codes, ordinances, and building standards. Approval of alterations, modifications, or variations to Fit-Out Plans, materials, specifications, or cost overruns charged to State shall be upon the prior written consent of State which consent shall not be unreasonably withheld, conditioned, or delayed. In all cases where State's expressed specifications exceed code requirements, State shall prevail, and all related expenses and costs overages shall be the responsibility of State.

Lessor's Work may include, but is not limited to;

- a) Installation within the Premises of all partitioning, doors, floor coverings, ceilings, wall coverings and painting, millwork, and similar items.
- b) All electrical wiring, lighting fixtures, outlets and switches, and other electrical work necessary for the Premises.
- c) The furnishing, installation and/or relocation of all duct work, terminal boxes, diffusers, and accessories necessary for the installation of centralized HVAC systems within the Premises.
- d) Any additional improvements to the Premises required by State for State's use of the Premises including, but not limited to, odor control, special heating, ventilation and air conditioning, or other special systems or improvements.
- e) All fire and life safety control systems such as fire walls, sprinklers, halon, fire alarms, including piping, wiring and accessories, necessary for the Premises.

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

- f) All plumbing, fixtures, pipes, and accessories necessary for the Premises.
- g) Provide protection barriers to protect furnishings and limit dust and debris to work areas.
- h) All testing and inspections necessary for the Premises.

Lessor's Work shall be simple commercial construction that meets or exceeds code requirements and includes but is not limited to; Stud and sheetrock walls, ACT ceiling in 2' x 2' grid, (or to match existing) recessed LED light fixtures (or to match existing). All constructed interior walls to penetrate ceiling grid and if requested by State, include sound attenuation within walls and above wall/ceiling transfers. Lighting to be ample and commensurate with an office environment. Electric outlets installed pursuant to local code and as indicated on included fit-out plans. SEE DRAWINGS A001, A002,

A200,A200.1,A200.2,A200.3,A200.4,A201,A201.1,A201.2,A202,A202.1,A202.2,A300,A400,A401,A402,A403,A404,A600,A601,A602,A700,A700.1,A800,A802,A803,A900(security retrofit drawings).

Conference Room 400 & Reception Room 500, Waiting Room 501 and Hallway 700

Install new door(s) frame (s) and hardware sets see Drawing A202 ,202.1, A202, A202.1, A202.2, A700, A700.1, A800, & A802 Accordingly.

Reception 500 / Waiting Room 501

Preform select demolition (A201, A201.2), reframe accordingly Install Transaction window with countertop. See drawings; A201, A201.1, A202, A600, A702, A800, & A900.

Electrical Works: Line voltage and lighting, and CCTV monitoring

See A201, A201.1, A202, A300, A300.1, A400, A401, A402 accordingly.

Flooring:

Remove all existing carpeting and base trims throughout, replace with Mohawk Hot & Heavy Grown UP C0075, 9" x 59" plank. Color Hermes#758 accordingly. Utilize Johnsonite Burnt Umber B63 Four-inch (4") cove base. See drawings A404, A404.1, & A803.

Painting: Finishes

Sheetrock, repairs accordingly, retrim accordingly see fit out drawing package. Repaint the entire suite utilizing OLS standard finishes by Sherwin Williams (SW); Walls popular Gray 242-C1-SW6071 in Satin finish. Trims; SW Pure White 255-C1 SW7005 in semi-gloss. See drawings A201.1, A202.1, A202.2, A600, A601, A602, A700, & A803 accordingly.

Following equipment to be installed by State at no expense to Lessor. Note see A401 for outlet locations to be installed by Lessor.

Security:

At State's own expense, State may install electronic security measures within the premises including but not limited to; access control/entry system, perimeter alarm, control panel, proximity readers, electric door strikes, and automatic door returns on interior doors.

Security measures may also include security cameras positioned within the Premises, in common areas and exterior of building adjacent to main or rear egress of the office suite.

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

WORK SCHEDULE.

UPON EXECUTION OF THIS AGREEMENT AND Prior to on-set of Lessor's Work, Lessor will within Fourteen (14) Calendar days provide State a copy of the required municipal zoning/building permit package, and a "CONSTRUCTION Schedule which includes but is not limited to creation of the critical path, divisional Work Breakdown schedule of values and duration, as related to specific Project Plans" which sets the schedule for completion of the requested works with an estimated completion date.

Lessor's Work shall commence upon written authorization from State. Lessor's Work shall be deemed complete upon mutual agreement of Lessor and State. Prior to commencement of work, State reserves the right to delay, postpone, suspend, or stop the proposed work.

All Lessor's Work to be scheduled during business hours. Work undertaken during non-business hours, including weekends, are at sole discretion of Lessor and at no additional cost to State.

In the event of termination of the project, State shall reimburse Lessor for actual engineering and/or architectural expenses incurred in preparation for undertaking the project.

Lessor shall promptly notify State in writing of any delays in construction schedule.

Lessor Obligations – If Required for Completion of Lessor's Work

If required, Lessor will prepare architectural plans, drawings and specifications, and complete engineered mechanical, structural, and electrical drawings for all the requested improvements for the Premises as required for permits or completion of the project. OLS requires any/all retrofit and or security improvements to be completed to code by competent licensed, insured, locally permitted vendors.

If architectural plans are developed, the plans will be submitted to State to confirm consistency with State's Fit-Out Plans. If State disapproves of architectural plans, Architect will incorporate the revisions reasonably requested by State to make the plans consistent with State's Fit-Out Plans.

Lessor will, as required, apply for and obtain all permits necessary to complete the requested work and if required, Lessor shall be solely responsible for obtaining the Temporary Certificates of Occupancy ("TCO"), Certificates of Occupancy ("CO") and any other inspections, or approvals or certifications or registrations required by the New Jersey Uniform Construction code, N.J.A.C. 5:23-1 and 5:23A et seq. as amended and supplemented, and local, municipal, county, or State authorities.

Upon completion of construction, Lessor shall submit a copy of the TCO and/or CO to State.

Based on State's approved Fit-Out Plans and considering any modification which may be required to reflect changes in State's Fit-Out Plans required by Lessor, field conditions, or as required by the City, or County in which the Premises are located, Lessor shall submit to State for its review written Work Cost Estimates from two (2) licensed and insured contractors.

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

In the event Lessor's Work will be performed by Lessor's construction crew, Lessor shall submit a Work Cost Estimate, but may not be required to submit competitive pricing from other contractors. State reserves the right to require competitive bids for the proposed work if Lessor's Work Cost Estimate per square foot costs are considered inconstant with prevailing rates.

State may approve a submitted estimate, request additional estimates, disapprove specific items, or submit to Lessor revisions to the Fit-Out Plans to reflect deletions of and/or substitutions for such disapproved items. Upon State's approval of the Work Cost Estimate, Lessor will have the right to purchase materials and to commence the construction of the items in approved Work Cost Estimate.

FORCE MAJEURE

Any event, occurrence, or circumstance that prevents Lessor from performing its obligations under this Lease Agreement, and as detailed in Exhibit B which event or circumstance is (i) not within the reasonable control, or is not the result of the negligence of Lessor, (ii) is not the result of negligent action, or the inaction of Lessor, and (iii) by the exercise of reasonable diligence, Lessor is unable to practically overcome, or avoid, or cause to be avoided, and shall be deemed to include, but not be limited to, acts of God, acts of civil authorities, acts of any court, action or inaction of governmental and quasi-governmental entities, action or inaction of State as Tenant, or any party under State's, as tenant, control, or other disturbances, such as fire, explosion, or other causes of a similar nature, strike, lockout, labor dispute, inability to obtain labor or materials, or reasonable substitutes thereof, governmental restrictions, unusual delays in issuance of governmental permits or approval (including building permits and certificates of occupancy), epidemic or pandemic declared by government authorities, enemy or hostile government action, civil commotion, insurrection, sabotage, fire, or other casualty(each event shall be an event of "Force Majeure").

Force Majeure will not be based on

- (i) Lessor's inability to acquire proper equipment, or material for installation of Components,
- (ii) Lessor's inability to schedule Delivery or schedule installation of Components, unless installation is delayed due to State, as tenant, action, or inaction, or
- (iii) lack of funds, delays in, or inability of Lessor to obtain financing or other economic hardship of any kind whatsoever.

Performance Excused by Force Majeure

To the extent Lessor is prevented by Force Majeure from carrying out, in whole or part, its renovations obligations under this Lease Agreement, and Lessor, as "Claiming Party" gives notice and details of the Force Majeure event to State as soon as practicable, this Lease agreement shall remain in effect and Lessor will be excused from the performance of the effected obligation(s) under this Lease agreement for a period equal to the disabling Force Majeure circumstances, together with a period of time reasonably required to remedy any damage caused by such circumstances.

Lessor, as the Party affected by Force Majeure will use all reasonable efforts to eliminate or avoid the Force Majeure and shall resume performing its obligations, except on terms acceptable to State, in its sole discretion.

Termination Due to Force Majeure

If Lessor, as *Claiming Party* justifiably asserts Force Majeure for a consecutive period of three (3) calendar months or longer, either State, or Lessor may terminate this portion of the Fit-Out Plans as to the affected Component Part, or the affected portion thereof, at any time prior to the date

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

upon which the affected obligation is performed. In such event Lessor shall promptly remove the affected Component Part from the Fit-Out Plans, and any installed components associated with the affected portion thereof, from Demised Premises at sole cost and expense of Lessor.

If because of such termination, an element of the Fit-Out is eliminated from the renovations described in Exhibit B, Lessor shall deduct from State's share of established Fit-Out Costs, an amount equal to the cost of labor and material relating to the portion of work eliminated from the Fit-Out Plans. Lessor shall reimburse State for any advanced amortized construction costs paid to Lessor through the time of termination.

OR, State, in its sole discretion may terminate the Lease Agreement upon sixty (60) days' prior written notice to Lessor without any further obligation by State of any kind whatsoever, including but not limited to, rent payments, amortized construction costs, other Fit-Out Costs, consultation fees, or any costs or expenditures advanced to Lessor.

In the event the delivery date for any ordered Component Part described in Exhibit B, is delayed beyond the delivery date specified by Lessor, Lessor shall take all actions necessary to remedy that delay.

If a delivered Component Part is not installed and fully functioning within thirty (30) days of the delivery date of the Component Part, or as set forth in the Construction Schedule and (i) a Force Majeure event has not occurred and, (ii) the delay is not due to coordination issues, or any delay caused by State, including, but not limited to failure of State to approve plans, specifications, or schedules for the installation of the Component Part within fourteen (14) days of their submission to State, OR the delivery date for any Component Part is delayed beyond the delivery date specified by Lessor, or as set forth in the Construction Schedule for that Component Part by more than sixty (60) days, State, in its sole discretion may deem Lessor in Default and State shall have the right to terminate Lease Agreement in the manner prescribed in §21 of the Lease without any further obligation by State of any kind whatsoever, including but not limited to, rent payments, amortized construction costs, other associated Fit-Out costs, consultation fees, or any costs or expenditures advanced by Lessor.

In the event of Force Majeure or Project termination for cause, Lessor shall immediately reimburse State any advanced construction costs paid to Lessor through the time of termination.

Reimbursement by State

State will reimburse Lessor \$48,000.00 for State's agreed upon share of costs related to the requested Fit-Out. Lessor may submit percentage complete invoices for progress payments based on the percentage of work completed as per §4: Rent, Schedule H: Construction Draw Schedule, and Exhibit D: Schedule of Values. Applications for progress payments are subject to State Project Manager's certification of the estimated amount and value of work and services performed and must include a signed State Payment Voucher.

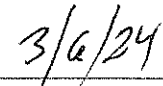
Upon 100% completion of Lessor's Work, Lessor shall submit to State a detailed statement of account which shall include the cost of any approved alterations, modifications, variations, or additions to the Fit-Out Plans, materials, specifications, or cost overruns. If the total costs of Lessor's Work exceed the allowance established in the agreed upon Fit-Out cost estimate, and such cost is not related to change orders or modifications requested or approved by State, Lessor is responsible to pay such excess, unless otherwise agreed upon by Lessor and State.

LESSOR'S WORK LETTER AGREEMENT

LEASE ADDENDUM EXHIBIT B

Final reimbursement of the State's agreed upon share of construction costs is subject to 100% completion of Lessor's Work and State's receipt of a copy of the CO, CCO, or TCO.


Lessor: _____


Date: _____

The Seal of the State of New Jersey is a circular emblem. It features a central shield with a plow and a sheaf of wheat, symbolizing agriculture. Above the shield is a crest depicting a man standing on a rock, holding a staff. The shield is surrounded by a wreath. The outer border of the seal contains the text "THE GREAT SEAL OF THE STATE OF NEW JERSEY" in a circular arrangement.

PROPOSED DISTRICT OFFICE FIT-OUT
FOR
ASSEMBLYWOMAN CAROL A. MURPHY

DISTRICT OFFICE 07
750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL
NEW JERSEY, 08054

THESE DRAWINGS AND SPECIFICATIONS ARE FOR DESIGN INTENT ONLY. ALL REQUIRED ARCHITECTURAL DRAWINGS, PERMITS AND FEES ARE THE RESPONSIBILITY OF THE BUILDING OWNER.

Office of Legislative Services State House Annex, 145 West State St., Trenton	
No.	Revision Date

DISTRICT OFFICE OF, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

 Sheet # of 975
COVER SHEET
 Project number
 SECTION C
 VO
 CC-00
 DD-00
 SS-00

CLIENT:
ASSEMBLYWOMAN CAROL A. MURPHY
DISTRICT 07
750 CENTERTON ROAD - 2ND FLOOR, MT. LAUREL
NEW JERSEY 08054

PROJECT MANAGERS:

PETER PIROZZI- MAIN PROJECT MANAGER
ppirozzi@njleg.org
(609) 549-2457

BABAFEMI ALAWIYE
balawiye@njleg.org
(609) 498-4245

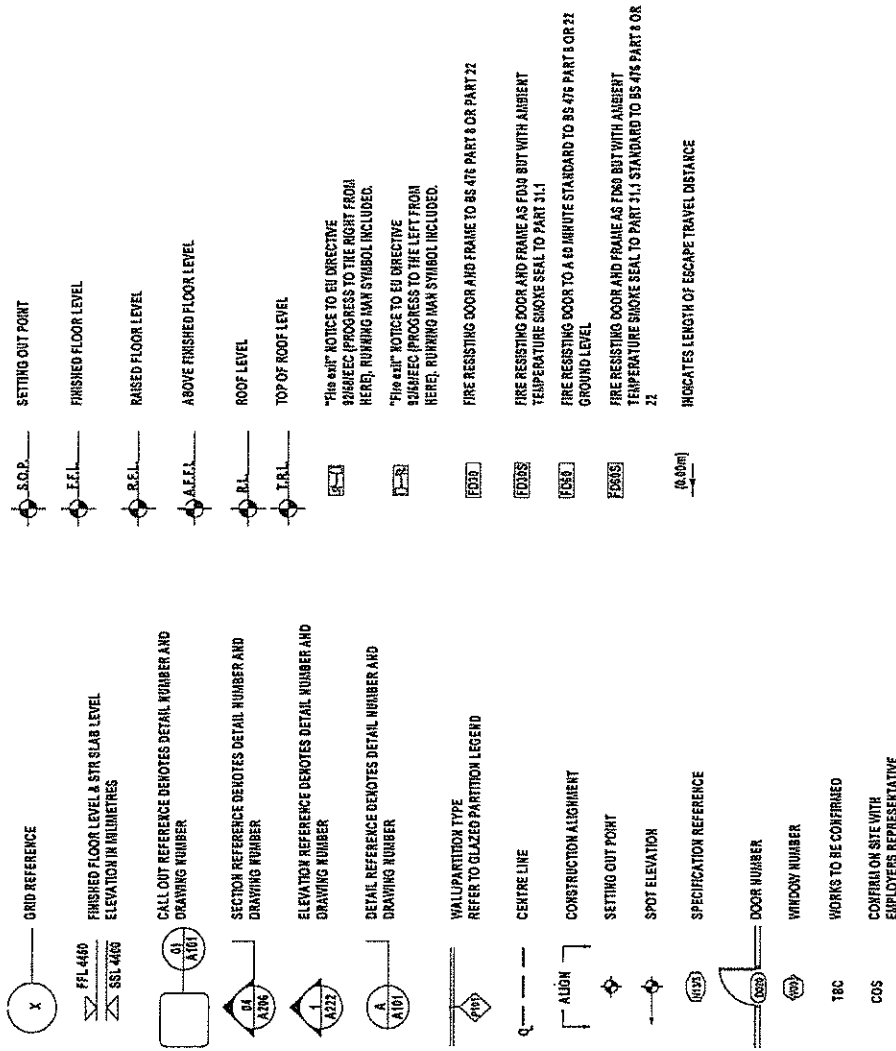
LAWRENCE MARTIN
lmartin@njleg.org
(609) 649-2188

BRIAN DAVIS
bdavis@njleg.org
(609) 915-4837

STATE-WIDE VENDORS:

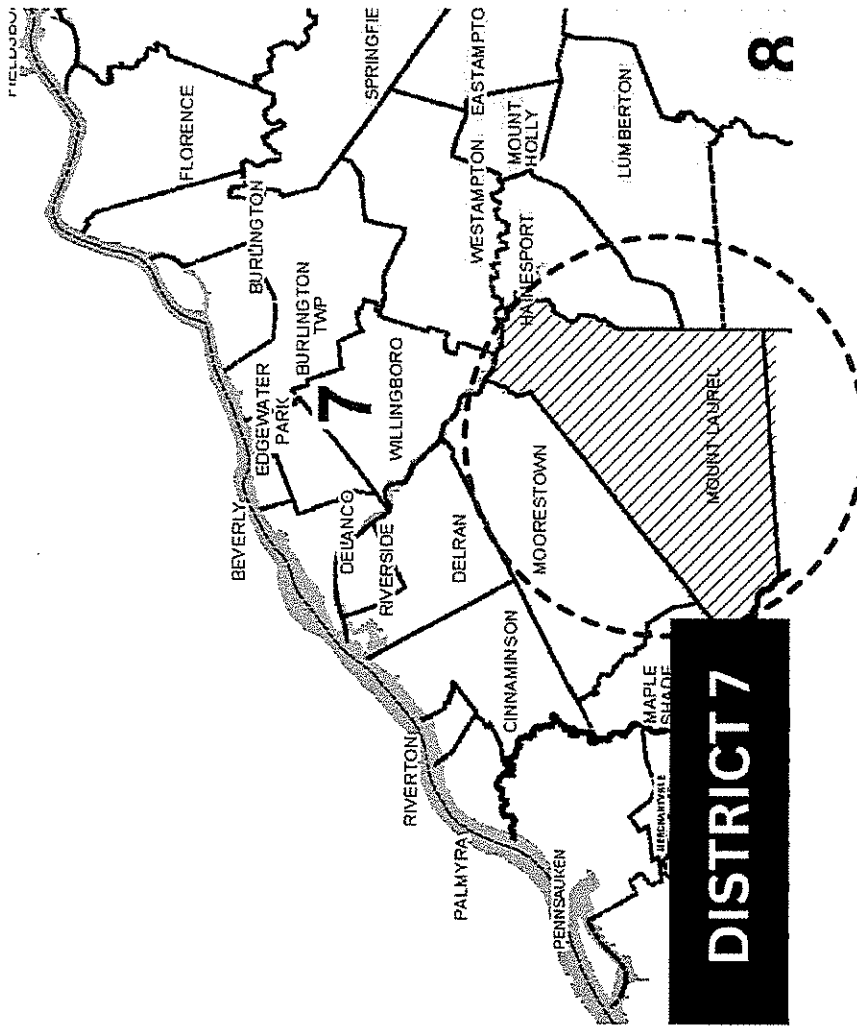
**NET-Q MULTIMEDIA (IT WIRING)
446 ROUTE 35, BUILDING C,
EATONTOWN, NEW JERSEY 07724**

SECURITY VENDORS:



THESE DRAWINGS AND SPECIFICATIONS ARE FOR DESIGN INTENT ONLY. ALL REQUIRED ARCHITECTURAL DRAWINGS, PERMITS AND FEES ARE THE RESPONSIBILITY OF THE BUILDING OWNER.

[illegible]

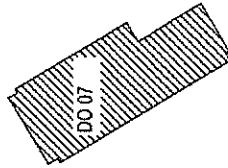


 Office of Legislative Services State House Annex, 105 West State St. Trenton		DISTRICT OFFICE 07, 750 CENTER TON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYMAN CAROL A. MURPHY		PROJECT NUMBER S4032CU	
No.	Revision	Date	Date
1	1	1/10/2023	1/10/2023
LOCATION PLAN		A100	Scale 1" = 200'



Centeron Rd

Parkers Creek



SITE LOCATION

1



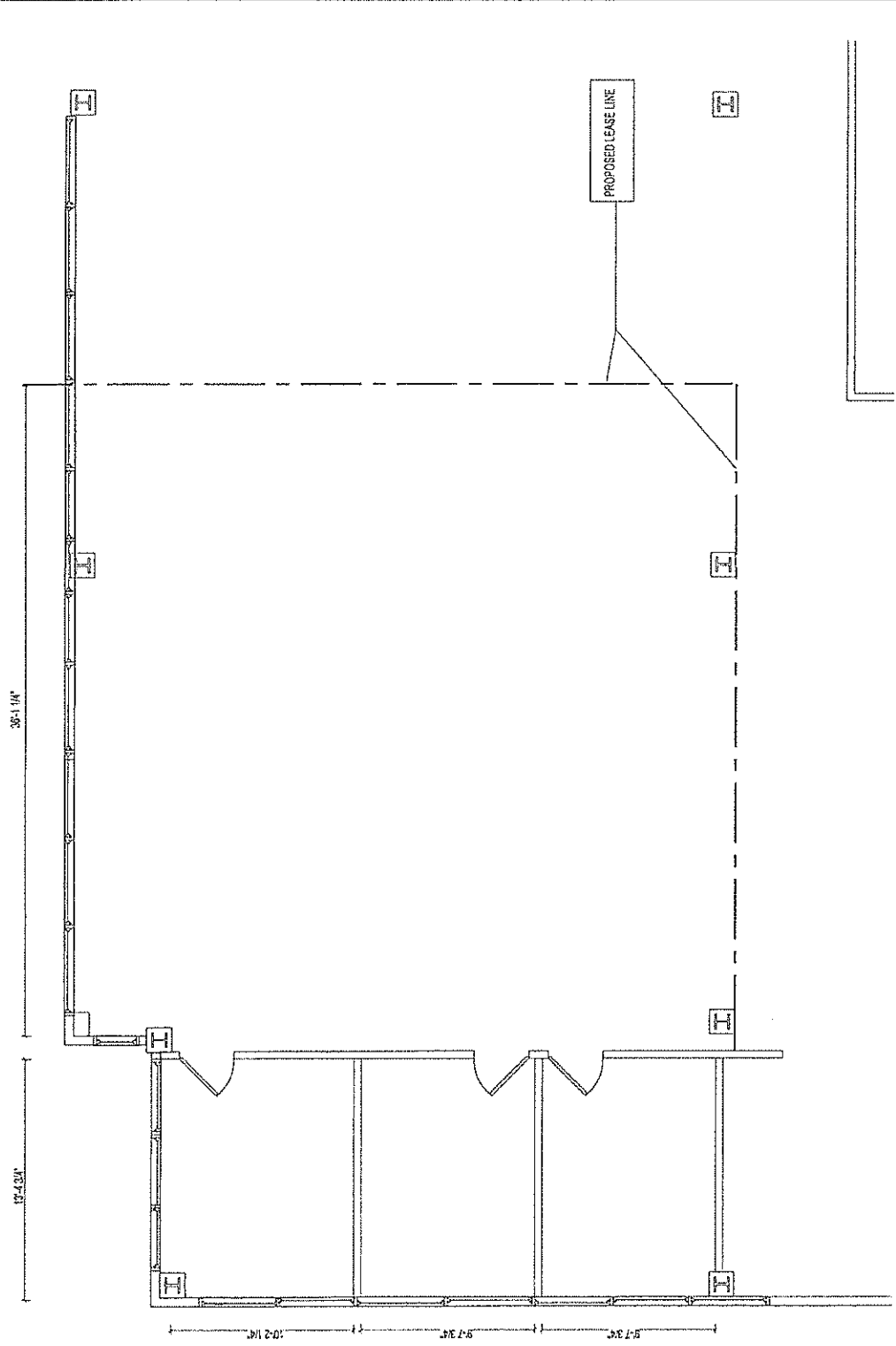
Office of Legislative Services
State House Annex, 145 West State St., Trenton

No.	Revision	Date

DISTRICT OFFICE 07, 750 CENTERON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

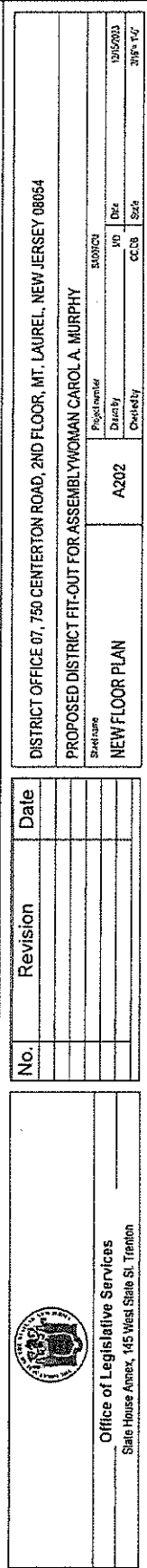
Sheet name SITE PLAN	Project number A101	Scale 1/8" = 1'-0"	Date 01/16/2013
Author SUDICH	Checker CCDB	Scale 1/8" = 1'-0"	Date 01/16/2013

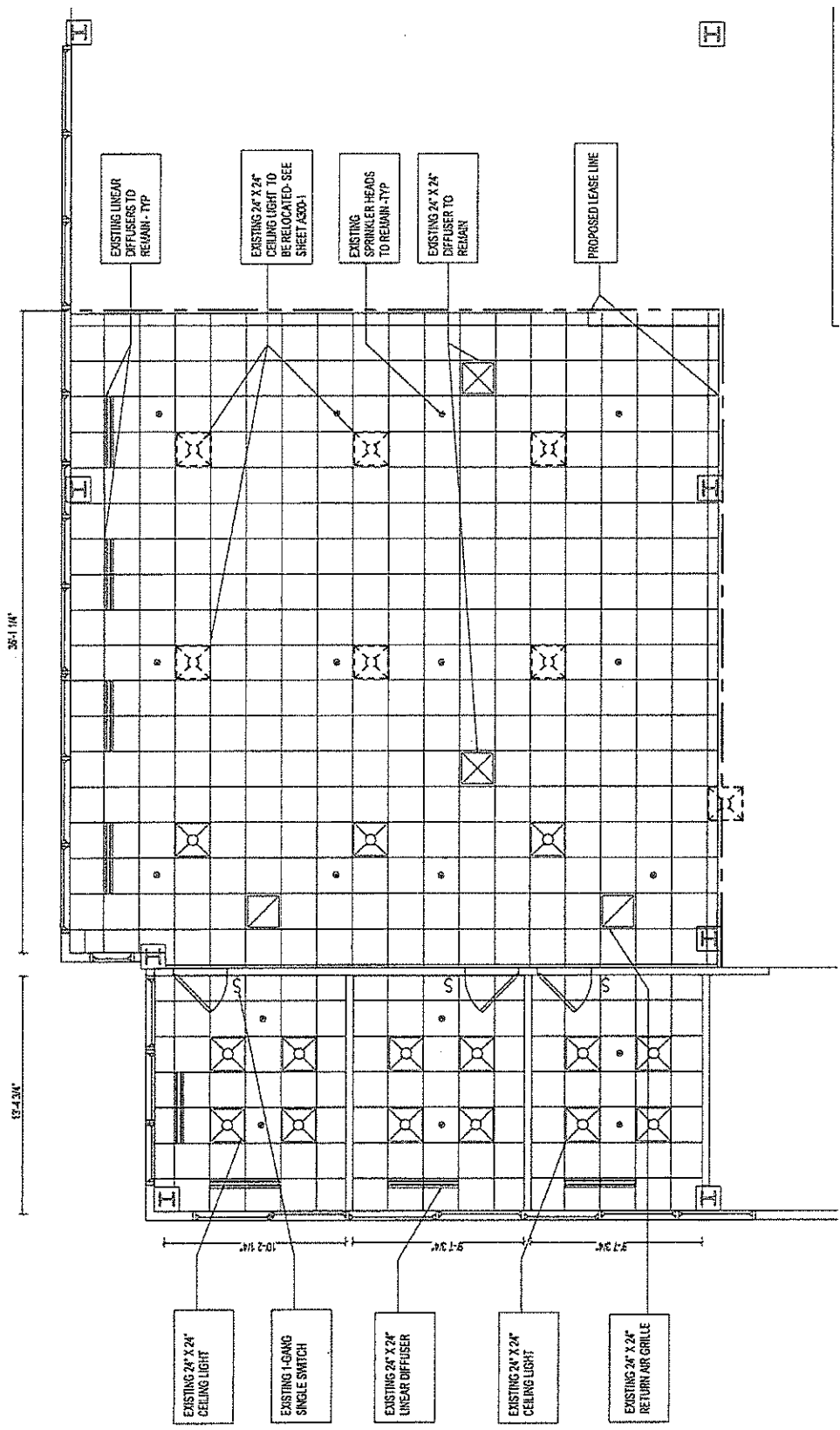


DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY	
Sheet No.	EXISTING PLAN
Project Number	A200
Drawn by	CC08
Checked by	CC08
Date	01/12/2023
Scale	3/16" = 1'-0"

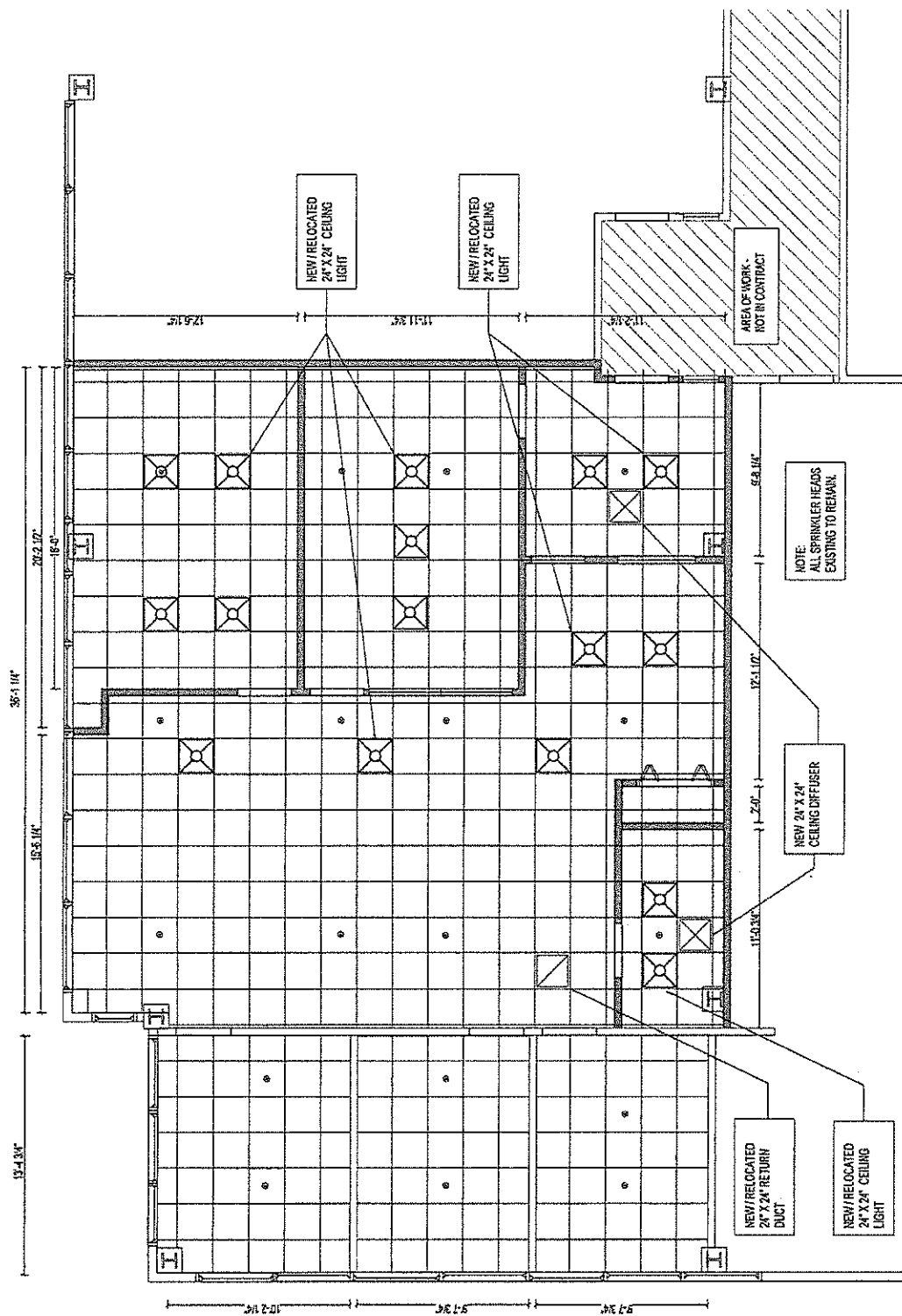
No.	Revision	Date

Office of Legislative Services
State House Annex, 145 West State St. Trenton





		DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054 PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY EXISTING / DMEQ REFLECTED CEILING PLAN	
No.	Revision	Date	Project Number: A300 Drawn by: CCDB Checked by: SJS Date: 12/10/2023 Scale: 1/8" = 1'-0"



DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

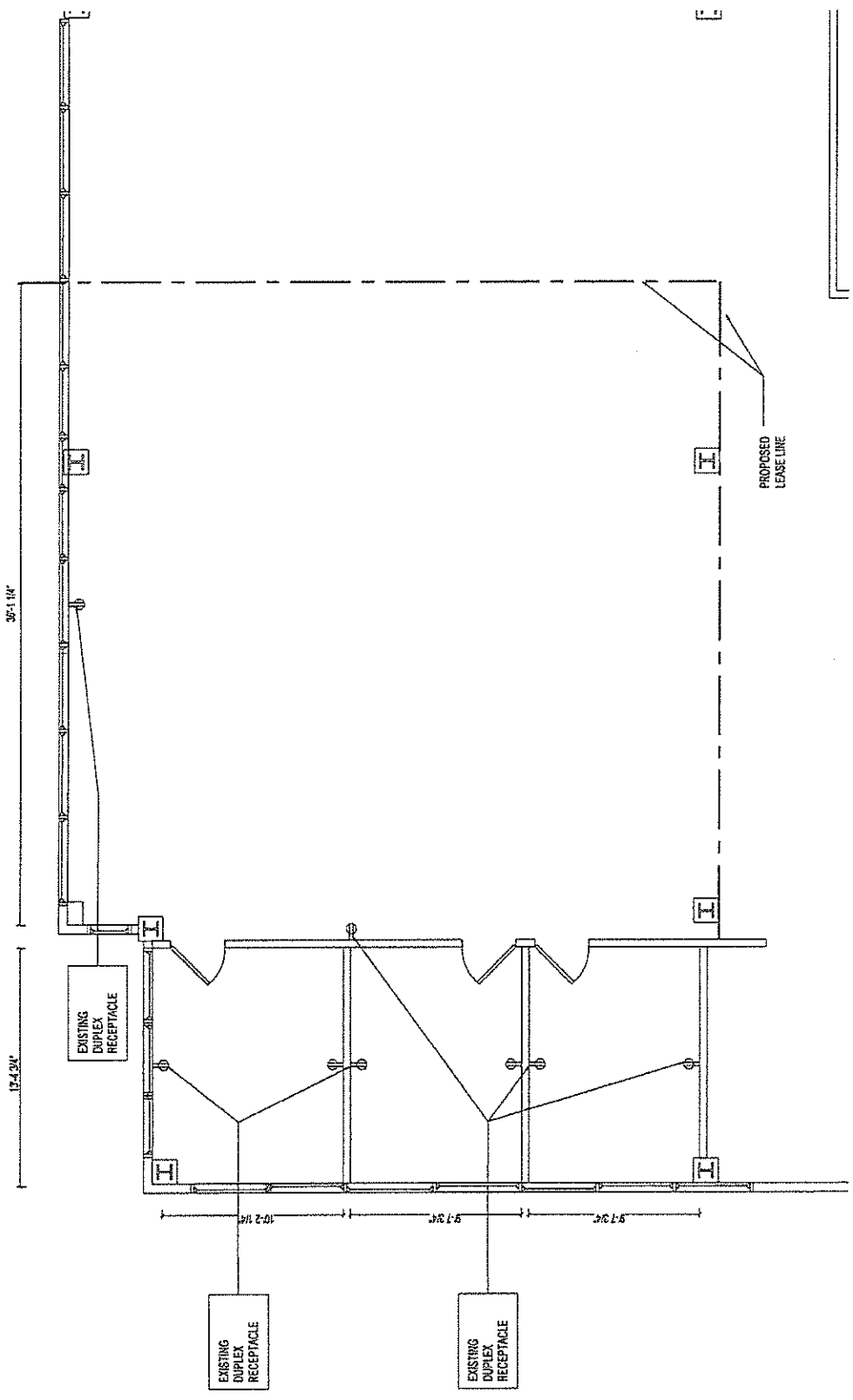
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

Project No.	Project Name	Project Date	Project Size
A300-1	NEW REFLECTED CEILING PLAN	12/19/2023	3165 sq ft

No.	Revision	Date

Office of Legislative Services

State House Annex, 145 West State St. Trenton



DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

Project No. 8403CU

Electrical Plan - EXISTING

POWER LOCATION

Sheet No. A400

Project No. 8403CU

Drawn By CCDS

Check By CCDS

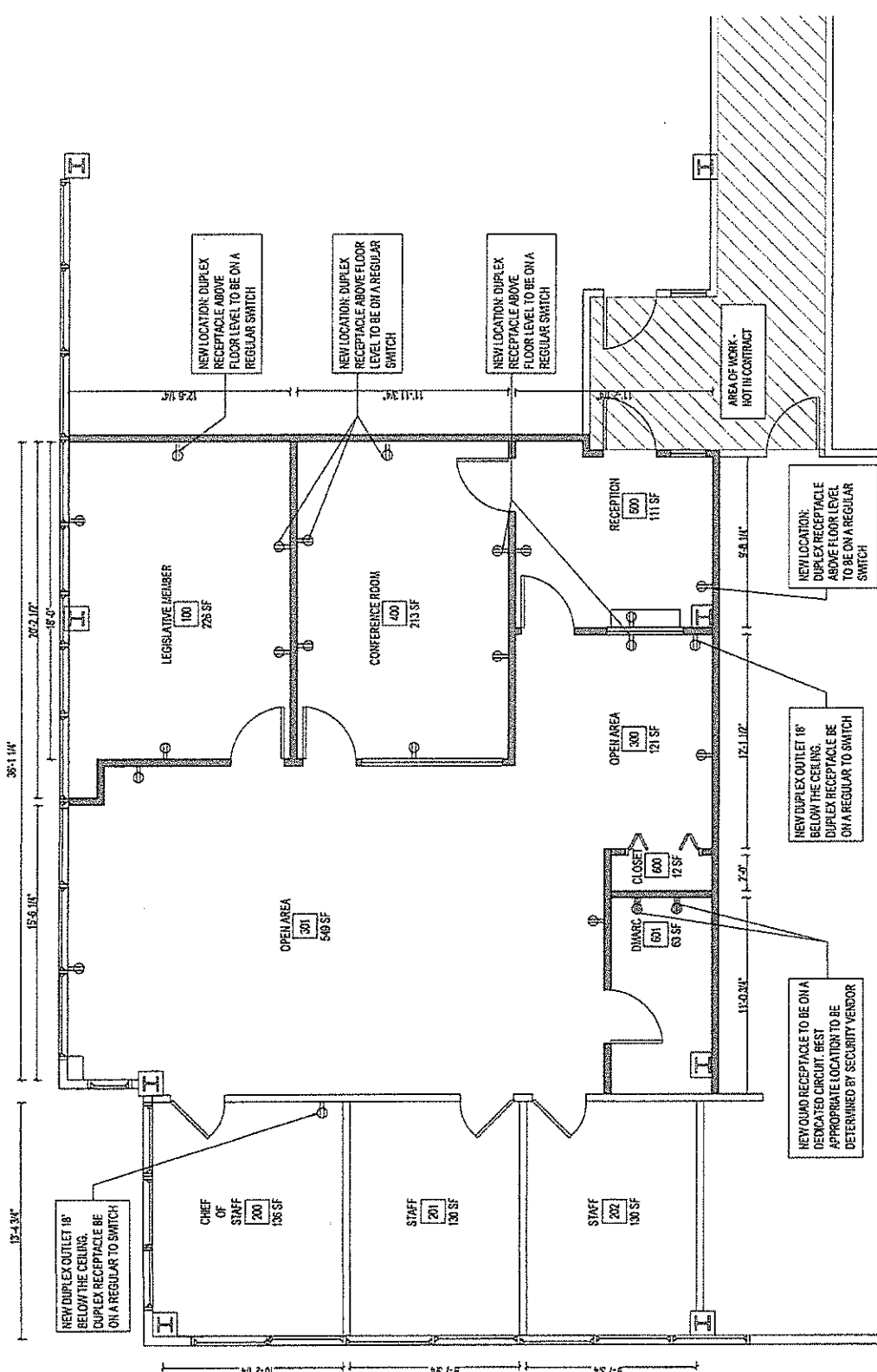
Date 10/2/2023

Scale 3/16" = 1'-0"

No.	Revision	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Office of Legislative Services

State House Annex, 145 West State St. Trenton



DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLY WOMAN CAROL A. MURPHY

ELECTRICAL PLAN - NEW POWER LOCATION

Project Number: A400-1

Drawn by: CC/DB

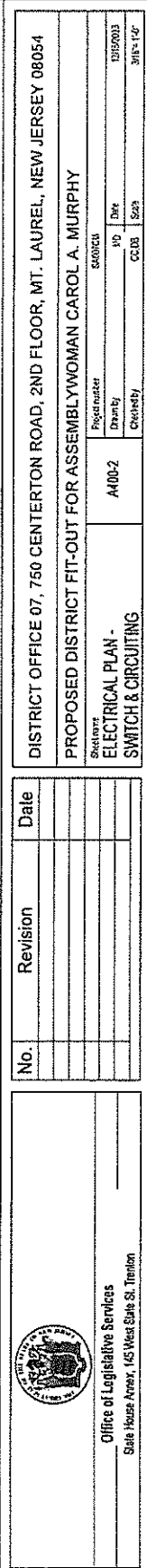
Checked by: CC/DB

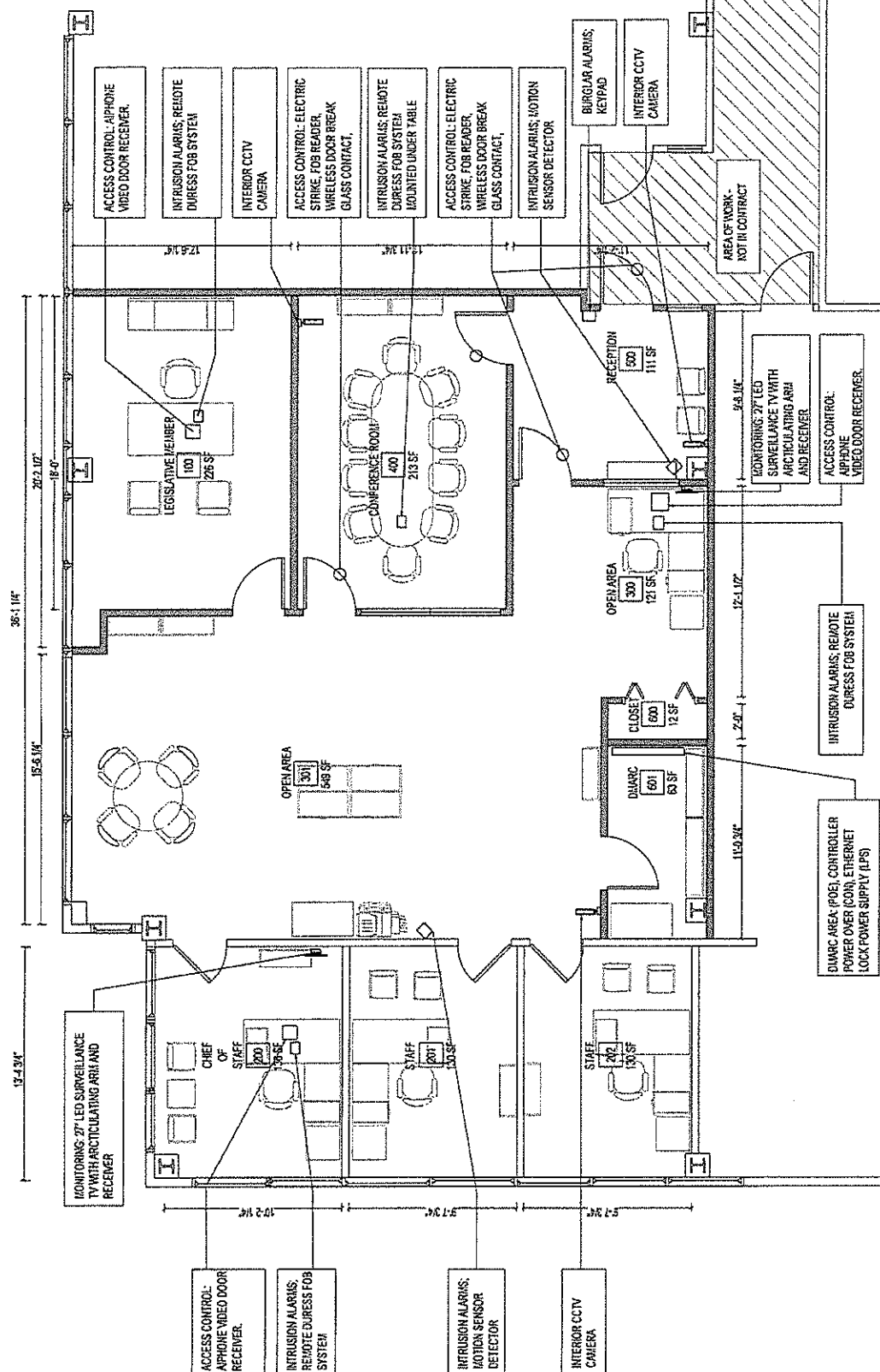
Date: 11/15/2023

Scale: 3/8" = 1'-0"

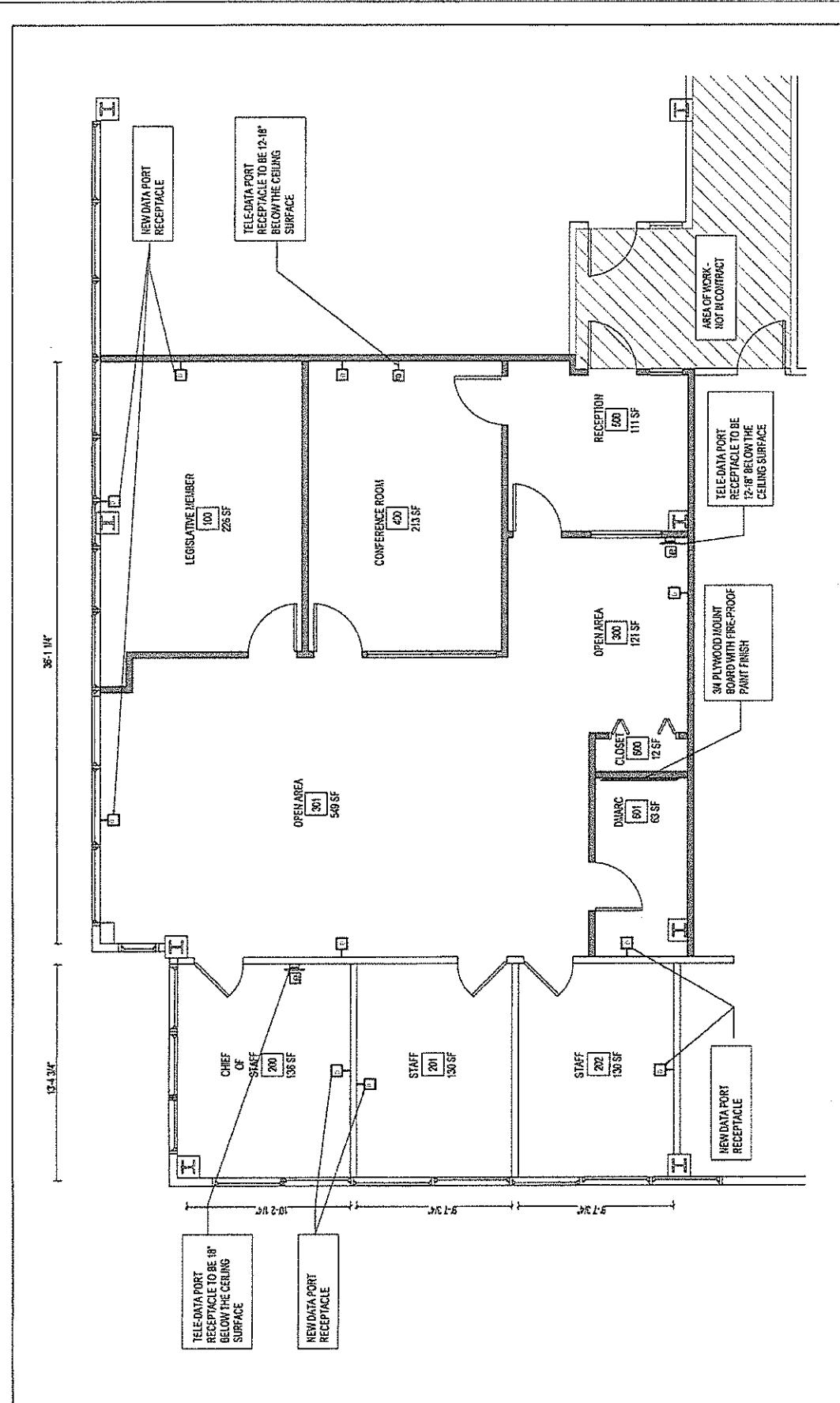
No.	Revision	Date

Office of Legislative Services
State House Annex, 145 West State St. Trenton





 Office of Legislative Services State House Annex, 145 West State St. Trenton		DISTRICT OFFICE 07, 750 CENTERON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054 PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY	
No. _____ Revision _____ Date _____		Project Name: _____ Drawn by: _____ Checked by: _____ Date: 01/10/2013 Scale: 3/16" = 1'-0"	
Sheet Name: SECURITY PLAN		Sheet Number: A401	

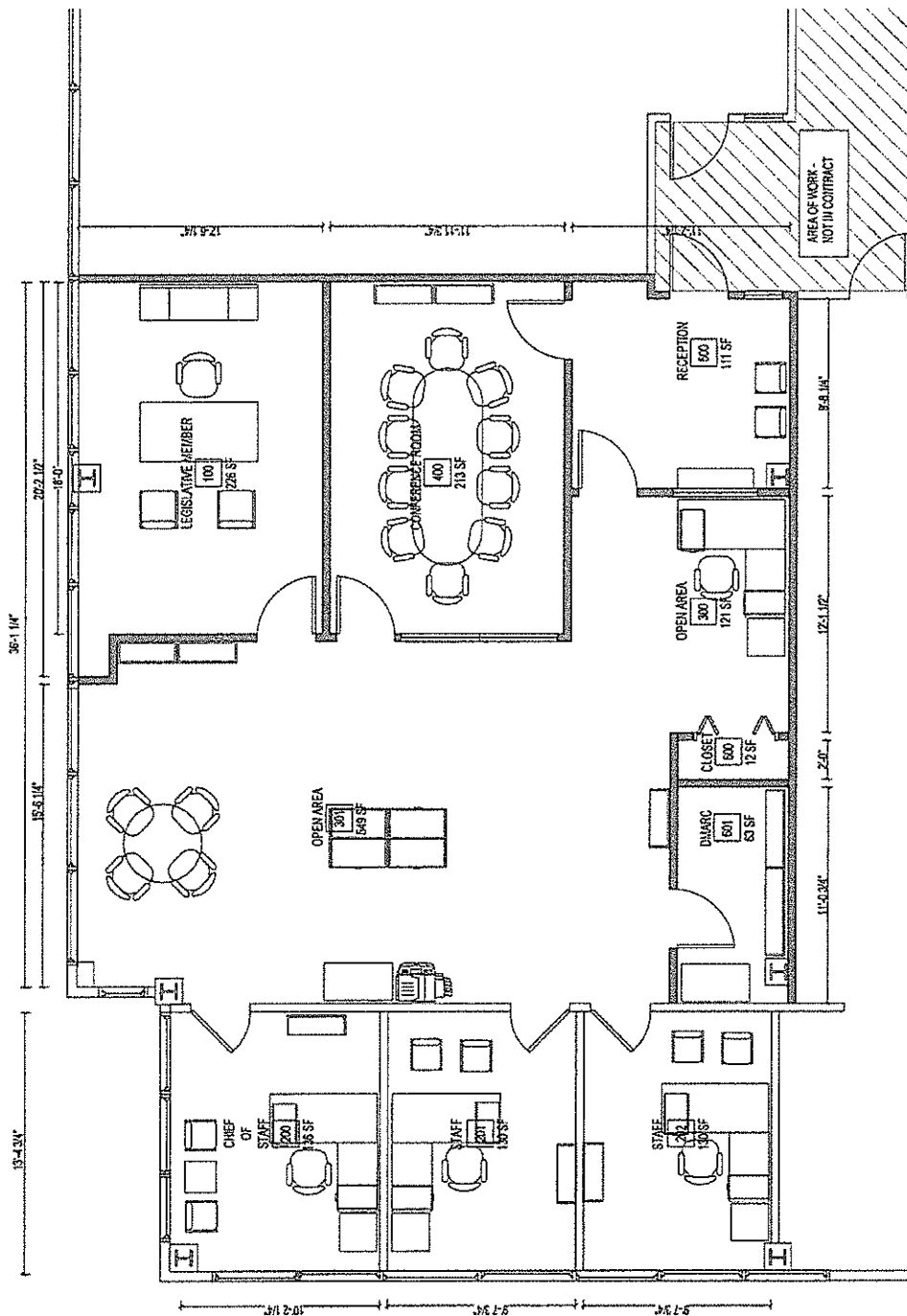


DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054		Project number S403CU		Date 10/2/2023
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY		Quantity A402-1		Scale 3/16" = 1'-0"
Sheet name NEW/ITU- TELE / DATA PLAN		Created by CC:DB		

No.	Revision	Date



Office of Legislative Services
State House Annex, 445 West State St. Trenton

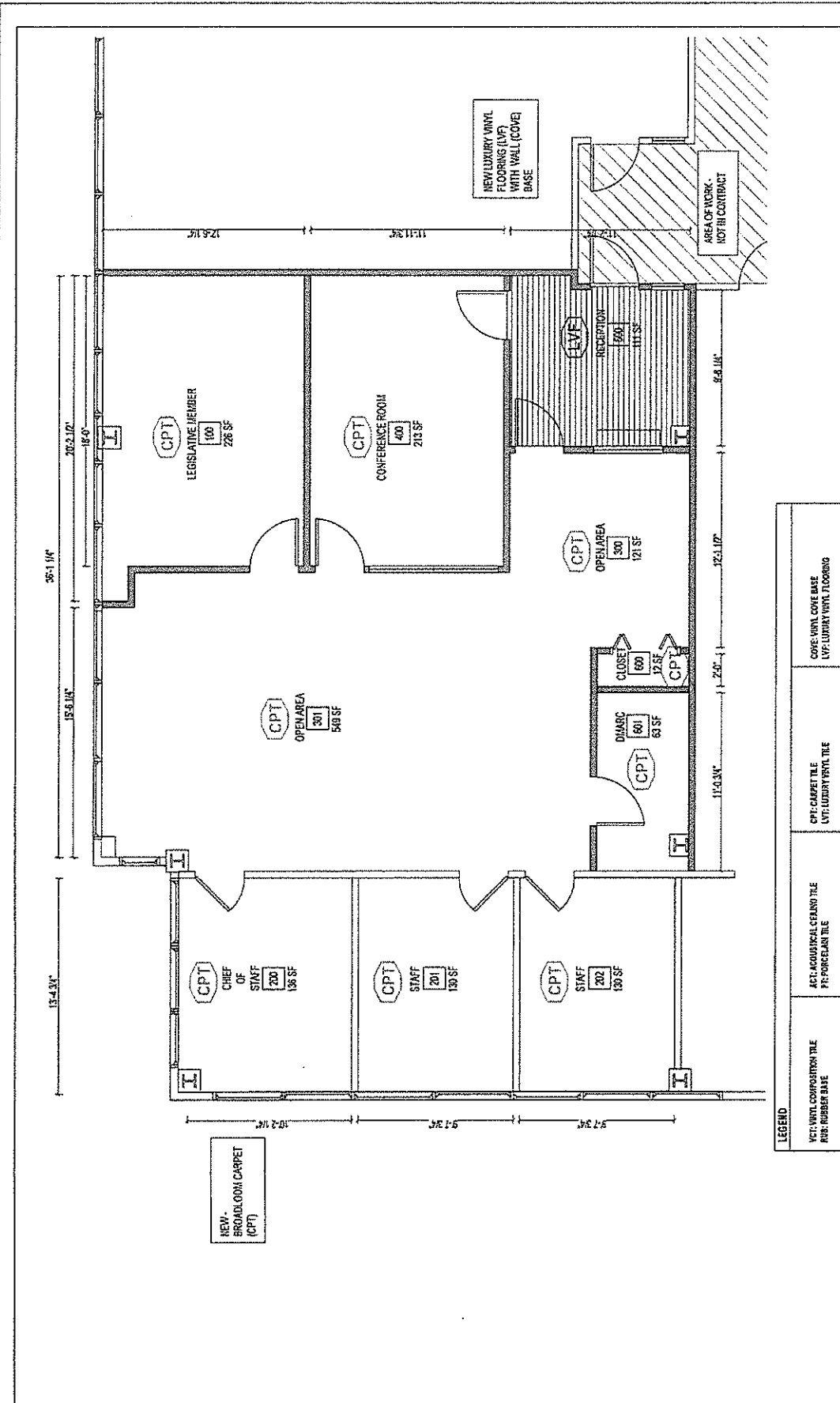


DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY	
Sheet Name FURNITURE PLAN	Project Number A403
Drawn by CCD	Checked by SJS
Date 10/15/2013	Scale 3/8" = 1'-0"

No.	Revision	Date

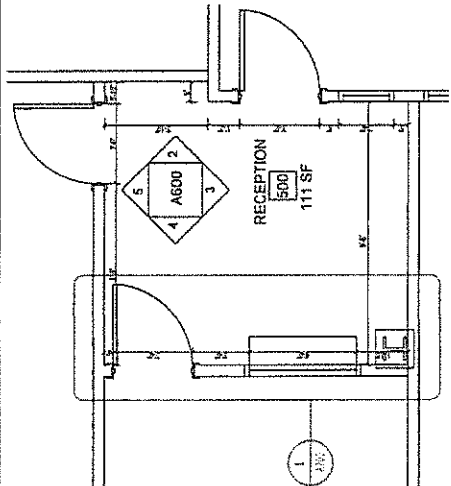


Office of Legislative Services
State House Annex, 145 West State St. Trenton



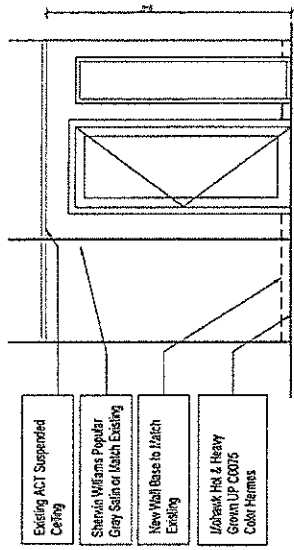
 Office of Legislative Services State House Annex, 145 West State St. Trenton				<table><tr><td>No.</td><td>Revision</td><td>Date</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>				No.	Revision	Date															
No.	Revision	Date																							
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054																									
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY																									
Sheet title		Room number		Project number		6407CU																			
ROOM FINISH PLAN - NEW		A404.1		W9		Des																			
				Drawn by		13/12/2013																			
				Checked by		3/16" = 1'-0"																			
				CC08		Scale																			

LEGEND			
VCT/VINYL COMPOSITION TILE	ACT: ACOUSTICAL CEILING TILE	CPT: CARPET TILE	COVE: VINYL COVE BASE
PUR: RUBBER BASE	PT: PORCELAIN TILE	LVT: LUXURY VINYL TILE	LVP: LUXURY VINYL FLOORING



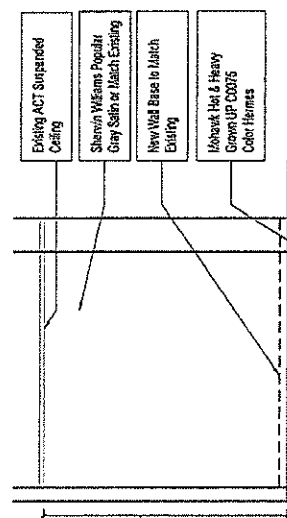
1 PLAN - RECEPTION

1/4" = 1'-0"



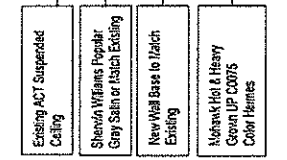
2 RECEPTION - ELEVATION - A

1/4" = 1'-0"



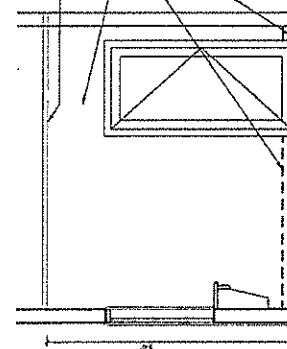
3 RECEPTION - ELEVATION - B

1/4" = 1'-0"



4 RECEPTION - ELEVATION - C

1/4" = 1'-0"



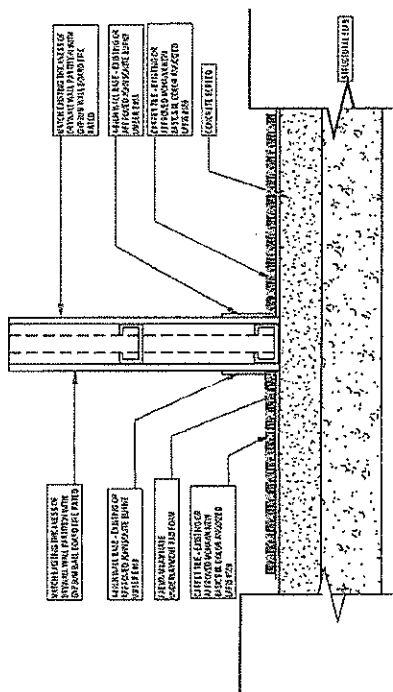
5 RECEPTION - ELEVATION - D

1/4" = 1'-0"

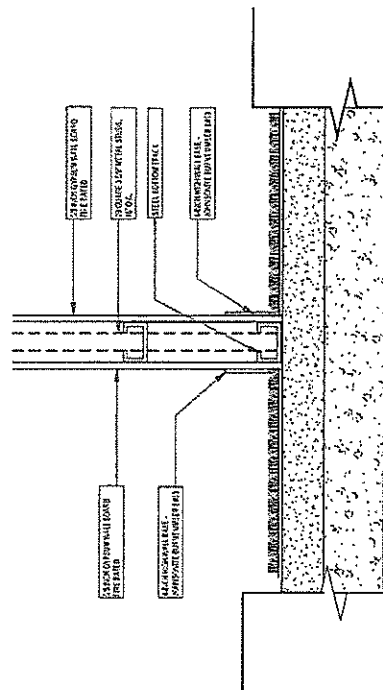
		Office of Legislative Services	
		State House Annex, 145 West State St. Trenton	

No.	Revision	Date

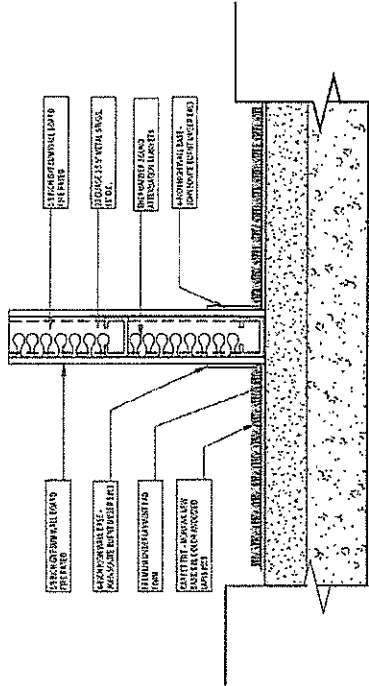
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054			
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY			
DRAWN BY AS000	PROJECT NAME WAITING ROOM	PROJECT NO. 0700	DATE 1/16/2023



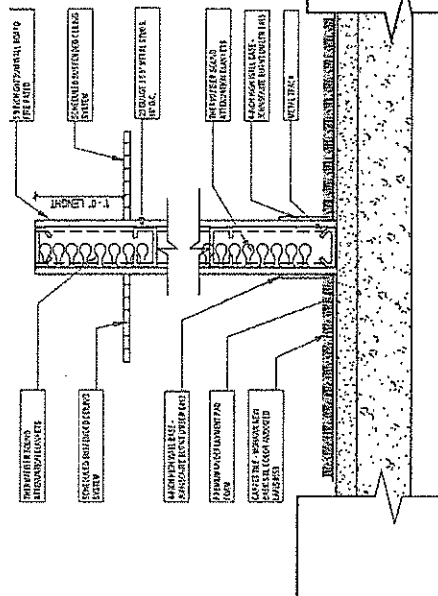
1
FLOOR DETAILS
3" = 1'-0"



3 TYPICAL WALL PARTITION -1



2 TYPICAL SOUND ATTENUATED PARTITION - 2
3" = 1'-0"

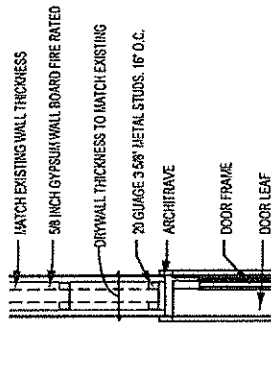


4 TYPICAL SOUND ATTENUATED DETAIL

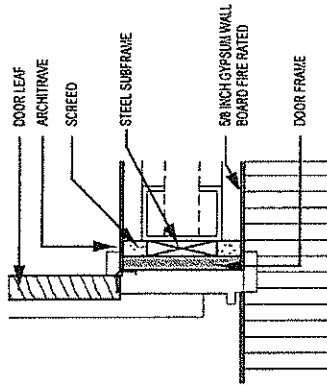
[illegible]


Office of Legislative Services
 State House Annex, 415 West State St., Charleston, West Virginia 25304-1000

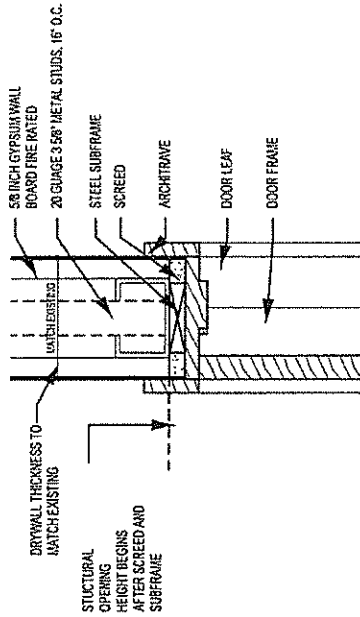
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY	
Sheet name	Registration
DETAILS - WALL AND FLOOR	A700
Drawn by	UD
Project	07-203
Scale	1/8"=1'-0"



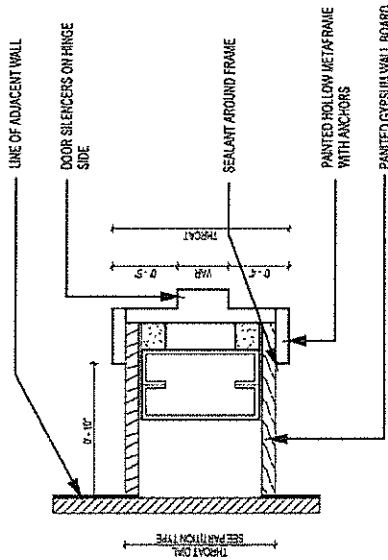
4
1/2" = 1'-0"



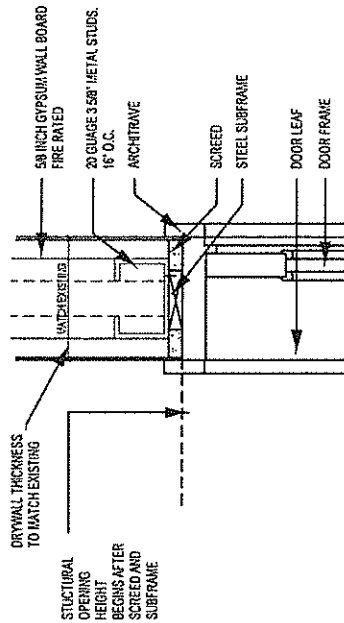
2
1 1/2" = 1'-0"



1
1 1/2" = 1'-0"



6
DOOR FRAME DETAIL



5
SECTION HEAD
1 1/2" = 1'-0"



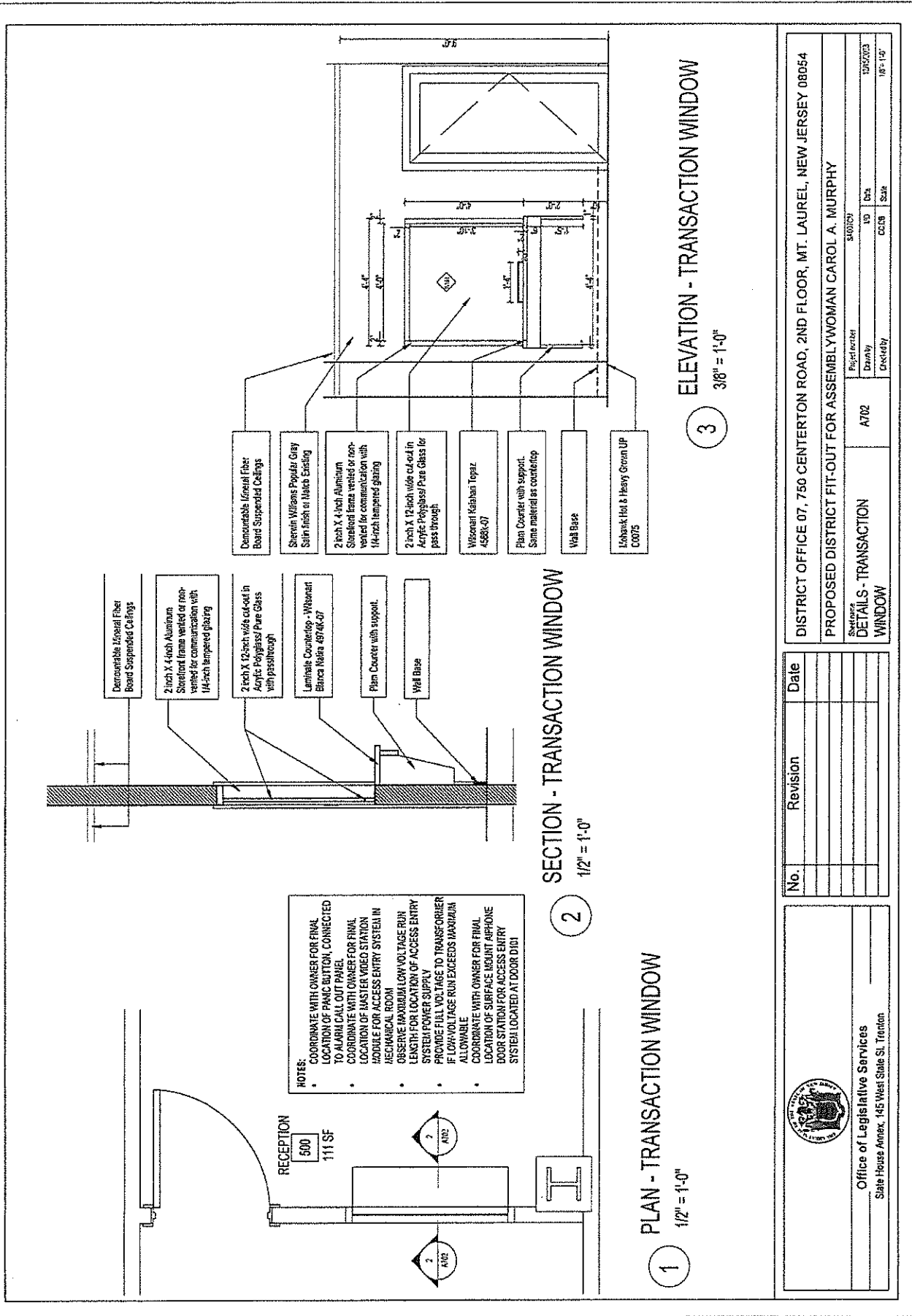
Office of Legislative Services
State House Annex, 145 West State St. Trenton

No.	Revision	Date

DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

Project Number	A700-1	Project Name	ASSEMBLYWOMAN CAROL A. MURPHY
Drawn by		Checked by	
Date	10/15/2013	Scale	1/8" = 1'-0"

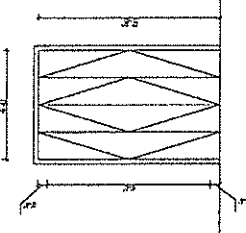


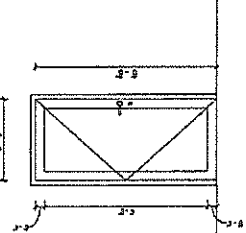
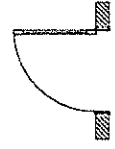
1 PLAN - TRANSACTION WINDOW
1/2" = 1'-0"

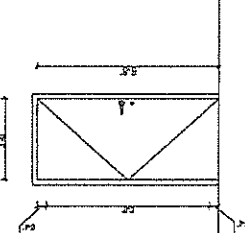
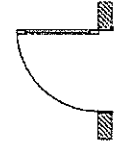
2 SECTION - TRANSACTION WINDOW
1/2" = 1'-0"

3 ELEVATION - TRANSACTION WINDOW
3/8" = 1'-0"

		Office of Legislative Services State House Annex, 145 West State St. Trenton	
No.	Revision	Date	
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054		PROJECT NUMBER \$40000	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY		DATE 10/15/2023	
SECTION DETAILS - TRANSACTION WINDOW		DRAWN BY C0075	
A702		SCALE 1/8" = 1'-0"	

VIEW	ELEVATION	PLAN
		
TYPE MARK	D104	D104
DESCRIPTION	4 leaf Wood Bi-Fold Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding	4 leaf Wood Bi-Fold Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding

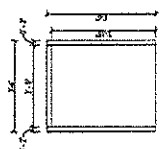
VIEW	ELEVATION	PLAN
		
TYPE MARK	D101, D102, D103, D110	D101, D102, D103, D110
DESCRIPTION	1 leaf Solid Wood Flush Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding	1 leaf Solid Wood Flush Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding

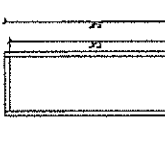
VIEW	ELEVATION	PLAN
		
TYPE MARK	D106, D109	D106, D109
DESCRIPTION	1 leaf Solid Wood Flush Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding - To match existing	1 leaf Solid Wood Flush Door Assembly in Hollow Metal Frame and 2-inch wide architrave molding - To match existing

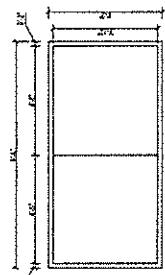
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054	
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY	
Sheet name	SA001CN
Project number	8800
Drawn by	NO
Checked by	CC
Date	12/19/2023
Scale	1/4" = 1'-0"

No.	Revision	Date


Office of Legislative Services
State House Annex, 145 West State St. Trenton

TYPE	W101
ELEVATION	
QUANTITY	1
SILL HEIGHT	2'-10"
COMMENT	As per transaction window Specification Sheet W-A102

TYPE	W102
ELEVATION	
QUANTITY	1
SILL HEIGHT	
COMMENT	

TYPE	W103
ELEVATION	
QUANTITY	1
SILL HEIGHT	2'-8"
COMMENT	



Office of Legislative Services
State House Annex, 145 West State St. Trenton

No.	Revision	Date

DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

WINDOW LEGEND

Signature: _____
Project Number: A801
Drawn by: _____
Checked by: _____
Date: _____
Scale: _____
Sheet: 1 of 1

1000

Door Number	Site		Door		Type	Material	Finish	Frame			Ironmongery	Condition	Fire Rating	Comments
	Width	Height						Frame Type	Frame Material					
									Frame Material	Frame Finish				
D101	3'-0"	6'-8"	Solid Wood Panel with Full Lite Glass Door Assembly			Wood	Poly Stained	Full Lite	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Prepare door for Cardifab Reader, Electric Sills, Door Clear Arms
D102	3'-0"	6'-8"	Solid Wood Panel with Full Lite Glass Door Assembly			Wood	Poly Stained	Full Lite	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Prepare door for Cardifab Reader, Electric Sills, Door Clear Arms
D103	3'-0"	6'-8"	Solid Wood Panel with Full Lite Glass Door Assembly			Wood	Poly Stained	Full Lite	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Prepare door for Cardifab Reader, Electric Sills, Door Clear Arms
D104	4'-0"	6'-8"	Bi-Fold Wood Flush Door Assembly			Wood	Poly Stained	Flush	Hollow Metal 90 minute Fire Rating	Steel	-	New	-	-
D105	3'-0"	6'-8"	Solid Wood Flush Panel Door Assembly			Wood	Poly Stained	Flush	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Hatch Existing Office doors
D106	3'-0"	6'-8"	Solid Wood Flush Panel Door Assembly			Wood	Poly Stained	Flush	Existing	Steel	Schlage or Equal	Existing	-	-
D107	3'-0"	6'-8"	Solid Wood Flush Panel Door Assembly			Wood	Poly Stained	Flush	Existing	Steel	Schlage or Equal	Existing	-	-
D108	3'-0"	6'-8"	Solid Wood Flush Panel Door Assembly			Wood	Poly Stained	Flush	Existing	Steel	Schlage or Equal	Existing	-	-
D109	3'-0"	6'-8"	Solid Wood Flush Panel Door Assembly			Wood	Poly Stained	Flush	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Hatch Existing Office doors
D110	3'-0"	6'-8"	Solid Wood Panel with Full Lite Glass Door Assembly			Wood	Poly Stained	Full Lite	Hollow Metal 90 minute Fire Rating	Steel	Schlage or Equal	New	-	Prepare door for Cardifab Reader, Electric Sills, Door Clear Arms

2025-11-14 14:14:14

Blank	Location	Electricity Splits	Power Supply	Proxy Reader	Controller	Door Com	Door Closer	Ring	Success	Condition
D101	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	Adams Rite 7100 Fail Secure or Equal	Adams Rite PS-EXT W/BATTERY or Equal	Brivo DES Fire or ICT or Equal	Brivo OSDP, Wiegand or ICT or Equal	Alphose LED	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D102	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	Adams Rite 7100 Fail Secure or Equal	Adams Rite PS-EXT W/BATTERY or Equal	Brivo DES Fire or ICT or Equal	Brivo OSDP, Wiegand or ICT or Equal	Alphose LED	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D103	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	Adams Rite 7100 Fail Secure or Equal	Adams Rite PS-EXT W/BATTERY or Equal	Brivo DES Fire or ICT or Equal	Brivo OSDP, Wiegand or ICT or Equal	Alphose LED	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D104	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D105	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D106	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New
D107	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Existing Door Closer	Existing	Existing	Existing
D108	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Existing Door Closer	Existing	Existing	Existing
D109	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	-	-	-	-	-	Existing Door Closer	Existing	Existing	Existing
D110	Schlage ALX100 ANSI FAS SERIES 4000, Grade 2 or Equal, To be Slave Room Lockset	Adams Rite 7100 Fail Secure or Equal	Adams Rite PS-EXT W/BATTERY or Equal	Brivo DES Fire or ICT or Equal	Brivo OSDP, Wiegand or ICT or Equal	-	Yale 2700 or Equal	Pager BB1191 or Equal	Yes S64 or Equal	New

NOTES:

- ACCESS CONTROL SYSTEM BY SECURITY VENDOR
- LOCKSETS ALL KEYED THE SAME

[illegible][illegible]

Office of Legislative Services

State House Annex, 145 West State St. Trenton

No.	Revision	Date
-----	----------	------

DISTRICT OFFICE 07 750 CENTERION ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

Steelcraft
DOOR & HARDWARE SCHEDULE

Project number	
----------------	--

A802	Caseby
------	--------

Quantity	
----------	--

[illegible]

ROOM FINISH SCHEDULE											
Room Number	Rooms						Walls		Ceiling Height	Comments	
	Name	Area	Floor Finish	Tim	Finish Condition	North	East	West			South
000	LEGISLATIVE MEMBER	238 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
200	CHIEF OF STAFF	118 SF	CPT	COVE	EXISTING	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
201	STAFF OFFICE	130 SF	CPT	COVE	EXISTING	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
202	STAFF OFFICE	130 SF	CPT	COVE	EXISTING	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
300	OPEN OFFICE AREA	121 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
301	OPEN OFFICE AREA	649 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
400	CONFERENCE ROOM	215 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
400	RECEPTION	111 SF	LUF	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
400	CLOSET	17 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6
401	STORAGE	63 SF	CPT	COVE	NEW	PAINT	PAINT	PAINT	PAINT	ACT	- SEE NOTES 1,2,3 & 6

LEGEND				
VCT: VINYL COMPOSITION TILE	ACT: ACQUISTICAL CEILING TILE	CPT: CARPET TILE Indek's New Ballet II/18 Anastasia Lysa 1553	CODE: VINYL COVER BASE: 4" Johnson's Bama Under B 183	PART: SHEETVINTYLUMS 908: Poplar Gray 10-61 5708111 Sola Fish Tone Pure White 155-C1 1507 1508 Sun-Glass Fish
RUB: RUBBER BAILE	P/P: PORCELAIN TILE	LVT: LUXURY VINYL TILE Rebecka Red & Navy Ocean Up 60075 Cape Henry #152 Cape Henry #153	VTD: HARDWOOD BASE	LAMINATE: WILSONART Midwest Topa 4188467

1. EXISTING OPTICAL SURFACES DAMAGED DURING CONSTRUCTION TO BE CUT OUT AND REPLACE DAMAGED OPTICAL SURFACES AND LENS SURFACES PAINT TO MATCH EXISTING
2. PATCHED ON REMAINING WALLS/CENTERS AND IT COMPLETES AS A RESULT OF RECONSTRUCT AND/OR CONSTRUCTION PATCH ADJACENT MATERIALS
3. AS REQUIRED REPAIR WALL PART - TRIM/PART - LUXURY VINYL FLOORING (LVP) - WALL SCORE LINE CHASE THE OFFSHOOT ONLY
4. COVE CASE TO MATCH EXISTING IN AREAS
5. PROVIDE A FINISH PAINT TO COVER ALL NEW WALL SURFACES AND ALL EXISTING ADJACENT SURFACES APPEARING UNIFORM

		Office of Legislative Services State House Annex, 445 West State St. Trenton	
No.	Revision	Date	
DISTRICT OFFICE 07, 750 CENTERTON ROAD, 2ND FLOOR, MT. LAUREL, NEW JERSEY 08054			
PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYMAN CAROL A. MURPHY			
Section#		Project#	S401001
ROOM FINISH SCHEDULE		A803	12/19/2003 10' = 1"
		Drawn by Checked by	Date Scale

THESE DRAWINGS AND SPECIFICATIONS ARE FOR DESIGN INTENT ONLY. ALL REQUIRED ARCHITECTURAL DRAWINGS, PERMITS AND FEES ARE THE RESPONSIBILITY OF THE BUILDING OWNER.

GENERAL COMMENTS

- [illegible]

WILLIS

PROVIDE NON-LOAD BEARING METAL FRAMING AND ACCESSORIES AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. SELECT STEEL STUDS IN ACCORDANCE WITH HANGER-ANCHORS STANDARD LOAD TABLES AND THE FOLLOWING DESIGN PRESSURES AND DEFLECTIONS:

- A. AT INTERIOR NON-LOAD BEARING PARTITIONS: LYSO Q 19 SF.
 B. AT INTERIOR NON-LOAD BEARING PARTITIONS: LYSO Q 19 SF.
 C. AT INTERIOR IMPACT RESISTANT GYP BOARD WALL BOARD: HERRING 16 GAUGE STEEL STUDS.
 ACCEPTABLE MANUFACTURERS:
 A. HERRING
 B. DETROIT METAL PARTS CO.

UNIVERSITY MICROFILMS, INC.

1. MINIMUM 20 GAUGE STANDARD PUNCHED STEEL STUDS, "C" SHAPED, COMPLYING WITH ASTM C445
2. METAL STUDS AND RUNNERS (INTERIOR AND EXTERIOR) (NON-LOAD BEARING)
3. GRADE 33 MS
4. GALVANIZED COATING: 0.15 MINIMUM, UNLESS G10 COATING IS REQUIRED PER ASTM C685.
5. ACCESSORIES: PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO: TRACKS, CLIPS, ANCHORS, FASTENERS, AND OTHER ACCESSORIES AS REQUIRED.

WESLEYAN UNIVERSITY

- INSTALL RETINA AND FLASHING IN ACCORDANCE WITH "ANCHORAGE-TURNED SHEET METAL MANUAL BY SUNCHIA, GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A186 AND BE 16% COPPER, 1.6 GAUGE. ASTM A336 REGISTRATION IS NOT OFF-GALVANIZED HOSPITALIZED. ALUMINUM FLASHING SHALL CONFORM TO ASTM B209 AND BE A MINIMUM 0.014" THICK STANDARD BUILDING SHEET WITH FLAT FINISH.
- PROVIDE AND INSTALL JOINT SEALERS TO JOINTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AS FOLLOWS:
- 1. ELASTOMER SEALANT: ASTM C-841
 - 2. SOLVENT RELEASE CURING SEALANT: ASTM C-844
 - 3. LATEX EMULSION WITH CHALK: ASTM C-842
 - 4. POLYURETHANE SEALANT: ASTM C-843
- NOTE: MATERIALS MUST BE APPLIED TO ALL PENETRATIONS PER APPLICABLE CODE.

SMOOTH DRY SEED

- [illegible]

Figure 1

INTERIOR REGULAR CYPSUM WALLBOARD: PROVIDE TYPE I GRADE 3 CLASS 1 1/2" OR 1 3/8" OR 5/8" THICK.

- [illegible]

- FLOOR PLAN IS FOR LOCATION ONLY.

[illegible]

Office of Legislative Services
State House Annex, 145 West State St. Trenton

DISTRICT OFFICE 07.750 CENTERTON ROAD 2ND FLOOR MT. LAUREL NEW JERSEY 08054

PROPOSED DISTRICT FIT-OUT FOR ASSEMBLYWOMAN CAROL A. MURPHY

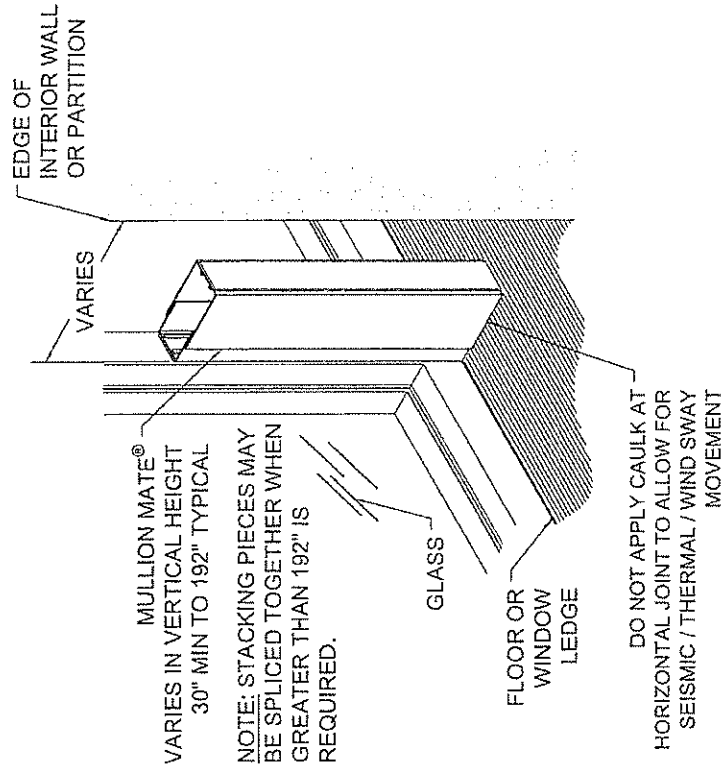
Settling SPECIFICATIONS	A900	Project total	\$40000		
		Quantity	10	Unit	
		Order by	BCB	Scale	1"=100'-0"
				Date	12/12/03

Project number	Location
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

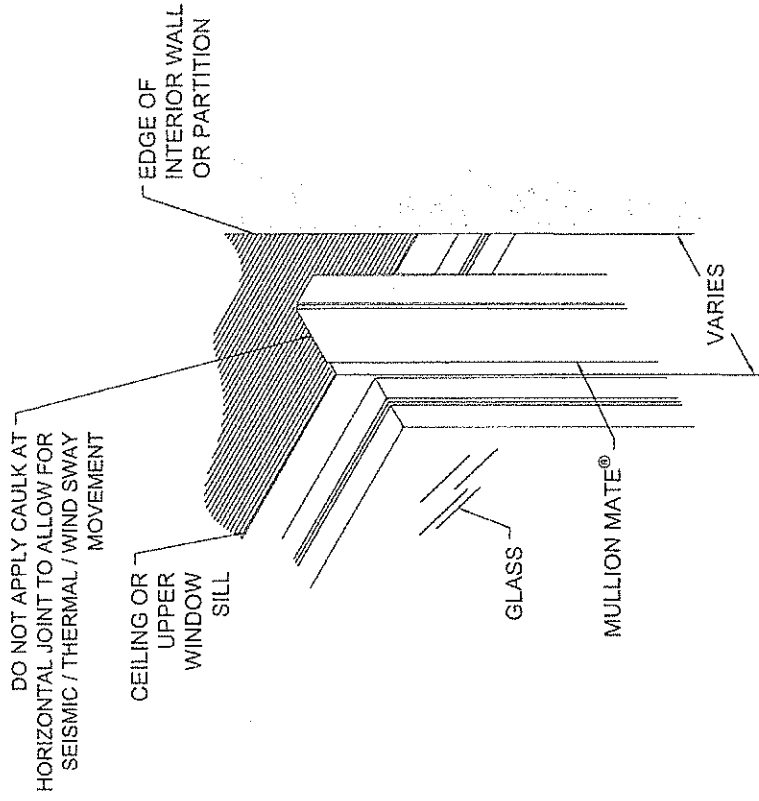
Number

97

BJ33 14984240



DETAIL AT FLOOR

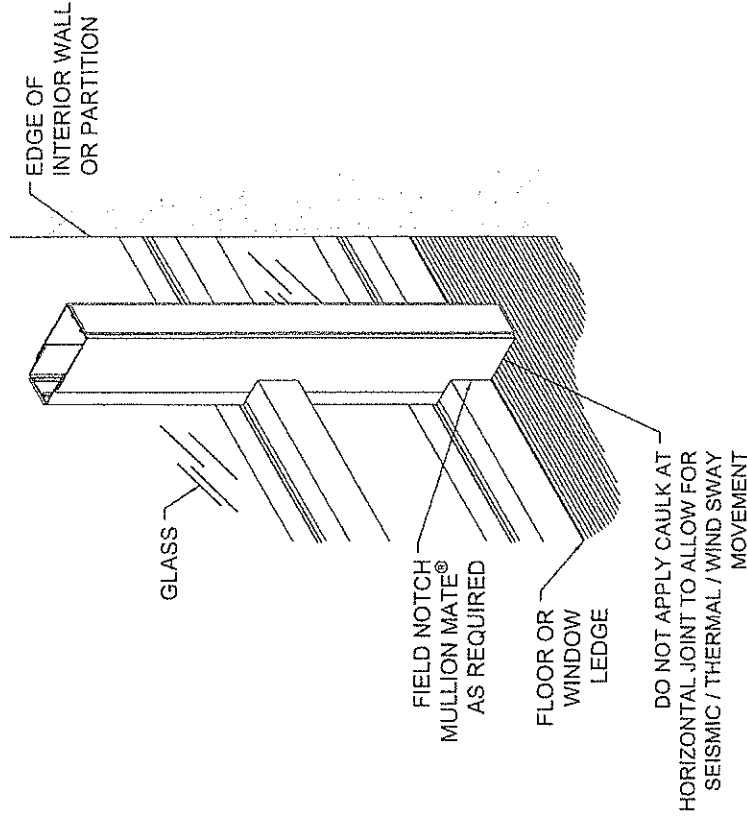


DETAIL AT CEILING

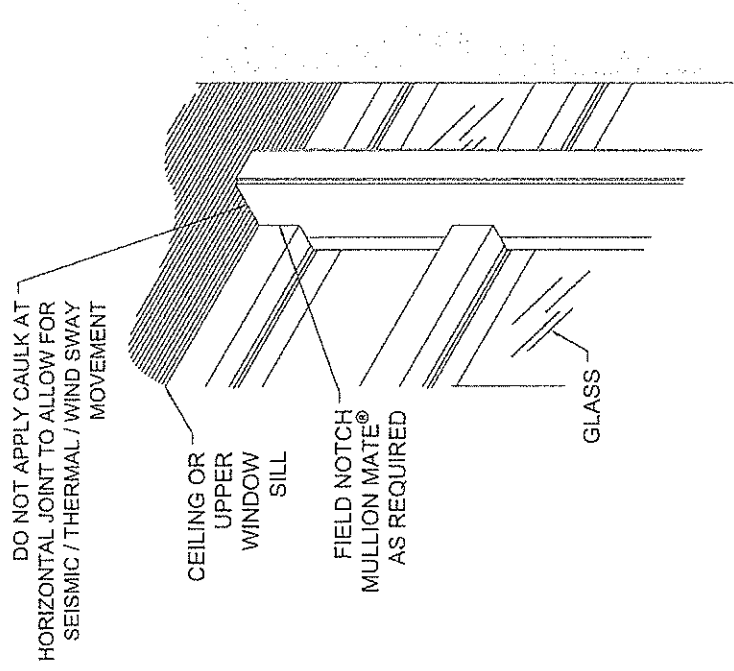
GORDON®
ARCHITECTURAL-ENGINEERED SOLUTIONS

8023 Hazel Jones Rd.
Bossier City, LA 71111
800.747.8954
MULLIONMATE.COM
sales@mullionmate.com

PARTITION GAP CLOSURES MULLION MATE - SERIES 40 WALL-TO-MULLION ISO VIEW



DETAIL AT FLOOR



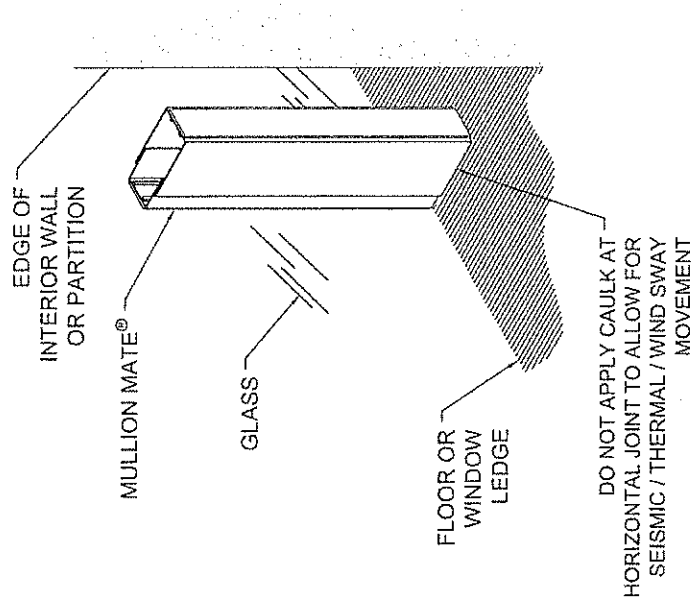
DETAIL AT CEILING

NOTE: FACTORY NOTCHING IS AVAILABLE.
(CONTACT FACTORY)

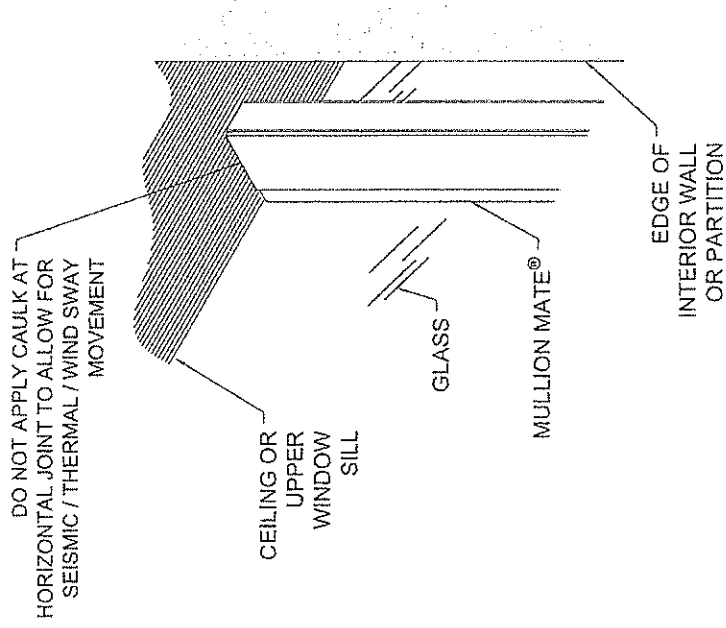
GORDON
ARCHITECTURAL+ENGINEERED SOLUTIONS

5023 Hazel Jones Rd.
Bossier City, LA 71111
800.747.8954
MULLIONMATE.COM
sales@mullionmate.com

PARTITION GAP CLOSURES
MULLION MATE - SERIES 40
WALL-TO-GLASS (NOTCHED) ISO VIEW



DETAIL AT FLOOR



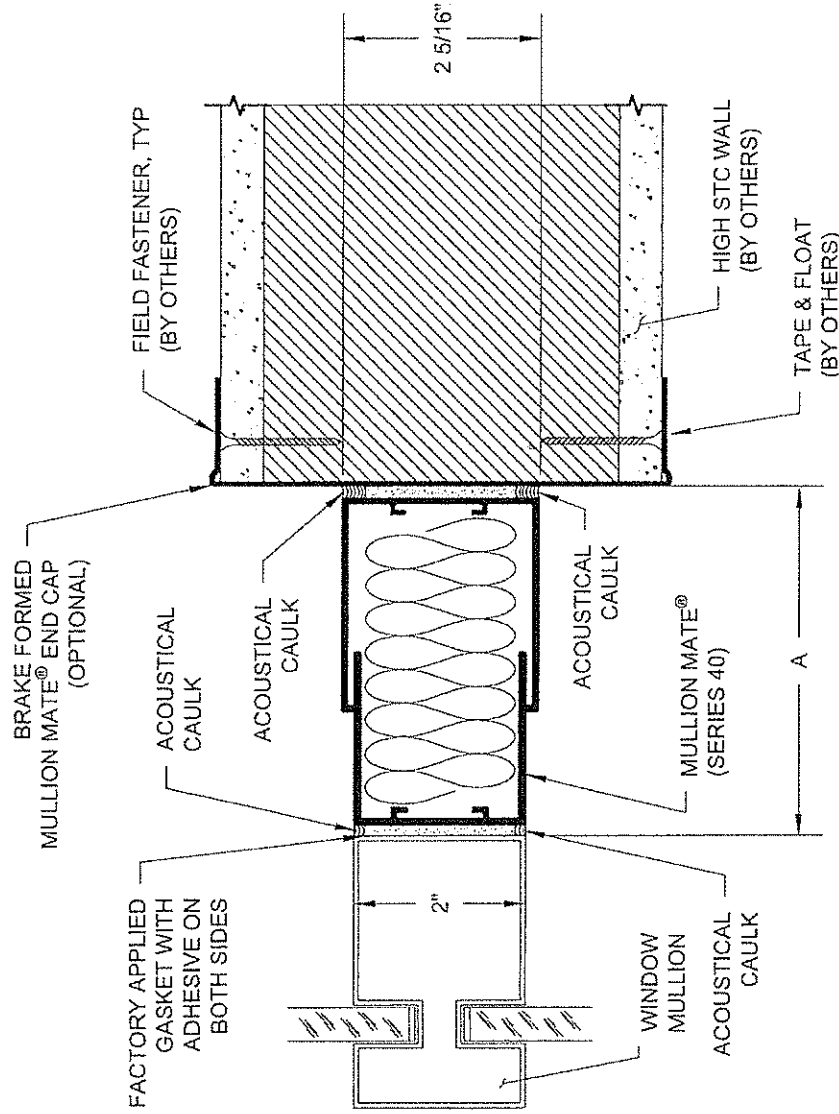
DETAIL AT CEILING

GORDON®
ARCHITECTURAL+ENGINEERED SOLUTIONS

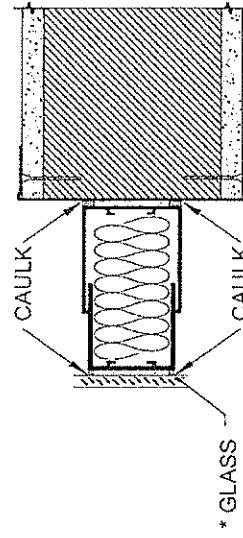
5023 Hazel Jones Rd.
Bossier City, LA 71111
800.451.1111
MULLIONMATE.COM
sales@mullionmate.com

PARTITION GAP CLOSURES
MULLION MATE - SERIES 40
WALL-TO-GLASS ISO VIEW

MULLION MATE [®] SIZING	
PRODUCT	DIM "A"
MM2	2" TO 2-15/16"
MM3	3" TO 3-15/16"
MM4	4" TO 4-15/16"
MM5	5" TO 6-15/16"



WALL-TO-GLASS APPLICATION
 *MULLION MATE[®] CAN BE INSTALLED AGAINST MINIMUM 1/8" THICK GLASS. INSTALL THE GASKET AGAINST THE GLASS SIDE FIRST. CARE SHOULD BE GIVEN TO PROPERLY POSITION GASKET PRIOR TO CONTACTING GLASS.

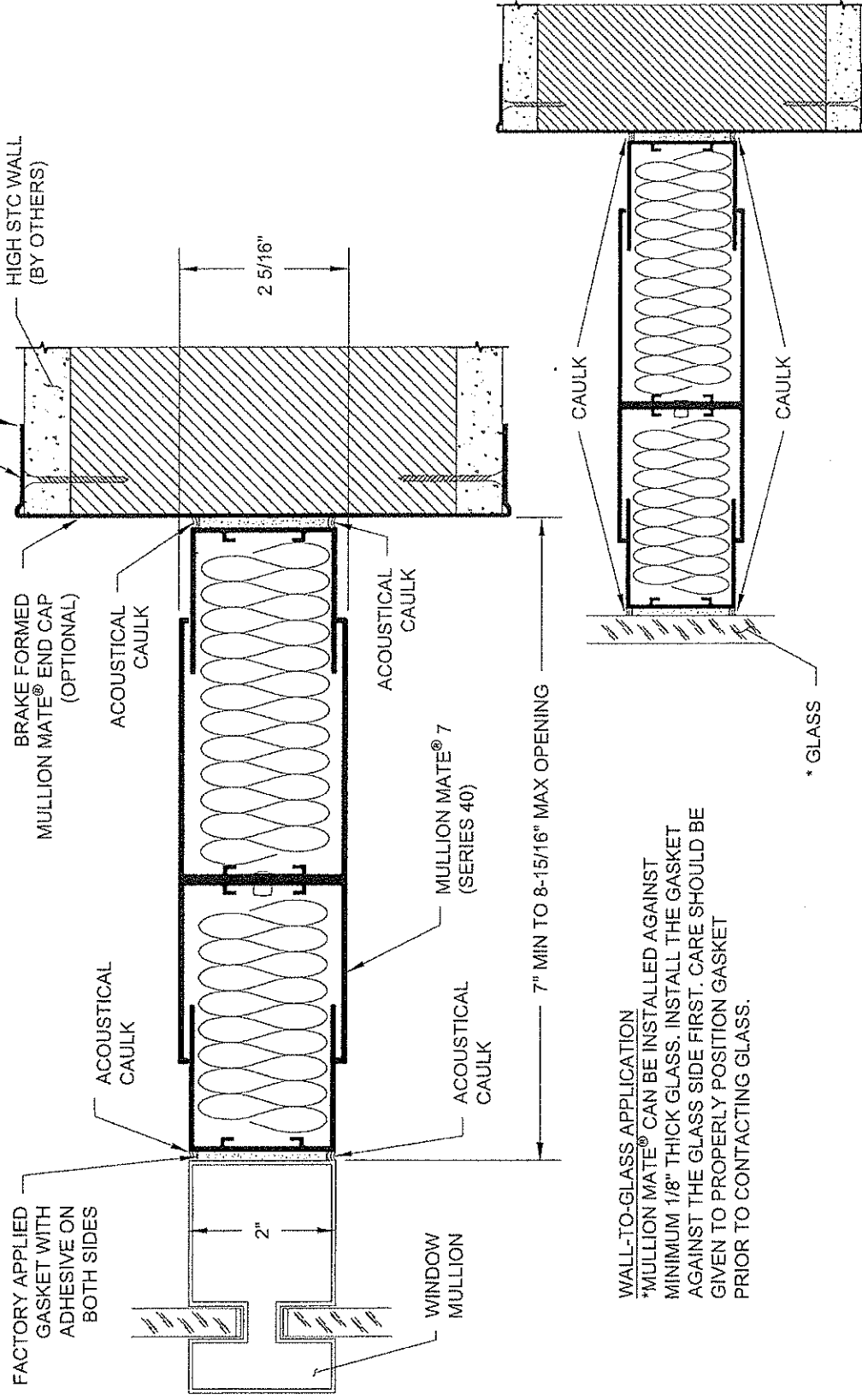


NOTE: FIELD CAULKING REQUIRED. A PAINTABLE, ACOUSTICAL CAULK IS SUPPLIED WITH EACH ORDER TO SEAL EDGES FOR A HIGHER STC RATING.

PARTITION GAP CLOSURE MULLION MATE - SERIES 40 MM2, 3, 4 & 5 SECTION

GORDON[®]
 ARCHITECTURAL+ENGINEERED SOLUTIONS
 5023 Hazel Jones Rd.
 Bossier City, LA 71111
 800.747.3954
 MULLIONMATE.COM
 sales@mullionmate.com

NOTE: FIELD CAULKING REQUIRED. A PAINTABLE, ACOUSTICAL CAULK IS SUPPLIED WITH EACH ORDER TO SEAL EDGES FOR A HIGHER STC RATING.

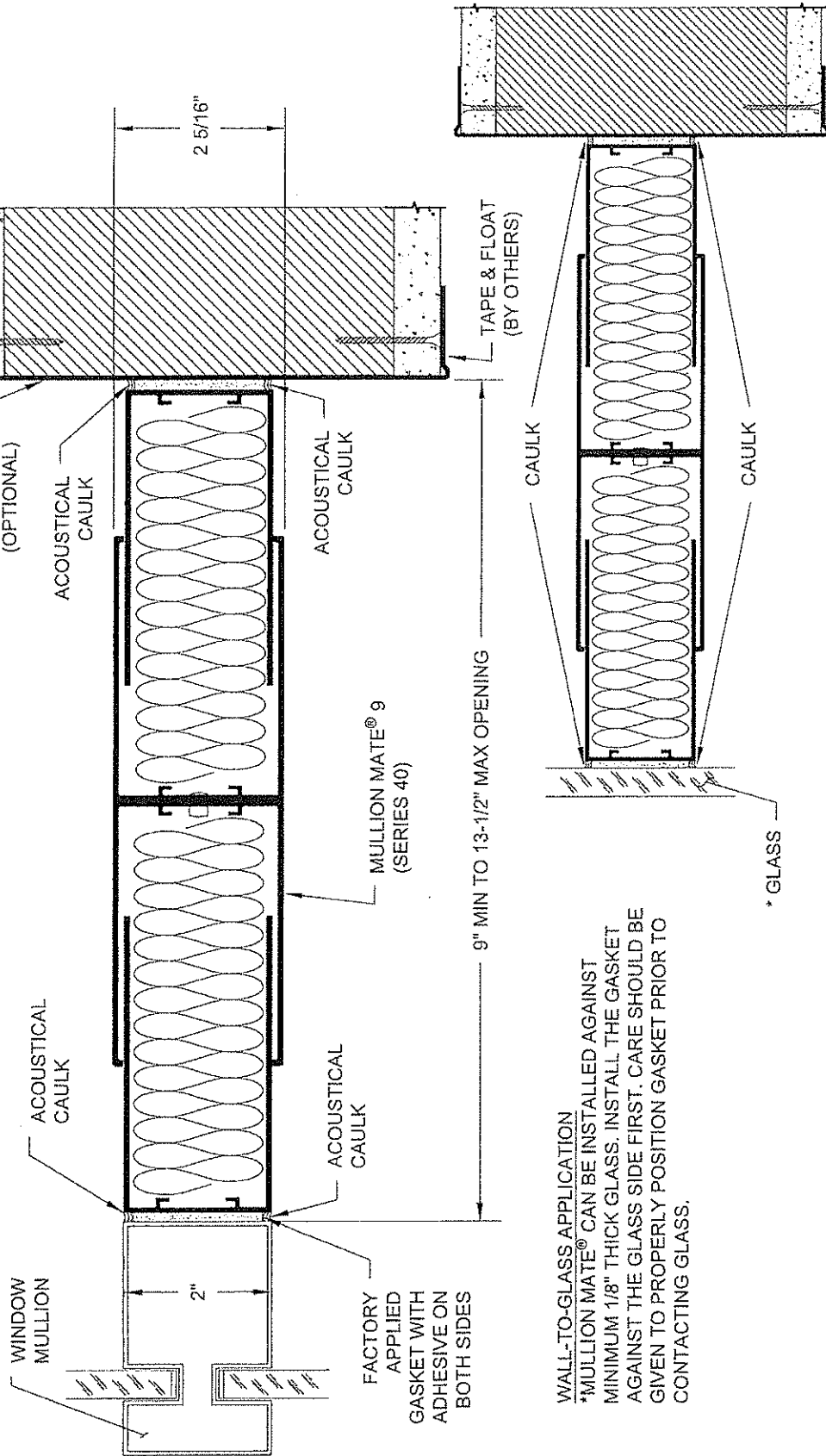


WALL-TO-GLASS APPLICATION
 *MULLION MATE® CAN BE INSTALLED AGAINST MINIMUM 1/8" THICK GLASS. INSTALL THE GASKET AGAINST THE GLASS SIDE FIRST. CARE SHOULD BE GIVEN TO PROPERLY POSITION GASKET PRIOR TO CONTACTING GLASS.

PARTITION GAP CLOSURE MULLION MATE - SERIES 40 MM7 SECTION

GORDON®
 ARCHITECTURAL+ENGINEERED SOLUTIONS
 5023 Hazel Jones Rd.
 Suite 100
 Dallas, TX 75244
 800.747.8562
 SALES@MULLIONMATE.COM
 SALES@MULLIONMATE.COM

NOTE: FIELD CAULKING REQUIRED. A PAINTABLE, ACOUSTICAL CAULK IS SUPPLIED WITH EACH ORDER TO SEAL EDGES FOR A HIGHER STC RATING.

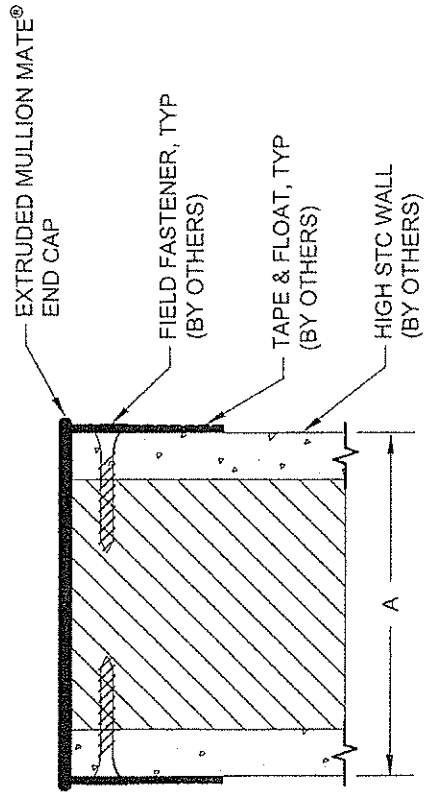


WALL-TO-GLASS APPLICATION
 *MULLION MATE® CAN BE INSTALLED AGAINST MINIMUM 1/8" THICK GLASS. INSTALL THE GASKET AGAINST THE GLASS SIDE FIRST. CARE SHOULD BE GIVEN TO PROPERLY POSITION GASKET PRIOR TO CONTACTING GLASS.

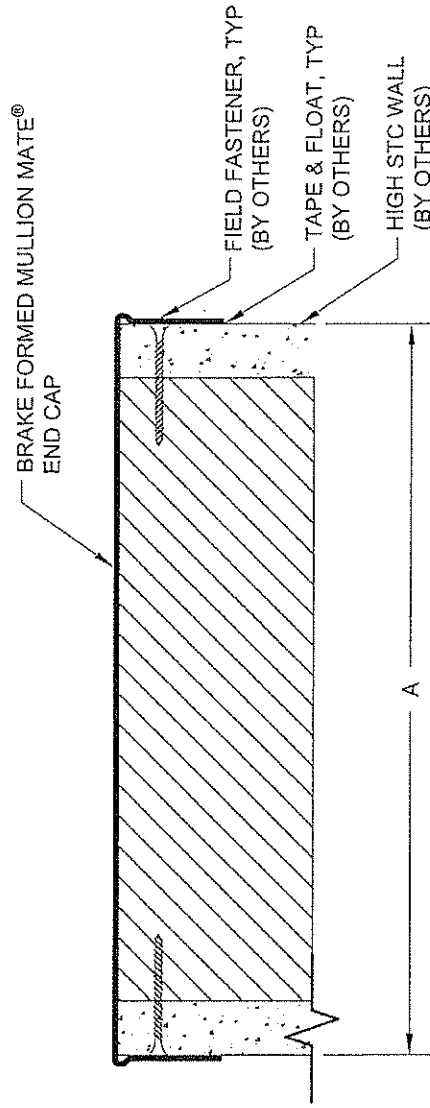
PARTITION GAP CLOSURE MULLION MATE - SERIES 40 MM9 SECTION

GORDON®
 ARCHITECTURAL + ENGINEERED SOLUTIONS
 9023 Hazel Jones Rd.
 Bossier City, LA 71111
 800.747.8959
 MULLIONMATE.COM
 sales@mullionmate.com

EXTRUDED MULLION MATE® END CAPS	
PART #	"A"
MMEC-375	3-3/4"
MMEC-487	4-7/8"
MMEC-600	6"
MMEC-725	7-1/4"



BRAKE FORMED MULLION MATE® END CAPS	
PART #	"A"
MMECBF-518	5-1/8"
MMECBF-514	5-1/4"
MMECBF-512	5-1/2"
MMECBF-618	6-1/8"
MMECBF-812	8-1/2"



NOTE: BRAKE FORMED END CAPS CAN BE SIZED TO FIT YOUR WALL. PLEASE PROVIDE WALL THICKNESS TO FACTORY.

PARTITION GAP CLOSURES MULLION MATE - SERIES 40 END CAP SECTION

GORDON®
ARCHITECTURAL-ENGINEERED SOLUTIONS

5023 Hazel Jones Rd.
Bossier City, LA 71111
800.451.7463
MULLIONMATE.COM
sales@mullionmate.com

EXHIBIT D

Schedule of Contract Values

750 CENTERTON ROAD, MT LAUREL MUNICIPAL BUILDING 2ND FLOOR

(This form must be completed by the Contractor for the project)

PROJECT NAME:	2 ND FLOOR FIT-OUT
PROJECT #:	SA007CM
CONTRACTOR:	W. J. Gross, Inc.
CONTRACTOR CONTACT:	William J. Gross, III - President
CONTACT INFORMATION:	495 Center Street, Sewell, NJ 08080 856-415-1712 (T)
SUBMISSION DATE:	01/22/2024 REVISED 01/30/24

Description Of Work	Scheduled Value
General Conditions	\$ 10,000.00
Mobilization	\$ 4,700.00
Architectural Fees	N/A
Engineering	N/A
Permits	N/A
Demolition	\$ 2,500.00
Metal Studs/Drywall	\$ 17,000.00
Drywall Finish	\$ 5,000.00
Doors/Hardware/Frames	\$ 28,500.00
Ceiling Systems/Acoustic Ceiling Tiles	Existing To Remain
HVAC	By Others
Electricals	\$ 25,000.00
Lighting	Included in Electrical - Above
Plumbing	N/A
Glazing/Storefront System	N/A
Carpet - Est yds/Per Unit \$\$	-----
VCT/LVF - Est yds/Per Unit \$\$	\$ 13,700.00
Flooring Base - Est yds/Per Unit \$\$	-----
Painting	\$ 11,000.00
Cabinets/Countertops	N.I.C
Sound Attenuation/Insulation	\$ 2,100.00
Fire Protection/Suppression	N.I.C
Cleaning	\$ 500.00
Total	\$120,000.00

*State's agreed upon share of Fit-out costs is \$48,000.00.