

EXHIBIT A

The interior dimensions of the demised premises are to be 20' x 60' and are to be in accordance with Lessee's general specifications. The following will be provided by the Lessor on a turnkey basis:

1. Heating and Air-Conditioning System. Small hot water heater.
2. Provide two bathrooms with mirrors and commode and lavatory.
3. Appropriate electrical outlets throughout the building, including a separate line for the computer.
4. Suspended lighting and ceiling, paneling and vinyl wall covering, carpet and vinyl floor covering.
5. Insulated walls and private office.
6. Lounge area with dry bar and cabinets.

The Lessor shall pay all costs relating to the construction and completion of the interior and exterior of the building.

INITIAL: Lessee: RMW

INITIAL: Lessor: WML

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