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FEB 11 2026

Caitlin D. Davis
Commissioner

Richard K. Sala
Deputy Commissioner

STATE OF NEW HAMPSHIRE
DEPARTMENT OF EDUCATION
25 Hall Street
Concord, NH 03301
TEL. (603) 271-3495
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December 26, 2025

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Authorize the Department of Education, Bureau of Vocational Rehabilitation (VRNH), to enter into a five-year **sole source** lease agreement with 149 Emerald Street Leasing, LLC, Howell, NJ (Vendor # 290729) for an amount not to exceed $367,396.44 for the use of office space for a VR Regional Office serving the Keene, NH area located at 49 Emerald Street, Suite T, in Keene, NH, effective upon Governor and Council approval for the period of March 1, 2026 to February 28, 2031. 100% Federal Funds.

Funds are available in the following account in Fiscal Year 2026 and 2027 and are anticipated to be in Fiscal Years 2028, 2029, 2030, and 2031 with the authority to adjust budget line items within the price limitation and encumbrances between fiscal years through the Budget Office if needed and justified.

06-56-56-565010-25380000 VR FIELD PROGRAMS-FEDERAL

Fiscal Year	Class/ Account	Class Title	Cost per Square Foot	Monthly Rent	Total Annual Amount
2026	022-500248	Rents and Leases other than State	$19.57	$5,766.63	$28,833.15
2027	022-500248	Rents and Leases other than State	$20.15	$5,766.63/ $5,939.63	$70,064.56
2028	022-500248	Rents and Leases other than State	$20.76	$5,939.63/ $6,117.82	$72,166.51
2029	022-500248	Rents and Leases other than State	$21.38	$6,117.82/ $6,301.62	$ 74,332.84
2030	022-500248	Rents and Leases other than State	$22.02	$6,301.62/ $6,490.67	$76,564.69
2031	022-500248	Rents and Leases other than State	$22.02	$6,490.67	$45,434.69
				Total Cost	$367,396.44

EXPLANATION

The Department of Education, Bureau of Vocational Rehabilitation is seeking approval to enter into **sole source** five (5) year lease with 149 Emerald Street Leasing, LLC. This lease consists of 3,536 square feet and is used for client services in the Keene area. Our current lease expires on 02/28/2026, and we are charged $67,184.00 annually, paying $19.00 per square foot. The proposed new rate will be $69,199.56 for the first year (suggesting a 3% increase each year remaining). Our agency feels that it is in the best interest of the State to remain at our current rented premises for the following reasons.

The existing site has been certified by the Architectural Barrier-Free Design Committee as compliant with the Americans with Disabilities Act (ADA), ensuring all participants can access our services without barriers. The familiar environment of our current office enhances participant comfort and stability. Remaining in our current location will also ensure the continuity of services, preventing potential disruptions that could negatively impact our clients. Furthermore, our current rental arrangement is financially sustainable and relocating means incurring additional costs and diverting funds away from client services.

The rental rate is "full gross" which includes the Landlord's provision of heat, air conditioning, sewer, water, electricity, real estate taxes, insurance, snow plowing and removal, and building and site maintenance, except for janitorial and data/internet services.

As per Administrative rule Adm. 812.01 "Expedited Procedures for Renewal of Rental Agreements" the NH Department of Education, Bureau of Vocational Rehabilitation Services did seek a waiver to remain at our current location that was approved on March 18, 2025.

The Department of Education, Bureau of Vocational Rehabilitation, is seeking approval to enter into a lease for the next five years. Approval of this lease will allow the Department to continue to provide Vocational Rehabilitation services to the public in the Nashua and Manchester area. The customers that visit the office and work with VR Counselors on their employment paths appreciate a fully accessible environment and access to technology to meet their needs.

Respectfully Submitted,

Caitlin D. Davis
Commissioner of Education

DEPARTMENT OF ADMINISTRATIVE SERVICES
SYNOPSIS OF ENCLOSED LEASE CONTRACT

FROM: Karen L. Rantamaki, Director
Department of Administrative Services
Division of Plant and Property

DATE: January 14, 2026

SUBJECT: Attached Lease Agreement
Approval respectfully requested

TO: Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, NH 03301

LESSEE: Department of Education; Bureau of Vocational Rehabilitation, 21 South Fruit Street, Concord, NH 03301

LESSOR: 149 Emerald Street Leasing, LLC, 6679 US-9, Howell, NJ, 07731

DESCRIPTION: Approval of the enclosed will authorize a sole source 5-year lease for **3,536 square feet** of office and training space. This property is located at 149 Emerald Street, Suite T, Keene, NH 03431

TERM: 5 years – commencing March 1, 2026, and ending February 28, 2031. No Extensions.

RENT: Monthly rent is $5766.63 (3 % increase) for the first year at a rate of $19.57/SF. Rent increases 3% each year for the next four years. Total cost for the five-year lease is $367,396.44.

JANITORIAL & RECYCLING: Not included – NHED pays $4,420.00 annually for cleaning and trash removal.

UTILITIES: Utilities are included in the lease.

PARKING: Parking is included in the lease.

TOTAL TERM COST: $389,496.44.

PUBLIC NOTICE: NHED obtained a waiver from the public notice requirements. The waiver was signed 3/18/25.

CLEAN AIR PROVISIONS: Air testing was completed at the building in July of 2020.

BARRIER-FREE DESIGN COMMITTEE: A Letter of Opinion was issued by ABFDC indicating that the location will meet barrier free requirements upon completion of conditions. Conditions have been met. Meeting was held on 11/18/25.

OTHER: Approval of the enclosed agreement is recommended.

The enclosed contract complies with the State of New Hampshire, Division of Plant and Property rules and has been reviewed and approved by the Department of Justice.

Approved by: Department of Administrative Services

Karen Rantamaki

Karen L. Rantamaki, Director, Plant & Property

FORM – P.44
REV. 1/2017

STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PLANNING AND MANAGEMENT
STANDARD LEASE AGREEMENT

Table of Contents

1. Parties to the Lease 5
   - 1.1 The Lessor: 5
   - 1.2 The Lessee: 5
2. Demise of the Premises: 5
3. Effective Date; Term; Delays; Extensions; and Conditions upon Commencement: 5
   - 3.1 Effective Date: 5
   - 3.2 Occupancy Term: 6
   - 3.3 Delay in Occupancy and Rental Payment Commencement 6
   - 3.4 Extension of Term: 6
   - 3.5 Conditions on the Commencement and Extension of Term: 6
4. Rent: 6
   - 4.1 Rent: 6
   - 4.2 Taxes and Assessments 6
5. Conditional Obligation of the State: 7
6. Utilities: 7
   - 6.1 General Provisions: 7
   - 6.2 Sewer and Water Services: 7
   - 6.3 Electrical and Lighting: 8
7. Use of Premises 8
8. Maintenance and Repair by the Landlord 8
   - 8.1 General Provisions: 8
   - 8.2 Maintenance and Repair of Broken Glass 8
   - 8.3 Recycling: 8
   - 8.4 Window Cleaning: 8
   - 8.5 Snow Plowing and Removal 8
   - 8.6 Parking Lot Maintenance: 8
   - 8.7 Site Maintenance: 9

Landlord Initials: MS
Date: 12/24/25

8.8 Heating, Ventilation and Air Conditioning (HVAC) 9
8.9 Maintenance and Repair of Lighting, Alarm Systems, Exit Signs, etc: 9
8.10 Interior Finishes and Surfaces 10
8.11 Janitorial Services 10
8.12 Failure to Maintain, Tenant's Remedy 10
9. Manner of Work, Compliance with Laws and Regulations 10
9.1 Barrier-Free Accessibility: 10
9.2 Work Clean Up: 11
9.3 State Energy Code 11
9.4 Alterations, etc 11
9.5 Ownership, Removal of Alterations, Additions or Improvements 11
10. New Construction, Additions, Renovations or Improvement to the Premises 11
10.1 Provision of Work, etc 11
10.2 Schedule of Completion 11
10.3 Landlord's Delay in Completion; Failure to Complete, Tenant's Options 11
11. Quite Enjoyment: 12
12. Signs: 12
13. Inspection 12
14. Assignment and Sublease: 12
15. Insurance 12
15.1 Workers Compensation Insurance 12
16. Indemnification 13
16.1 Acts or Omissions of Landlord: 13
16.2 Landlord's Failure to Perform Obligations 13
16.3 Tenant's Acts or Omissions Excepted: 13
17. Fire, Damage and Eminent Domain: 13
17.1 Landlord's Repair: 13
17.2 Tenant's Remedies 13
17.3 Landlord's Right to Damages: 13
18. Event of Default: Termination by the Landlord and the Tenant 13
18.1 Event of Default: Landlord's Termination 13
18.2 Landlord's Default: Tenant's Remedies: 14
18.3 Rights Hereunder: 14
19. Surrender of the Premises: 14
20. Hazardous Substances: 14

Landlord Initials: MS
Date: 12/24/25

20.1 Disclosure 14
20.2 Maintenance/Activity Compliance 14
20.3 Action to Remove/Remediate: 14
20.4 Non-Permitted use, Generation, Storage or Disposal: 14
20.5 Asbestos: 14
20.6 Material Safety Data Sheets (MSDS) 15
21. Broker's Fees and Indemnification 15
22. Notice 15
23. Required Property Management and Contact Persons 15
23.1 Property Management: 15
23.2 Tenant's Contact Person 15
24. Landlord's Relation to the State of New Hampshire: 15
25. Compliance by Landlord with Laws and Regulations/Equal Employment Opportunity 15
25.1 Compliance with Laws, etc 15
25.2 Discrimination: 16
25.3 Funding Source 16
26. Personnel: 16
27. Bankruptcy and Insolvency: 16
28. Miscellaneous: 16
28.1 Extent of Instrument, Choice of Laws, Amendment, etc 16
28.2 No Waiver or Breach 16
28.3 Unenforceable Terms 16
28.4 Meaning of "Landlord" and "Tenant" 16
28.5 Headings 16
28.6 Entire Agreement 16
28.7 No Waiver of Sovereign Immunity 16
28.8 Third Parties 16
28.9 Special Provisions 16
28.10 Incompatible use 17
Signatures, Notary, Approvals 18
Exhibit A – Schedule of Payments 19
Exhibit B – Janitorial Services 20
Exhibit C – Provisions for Architecturally Barrier-Free Accessibility, "Clean Air" Compliance, Improvements, Recycling, and Energy Conservation 21
Exhibit D – Special Provisions 23

Landlord Initials: MS
Date: 12/24/25

ATTACHMENTS REQUIRED PRIOR TO SUBMITTAL FOR FINAL APPROVALS:

1. Letter of Opinion regarding lease issued by State of New Hampshire "Architectural Barrier-Free Design Committee".
2. Certificate of Insurance issued by landlord's insurance provider documenting provision of coverage required under the lease (section 15).
3. "Vendor Number" assigned to landlord by the Bureau of Purchase and Property; number must be provided prior to lease submittal to Governor and Executive Council.

SUPPLEMENTAL PLANS AND SPECIFICATION REQUIRED PRIOR TO SUBMITTAL FOR FINAL APPROVALS:

1. "Demise of Premise" floor plan(s): Authorized Landlord and Tenant signature with date of signature required on each.
    a. Provide plans specifying the extent of the Premises designated for the Tenant's Exclusive use, as well as any "shared" space(s) to which the Tenant shall have use and access, such as shared entrance lobbies, stairs, elevators and rest rooms. Floor plans shall show the location of the demised premises within the building to which it is a part, depiction of the location of the demised premises within the building to which it is a part, depiction of the public and staff entrances, windows, rest rooms, and description of the basic functional areas such as office, storage, conference or reception space.
    b. In the instance provision of parking is included in the terms of the lease, provide detailed site sketch or detailed description of any parking areas designated for the use of the Tenant during the Term. Illustrate and/or note all parking spaces designated for the Tenant's exclusive use, or shared use in common with others, and/or spaces which may be used by the general public. Specify all parking spaces, access aisles and accessible paths of travel provided for conformance with barrier-free access requirement for the Premises and/or the building to which the Premises is a part.
2. "Design-Build" floor plan(s) and specifications: Authorized Landlord and Tenant signatures with date of signature required on each:
    a. In the event renovation, new construction or improvements are to be made under the terms of the Lease, provide all final/agreed drawings and specifications describing the work, which shall include but not be limited to:
        i. Tenant's "Design-Build floor plan(s)"
        ii. Tenant's "Design-Build Fit-Up Specifications"
3. The documents listed in items 1 & 2 above shall be part of the finding agreement, therefore provide minimum three originals, one each distributed to:
    a. Tenant
    b. Landlord
    c. State of New Hampshire, Department of Administrative Services, Bureau of Planning and Management.

SUPPLEMENTAL DOCUMENTATION REQURED FOR SUBMITTAL FOR FINAL APPROVALS:

1. Office of Secretary of State "Certificate of Good Standing" (CGS): needed by business organizations and trade names. Individuals contracting in their own name do not need a "CGS".
2. Certificate of Vote/Authority (CVA): needed by business entities, municipalities and trade names. Individuals contracting in their own name do not need a "CVA".

Landlord Initials: MS
Date: 12/24/25

STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PLANNING AND MANAGEMENT

STANDARD LEASE AGREEMENT

1. **Parties to the Lease:**
This indenture of Lease is made this 24 day of December, by the following parties:

1.1 The Lessor (who is hereinafter referred to as the "Landlord") is:
Name: 149 Emerald Street Leasing, LLC
(*individual or corporate name*)
State of Incorporation: NH
(*if applicable*)
Business Address: 6679 US-9
Street Address (*principal place of business*)

Howell	NJ	07731	(732)415-6895
City	State	Zip	Telephone number

1.2 The Lessee (who is hereinafter referred to as the "Tenant") is: THE STATE OF NEW HAMPSHIRE, acting by and through its Director or Commissioner of:
Department Name: Department of Education, Bureau of Vocational Rehabilitation

Address: 21 South Fruit Street, Suite 20

Street Address (*official location of Tenant's business office*)

Concord	NH	03301	603-271-2327
City	State	Zip	Telephone number

WITNESSETH THAT:

2. **Demise of the Premises:**
For and in consideration of the rent and the mutual covenants and agreements herein contained, the Landlord hereby demises to the Tenant, and the Tenant hereby leases from the Landlord, the following premises (hereinafter called the "Premises") for the Term, (as defined herein) at the Rent, (as defined herein) and upon the terms and conditions hereinafter set forth:
Location of Space to be leased: 149 Emerald Street, Suite T

(*street address, building name, floor on which the space is located, and unit/suite # of space*)

Keene	NH	03431
City	State	Zip

The demise of the premises consists of: 3,536
(*provide square footage of the leased space*)
The Demise of this space shall be together with the right to use in common, with others entitled thereto, the hallways, stairways and elevators necessary for access thereto, and the lavatories nearest thereto. "Demise Documentation" has been provided which includes accurate floor plans depicting the Premises showing the extent of the space for the Tenants' exclusive use and all areas to be used in common with others, together with site plan showing all entrance to the Premises and all parking areas for the Tenant's use; these documents have been reviewed, accepted, agreed-to and signed by both parties and placed on file, and shall be deemed as part of the lease document.

3. **Effective Date; Term; Delays; Extensions; and Conditions upon Commencement:**
3.1 Effective Date: The effective dates of Agreement shall be:
Commencing on the 1st day of March, in the year 2026, and ending on the 28th day of February, in the year 2031, unless sooner terminated in accordance with the Provisions hereof.

Landlord Initials: MS
Date: 12/24/25

3.2 Occupancy Term: Occupancy of the Premises and commencement of rentals payments shall be for a term (hereinafter called the "Term") of five (5) year(s) commencing on the 1st day of March, in the year 2026, unless sooner terminated in accordance with the Provisions hereof.

3.3 Delay in Occupancy and Rental Payment Commencement: In the event of the Effective Date of the Agreement being prior to that which is set forth for Occupancy Term in 3.2. herein, commencement of the Tenant's occupancy of the Premises and payment of rent shall be delayed until construction and/or renovation of the Premises is complete and a copy of the "Certificate of Occupancy" (if said certificate is required by the local code enforcement official having jurisdiction) for the Premises has been delivered to the Tenant; the parties hereto agree this shall be upon the date set forth in 3.2 Occupancy Term herein. Upon this date the Tenant shall commence payment of rent in conformance with the terms and conditions herein and as set forth in the Schedule of Payments included and attached hereto as "Exhibit A". Notwithstanding the foregoing, commencement of occupancy and rental payments shall be further conditioned upon all other terms and conditions set forth in the Agreement herein.

A) **"Completion" defined as "Substantial Completion":** Notwithstanding anything contained in the Agreement to the contrary, it is understood and agreed by both Parties that "complete" shall mean "substantially completed". "Substantial Completion" is defined as no leasehold improvement deficiencies that would unreasonably adversely affect the Tenant's occupancy and/or business operations, nor would the installation or repairs of such deficiencies unreasonably adversely affect the Tenant's business operation. Notwithstanding the foregoing, nothing shall relieve the Landlord from their responsibility to fully complete all agreed renovations set forth or attached hereto.

3.4 Extension of Term: The Tenant shall have the option to extend the Term for (*number of options*) N/A Additional term(s) of N/A year(s), upon the same terms and conditions as set forth herein. Notice from the Tenant exercising their option to extend the term shall be given by the Tenant delivering advance Written notice to the Landlord no later than thirty (30) days prior to the expiration of the Term, or any extensions thereof.

3.5 Conditions on the Commencement and Extension of Term:
Not withstanding the foregoing provisions, it is hereby understood and agreed by the parties hereto that this lease and the commencement of any Term, and any amendment or extension thereof, is conditioned upon its' approval by the Governor and Executive Council of the State of New Hampshire and, in the event that said approval is not given until after the date for commencement of the Term, the Term shall begin on the date of said approval. In the event that said approval request is denied, then this Lease shall thereupon immediately terminate, and all obligations hereunder of the parties hereto shall cease.

4. Rent:

4.1 Rent: During the Term hereof and any extended Term, the Tenant shall pay the Landlord annual rent (hereinafter called the "Rent") payable in advance at the Landlord's address set forth in Section 1 above, in twelve equal monthly installments. The first such installment shall be due and payable on the following date: (*insert month, date and year*) March 1, 2026
The rent due and payable for each year of the term, and any supplemental provisions affecting or escalating said rent or specifying any additional payments for any reason, shall be as set forth in a Schedule of Payments made a part hereto and attached herein as "Exhibit A".

4.2 Taxes and other Assessments: The Landlord shall be responsible for, and pay for, all taxes and other assessment(s) applicable to the Premises.

Landlord Initials: MS
Date: 12/24/25

5. **Conditional Obligation of the State:**
Notwithstanding any provisions of this Lease to the contrary, it is hereby expressly understood and agreed by the Landlord that all obligations of the Tenant hereunder, including without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the Tenant be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of appropriated funds, the Tenant shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Lease in whole or in part immediately upon giving the Landlord notice of such termination. The State shall not be required to transfer funds from any other account in the event funding for the account from which the "rent" specified for the lease herein is terminated or reduced. It is further expressly understood and agreed by the Landlord that in the event the State of New Hampshire makes available State owned facilities for the housing of the Tenant the Tenant may, at its' option, serve thirty (30) days written notice to the Landlord of its intention to cancel the Lease in whole or in part. Whenever the Tenant decides to cancel the Lease in whole or in part under this Section the Tenant shall vacate all or part of the Premises within a thirty (30) day period. The Lease to the portion of the Premises vacated shall henceforth be canceled and void, while the Lease to the portion of the Premises still occupied shall remain in effect, with a pro rata abatement of the rent made by the parties hereto.

6. **Utilities:** *Select one of the following standard clauses specifying the party(s) responsible for the provision of utilities indicating the applicable clause with an "x". If neither clause provides an adequate or accurate explanation provide a detailed explanation as a "Special Provision" in "Exhibit D" herein.*

☐ The Landlord shall furnish all utilities and the Tenant shall remit reimbursement for their provision no later than thirty (30) days after receipt of Landlord's copy of the utility invoice(s). Any exceptions to the forgoing specifying certain utilities which the Landlord will provide with no reimbursement payment from the Tenant shall be listed in the space below:

Exceptions: _____

OR:

☒ The Landlord shall at their own and sole expense furnish all utilities, the Tenant shall make no reimbursement. Any exceptions to the forgoing specifying certain utilities that the Tenant shall be responsible for arranging and making direct payment to the provider thereof shall be listed in the space below:

Exceptions: Tenant shall be sole responsible for provision and cost of: telecommunications, data services, and security system installation and services.

6.1 **General Provisions**: The Landlord agrees to furnish heat, ventilation and air-conditioning to the Premises in accordance with current industry standards as set forth by the American Industrial Hygiene Association or AIHA and the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. or ASHRAE during the Tenant's business hours, the indoor air temperature of the Premises shall range from 68° F to 75° F during the winter, and 69° F to 76° F in the summer; if humidity control is provided relative humidity in the Premises shall range from 30% to 60%. During the Tenant's business hours heating, ventilation and air-conditioning shall also be provided to any common hallways, stairways, elevators and lavatories which are part of the building to which the Premises are a part. The Tenant agrees that provision of heating, ventilation and air-conditioning is subject to reasonable interruptions due to the Landlord making repairs, alterations, maintenance or improvements to the system, or the infrequent occurrence of causes beyond the Landlord's control. All Heating and Ventilation Control systems and filters shall be cleaned and maintained by the Landlord in accordance with ASHRAE and AIHA standards, and in conformance with the provisions of Section 8 "Maintenance and Repair" herein, and in a manner sufficient to provide consistent compliance with the State of New Hampshire's Clean Indoor Air Standards" (RSA 10:B). If the premises are not equipped with an air handling system that provides centralized air-conditioning or humidity control the provisions set forth herein regarding these particular systems shall not apply.

6.2 **Sewer and Water Services:** The Landlord shall provide and maintain in good and proper working order all sewer and water services to the Premises. Provision of said services shall include payment of all charges, expenses or fees incurred with provision of said services. All sewer and water services shall be provided and maintained in conformance with all applicable regulatory laws and ordinances.

Landlord Initials: MS
Date: 12/24/25

6.3 Electrical and Lighting: The Landlord shall furnish all electrical power distribution, outlets and lighting in compliance with the most current National Electrical Code standards. Lighting fixtures throughout the Premises shall be capable of providing illumination levels in accordance with ANSI/IES Standards for Office Lighting in effect on the date of commencement of the term herein. Lighting for exterior areas and other applications shall conform to the recommended levels in the current IES Lighting Handbook in effect on the date of commencement of the term herein.

7. Use of Premises:

The Tenant shall use the premises for the purpose of:

Providing a regional client service office for the Department of Education, Vocational Rehabilitation for the Keene NH area.

and for any other reasonable purposes that may arise in the course of the Tenant's business.

8. Maintenance and Repair by the Landlord:

8.1 General Provisions: The Landlord shall at its own expense, maintain the exterior and interior of the Premises in good repair and condition, including any "common" building spaces such as parking areas, walkways, public lobbies, and restrooms, and including all hallways, passageways, stairways, and elevators which provide access to the Premises. The Landlord agrees to make any and all repairs and perform all maintenance to the Premises or any appurtenance thereto, which may become necessary during the Term or any extension or amendment of the Term. These repairs and maintenance requirements shall be fulfilled whether they are ordered by a public authority having jurisdiction, requested by the Tenant, or are dictated by reasonable and sound judgment, and include but are not limited to: The repair, and if necessary the replacement of any existent roof, walls, floors, doors and entry ways, interior finishes, foundations, windows, sidewalks, ramps and stairs, heating, air-conditioning and ventilation systems, plumbing, sewer, and lighting systems, and all operating equipment provided by the Landlord. Maintenance shall also include timely and consistent provision of any and all pest control which may become necessary within the Premises. Maintenance to areas or equipment which provide compliance with the Federal "American's with Disabilities Act" (ADA) and/or any State or Municipal codes or ordinances specifying requirements for architectural barrier-free access shall be performed regularly and with due diligence, in order to ensure continuity of compliance with all applicable regulations. The Landlord shall meet with the Tenant upon request and as necessary to review and discuss the condition of the Premises.

8.2 Maintenance and Repair of Broken Glass: The Landlord shall replace any and all structurally damaged or broken glass the same day that they are notified by the Tenant, or the damage is observed. In the event that the Landlord is unable to procure and/or install the replacement glass within the same day, they shall notify the Tenant in writing prior to the close of business that day, providing an explanation as to the cause of the delay and the date the damage will be corrected. In the instance of delayed repair, the Landlord shall remove the damaged or broken glass the same day it is noticed or reported, and secure the opening and/or damaged area to the satisfaction of the Tenant.

8.3 Recycling: The Landlord shall cooperate with the Tenant to meet the requirements for waste reduction and recycling of materials pursuant to all Federal, State, and Municipal laws and regulations which are or may become effective or amended during the Term.

8.4 Window Cleaning: The Landlord shall clean both the exterior and interior surfaces of all windows in the Premises annually. Window cleaning shall be completed no later than July 1st of every year.

8.5 Snow Plowing and Removal: The Landlord shall make best efforts to provide for rapid and consistent ice and snow plowing and/or removal from all steps, walkways, doorways, sidewalks, driveway entrances and parking lots, including accessible parking spaces and their access aisles, providing sanding and/or salt application as needed. Plowing and/or removal shall be provided prior to Tenant's normal working hours, however, additional work shall be provided as needed during the Tenant's working hours if ice accumulates or if more than a 2" build-up of snow occurs. Best efforts shall be made to provide and maintain bare pavement at all times. In addition to the foregoing, the Landlord shall provide plowing and/or ice and snow removal service with diligence sufficient to maintain availability of the number of Tenant parking spaces designated in the Agreement herein for the Tenant's use, clearing said spaces within twelve (12) hours of snow and/or ice accumulations. The Landlord shall sweep and remove winter sand and salt deposited in the above referenced areas by no later than June 1st of each year.

8.6 Parking Lot Maintenance: Landlord shall maintain and repair all parking lot areas, walks and access ways to the

Landlord Initials: MS
Date: 12/24/25

parking lot; maintenance shall include paving, catch basins, curbs, and striping. Provision of parking lot maintenance shall include but not be limited to the following:

A) Inspect pavement for cracks and heaves semi-annually. Monitor to identify source of cracking, if excessive moisture is found under pavement surfaces due to poor drainage, remove pavement, drain properly, and replace with new pavement.

B) Re-stripe the parking lot at least once every three (3) years or as necessary to maintain clear designation of spaces, directional symbols and access aisles.

C) Maintain all parking lot and exterior directional signage, replacing signs as necessary when substantially faded, damaged or missing.

8.7 Site Maintenance: Landlord shall maintain and provide as follows:

A) The Landlord shall maintain all lawns, grass areas and shrubs, hedges or trees in a suitable, neat appearance and keep all such areas and parking areas free of refuse or litter. Any graffiti shall be promptly removed.

B) The Landlord shall maintain and repair all exterior lighting fixtures and bulbs, providing same day maintenance and repair when possible.

C) The Landlord shall clean and wash all exterior cleanable/washable surfaces and repaint all painted surfaces, including remarking painted lines and symbols in the parking lot and access lanes thereto, once every three years, except where surfaces are in disrepair in advance of this time frame, which case it shall be required on a more frequent basis.

D) The Landlord shall regularly inspect and maintain the roof, including cleaning of roof drains, gutters, and scuppers on a regular basis, and timely control of snow and ice build-up. Flashings and other roof accessories shall be observed for signs of deterioration with remedy provided prior to defect. If interior leaks are detected, the cause shall be determined and a solution implemented as quickly as possible to prevent damage to interior finishes and fixtures. Landlord shall inspect roof seams annually, especially at curbs, parapets, and other places prone to leaks, investigate any ponding, etc. All work on the roof shall be conducted so as to maintain roof warranty.

8.8 Heating Ventilation and Air Conditioning (HVAC): The HVAC system in the Premises shall be maintained regularly and with due diligence in order to ensure continuous compliance with current industry standards set forth by the "American Industrial Hygiene Association" (AIHA) and the "American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc." (ASHRAE). All HVAC air filters shall be replaced on a semi-annual basis; and the air filters used in the HVAC system shall provide the greatest degree of particulate filtration feasible for use in the Premise's air handling system. All HVAC condensate pans shall be emptied and cleaned on a semi- annual basis. The Landlord shall keep a written record of the dates the required semi-annual HVAC maintenance is provided, submitting a copy of this record to the Tenant on the annual anniversary date of the agreement herein. Any moisture incursions and/or leaks into the Premises shall be repaired immediately, this shall include the repair and/or replacement of any HVAC component which caused the incursion, and the replacement of any and all interior surfaces which have become moisture ladened and cannot be dried in entirety to prevent possible future growth of mold.

A) **Maintenance of Air Quality Standards:** In the event that the referenced statutory requirements for indoor air quality are not met at any time during the term, the Landlord agrees to undertake corrective action within ten (10) days of notice of deficiency issued by the Tenant. The notice shall contain documentation of the deficiency, including objective analysis of the indoor air quality.

B) Landlord and Tenant agree to meet as requested by either party and review concerns or complaints regarding indoor air quality issues. In the event of any issue not being resolved to the mutual satisfaction of either party within thirty (30) days of such meeting, an independent qualified and licensed professional shall be retained to prepare an objective analysis of air quality, mechanical systems and operations/maintenance procedures. Should the analysis support the complaint of the Tenant, the cost of the report and corrective actions shall be borne by the Landlord. Should the report fail to support any need for corrective action or be the result of changes in occupancy count or space uses by the Tenant from the time of initial occupancy, the cost of the independent consultant shall be borne by the Tenant.

C) In addition to other provisions of this section, the Landlord hereby agrees to make their best effort to replace any and all malfunctioned HVAC systems or parts the same day that they are notified or observe the damage. In the event that the Landlord is unable to procure and/or install the replacement part, section or unit within said day, the Landlord must notify the Tenant in writing prior to the close of business that day to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected. In this case, the Landlord shall provide temporary air circulation or heat to accommodate the Tenant until the deficiency is remedied.

8.9 Maintenance and Repair of Lighting, Alarm Systems, Exit Signs etc.:

Landlord Initials: MS
Date: 12/24/25

Maintenance within the premises shall include the Landlord's timely repair and/or replacement of all lighting fixtures, ballasts, starters, incandescent and fluorescent lamps as may be required. The Landlord shall provide and maintain all emergency lighting systems, fire alarm systems, sprinkler systems, exit signs and fire extinguishers in the Premises and/or located in the building to which the Premises are a part in conformance with requirements set forth by the State of New Hampshire Department of Safety, Fire Marshall's office and/or the requirements of the National Fire Protection Agency (NFPA). Said systems and fire extinguishers shall be tested as required and any deficiencies corrected. A report shall be maintained of all testing and corrections made, with a copy of the report furnished to the Tenant no later than thirty (30) days after each semi-annual update to the report.

8.10 Interior finishes and surfaces:

Any and all suspended ceiling tiles and insulation which becomes damp and/or water marked shall be replaced (tiles shall match existing in texture and color) no later than three (3) days from the date the damage or water incursion is reported by the Tenant or observed by the Landlord. The Landlord shall clean and wash all interior washable surfaces and repaint all interior painted surfaces in colors agreeable to the Tenant at least once every five years, except where surfaces are in disrepair in which case it shall be required on a more frequent basis.

8.11 Janitorial Services: Provision of janitorial services to the Premises shall be as described below, and as specified in a schedule of services that shall be attached as "Exhibit B" hereto.

☐ Janitorial Services shall be provided by the Landlord, as defined and specified in the schedule of services attached as Exhibit B hereto.

OR:

☒ Janitorial Services shall be provided by the Tenant, as defined and specified in the schedule of services attached as Exhibit B hereto.

8.12 Failure to Maintain, Tenant's Remedy: If the Landlord fails to maintain the Premises as provided herein, the Tenant shall give the Landlord written notice of such failure. If within ten (10) calendar days after such notice is given to the Landlord no steps to remedy the condition(s) specified have been initiated, the Tenant may, at their option, and in addition to other rights and remedies of Tenant provided hereunder, contract to have such condition(s) repaired, and the Landlord shall be liable for any and all expenses incurred by the Tenant resulting from the Landlord's failure. Tenant shall submit documentation of the expenses incurred to the Landlord, who shall reimburse the Tenant within thirty (30) days of receipt of said documentation of work. If the Landlord fails to reimburse the Tenant within thirty (30) days, the Tenant shall withhold the amount of the expense from the rental payment(s), reimbursing the Landlord only after the cost of any and all repair expenses have been recovered from the Landlord.

9. Manner of Work, Compliance with Laws and Regulations: All new construction, renovations and/or alterations to existing buildings, hereinafter known as "work" shall conform to the following:

All work, whether undertaken as the Landlord's or Tenant's responsibility, shall be performed in a good workmanlike manner, and when completed shall be in compliance with all Federal, State, or municipal statute's building codes, rules, guidelines and zoning laws. Any permits required by any ordinance, law, or public regulation, shall be obtained by the party (Tenant or Landlord) responsible for the performance of the construction or alteration. The party responsible shall lawfully post any and all work permits required, and if a "certificate of occupancy" is required shall obtain the "certificate" from the code enforcement authority having jurisdiction prior to Tenant occupancy. No alteration shall weaken or impair the structure of the Premises, or substantially lessen its value. All new construction, alterations, additions or improvements shall be provided in accordance with the Tenant's design intent floor plans, specifications, and schedules; which together shall be called the "Tenant's Design-Build Documents". The Tenant's finalized version of the Design-Build Documents shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document.

9.1 Barrier-Free Accessibility: No alteration shall be undertaken which decreases, or has the effect of decreasing, architecturally Barrier-free accessibility or the usability of the building or facility below the standards and codes in force and applicable to the alterations as of the date of the performance. If existing elements, (such as millwork, signage, or ramps), spaces, or common areas are altered, then each such altered element, space, or common area shall be altered in a manner compliant with the Code for Barrier- Free Design (RSA 275 C:14, ABFD 300-303) and with all applicable provisions for the Americans with Disabilities Act Standards for Accessible Design, Section 4.4.4 to 4.1.3 "Minimum Requirements" (for new construction).

Landlord Initials: MS
Date: 12/24/25

9.2 **Work Clean Up:** The Landlord or Tenant, upon the occasion of performing any alteration or repair work, shall in a timely manner clean all affected space and surfaces, removing all dirt, debris, stains, soot or other accumulation caused by such work.

9.3 **State Energy Code:** New construction and/or additions that add 25% or greater to the gross floor area of the existing building to which the Premises are a part and/or that are estimated to exceed one million ($1,000,000) in construction costs, or renovations that exceed 25% of the existing gross floor area, shall conform to all applicable requirements of the State of New Hampshire Energy Code.

9.4 **Alterations, etc.:** The Tenant may, at its own expense, make any alterations, additions or improvements to the premises; provided that the Tenant obtains prior written permission from the Landlord to perform the work. Such approval shall not be unreasonably withheld.

9.5 **Ownership, Removal of Alterations, Additions or Improvements:** All alterations, additions or improvements which can be removed without causing substantial damage to the Premises, and where paid for by the Tenant, shall be the property of the Tenant at the termination of the Lease. This property may be removed by the Tenant prior to the termination of the lease, or within ten (10) days after the date of termination. With the exception of removal of improvements, alterations or renovations which were provided under the terms of the Agreement herein, the Tenant shall leave the Premises in the same condition as it was received, ordinary wear and tear excluded, in broom clean condition, and shall repair any damages caused by the removal of their property.

10. New construction, Additions, Renovations or Improvements to the Premises:
The following provisions shall be applicable to the Agreement herein if new construction, improvements or renovations are provided by the Landlord: The Tenant and Landlord have agreed that prior to Tenant occupancy and the commencement of rental payments the Landlord will complete certain new construction, additions, alterations, or improvements to the Premises, (hereinafter collectively referred to as "Improvements") for the purpose of preparing the same for the Tenant's occupancy. Such improvements shall be provided in conformance with the provisions set forth in Section 9 herein and in conformance with the Tenant's Design-Build specifications and plans which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. It shall be the Landlord's responsibility to provide any and all necessary construction drawings and/or specifications, inclusive (if required for conformance with applicable permitting process) of provision of licensed architectural or engineering stamp(s), and abiding by all review and permitting processes required by the local code enforcement official having jurisdiction. In connection with these improvements the landlord warrants, represents, covenants and agrees as follows:

10.1 **Provision of Work, etc.:** Unless expressly otherwise agreed by both parties, all improvements shall be made at the Landlord's sole expense, with said provision amortized into the Rent set forth herein.

A) In the event Tenant has agreed to the Landlord making certain improvements that are not included within those provided at the sole expense of Landlord or not amortized within the Rent, payment shall either be paid in total after Landlord has successfully completed all agreed improvements, or be paid in accordance with a payment schedule which shall withhold a proportion of the total payment until after Landlord has successfully completed the agreed improvements. Tenant's total additional payment and agreed payment schedule shall be set forth in the Agreement herein as a provision within Exhibit A "Schedule of Payments" herein and be listed as a separate section to the Schedule of Payments.

10.2 **Schedule for Completion:** All improvements shall be completed in accordance with the "Tenant's Design-Build Documents" which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document, and shall be completed on or before the date set forth in section 3.2 herein for commencement of the "Occupancy Term".

10.3 **Landlord's Delay in Completion; Failure to Complete, Tenant's Options:** If by reason of neglect or willful failure to perform on the part of the Landlord improvements to the Premises are not completed in accordance with the agreement herein, or the Premises are not completed within the agreed time frame, the Tenant may at its' option:

A) **Termination of Lease:** Terminate the Lease, in which event all obligations of the parties hereunder shall cease; or

B) **Occupancy of Premises "As is":** Occupy the Premises in its current condition, provided a "certificate of occupancy" has been issued for the Premises by the code enforcement official having jurisdiction,

Landlord Initials: MS
Date: 12/24/25

in which event the rent hereunder shall be decreased by the estimated proportionate cost of the scheduled improvements, reflecting the Landlord's failure to complete the improvements. The decreased rent shall remain in effect until such time the landlord completes the scheduled improvements; or

C) **Completion of Improvements by Tenant:** Complete the improvements at Tenant's own expense, in which case the amount of money expended by the Tenant to complete the improvements shall be offset and withheld against the rent to be paid hereunder; or

D) **Delay Occupancy:** The date for Tenant occupancy and commencement of rental payments set forth in Section 3.2 herein, shall at the Tenant's option, be postponed until possession of the Premises is given. In such instance the "Schedule of Payments" set forth in Exhibit A herein shall be amended to reflect the delayed inception date of the Tenant's rental and occupancy, with the date for termination also revised to expire the same number or years and/or months thereafter as originally set forth in the Agreement herein. Commencement of the amended Agreement shall be subject to the provisions of paragraph 3.5 herein.

11. **Quiet Enjoyment:** Landlord covenants and agrees the Tenant's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by the Landlord, or any person claiming by, through or under the Landlord. Routine maintenance or inspection of the Premises shall be scheduled with Tenant at least one week in advance, to occur during a mutually agreeable time frame, and to be negotiated in good faith by both parties. Notwithstanding the provisions of this section, the Tenant agrees and covenants that in the event of an emergency requiring the Landlord to gain immediate access to the Premises, access shall not be denied.

12. **Signs:** Tenant shall have the right to erect a sign or signs on the Premises identifying the Tenant, obtaining the consent of the Landlord prior to the installation of the signs; such consent shall not be unreasonably denied. All signs that have been provided by the Tenant shall be removed by them, at their own expense, at the end of the Term or any extension thereof. All damage due to such removal shall be repaired by the Tenant if such repair is requested by the Landlord.

13. **Inspection:** Three (3) months prior to the expiration of the Term, the Landlord or Landlord's agents may enter the Premises during all reasonable working hours for the purpose of inspecting the same, or making repairs, or for showing the Premises to persons interested in renting it, providing that such entrance is scheduled at least 24 hours notice in advance with the Tenant. Six (6) months prior to the expiration of the term, the Landlord may affix to any suitable part of the Premises, or of the property to which the Premises are a part, a notice or sign for the purpose of letting or selling the Premises.

14. **Assignment and Sublease:** This lease shall not be assigned by the Landlord or Tenant without the prior written consent to the other, nor shall the Tenant sublet the Premises or any portion thereof without Landlord's written consent, such consent is not to be unreasonably withheld or denied. Notwithstanding the foregoing, the Tenant may sublet the Premises or any portion thereof to a government agency under the auspices of the Tenant without Landlord's prior consent.

15. **Insurance:** During the Term and any extension thereof, the Landlord shall at it's sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance with respect to the Premises and the property of which the Premises are a part: comprehensive general liability insurance against all claims of bodily injury, death or property damage occurring on, (or claimed to have occurred on) in or about the Premises. Such insurance is to provide minimum insured coverage conforming to: General Liability coverage of not less than one million ($1,000,000) per occurrence and not less than three million ($3,000,000) general aggregate; with coverage of Excess/Umbrella Liability of not less than one million ($1,000,000). The policies described herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance and issued by insurers licensed in the State of New Hampshire. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Tenant no less than ten (10) days prior written notice of cancellation or modification of the policy. The Landlord shall deposit with the Tenant certificates of insurance for all insurance required under this Agreement, (or for any Extension or Amendment thereof) which shall be attached and are incorporated herein by reference. During the Term of the Agreement the Landlord shall furnish the Tenant with certificate(s) of renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the policies.

15.1 **Workers Compensation Insurance:** To the extent the Landlord is subject to the requirements of NH RSA chapter 281-A, Landlord shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake

Landlord Initials: MS
Date: 12/24/25

pursuant to this Agreement. The Landlord shall furnish the Tenant proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The Tenant shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for the Landlord, or any subcontractor of the Landlord, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.

16. **Indemnification:** Landlord will save Tenant harmless and will defend and indemnify Tenant from and against any losses suffered by the Tenant, and from and against any and all claims, liabilities or penalties asserted by, or on behalf of, any person, firm, corporation, or public authority:

    16.1 Acts or Omissions of Landlord: On account of, or based upon, any injury to a person or loss or damage to property, sustained or occurring, or which is claimed to have been sustained or to have occurred on or about the Premises, on account of or based upon the act, omission, fault, negligence or misconduct of the Landlord, its agents, servants, contractors, or employees.

    16.2 Landlord's Failure to Perform Obligations: On account of or resulting from, the failure of the Landlord to perform and discharge any of its covenants and obligations under this Lease and, in respect to the foregoing from and against all costs, expenses (including reasonable attorney's fees) and liabilities incurred in, or in connection with, any such claim, or any action or proceeding brought thereon; and in the case of any action or proceeding being brought against the Tenant by reason of any such claim, the Landlord, upon notice from Tenant shall at Landlord's expense resist or defend such action or proceeding.

    16.3 Tenant's Acts or Omissions Excepted: Notwithstanding the foregoing, nothing contained in this section shall be construed to require the Landlord to indemnify the Tenant for any loss or damage resulting from the acts or omissions of the Tenant's servants or employees. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State.

17. **Fire, Damage and Eminent Domain:** The Tenant and Landlord agree that in the event of fire or other damage to the Premises, the party first discovering the damage shall give immediate notice to the other party. Should all or a portion of the Premises, or the property to which they are a part, be substantially damaged by fire or other peril, or be taken by eminent domain, the Landlord or the Tenant may elect to terminate this Lease. When such fire, damage or taking renders the Premises substantially unsuitable for their intended use, a just and proportionate abatement of the rent shall be made as of the date of such fire, damage, or taking, remaining in effect until such time as the Tenant's occupancy and use has been restored in entirety.

    17.1 Landlord's Repair: In the event of damage to the Premises that can be repaired within ninety (90) days:

    A) No later than five (5) days after the date of damage to the Premises, the Landlord shall provide the Tenant with written notice of their intention to repair the Premises and restore its previous condition; and,

    B) The Landlord shall thereupon expeditiously, at their sole expense and in good and workmanlike manner, undertake and complete such repairs that are necessary to restore the Premises to its previous condition.

    C) The Landlord may provide alternate temporary space for the Tenant until such time that the Premises are restored to a condition that is substantially suitable for the Tenant's intended use. Alternate temporary space is subject to the acceptance of the Tenant. Should said temporary space provide less square footage and/or limited services for the Tenant's use, a proportionate abatement of the rent shall be made.

    17.2 Tenant's Remedies: In the event the Premises cannot be repaired within ninety (90) days of said fire or other cause of damage, or the Tenant is unwilling or unable to wait for completion of said repair, the Tenant may, at its sole discretion, terminate the agreement herein effective as of the date of such fire or damage, without liability to the Landlord and without further obligation to make rental payments.

    17.3 Landlord's Right To Damages: The Landlord reserves, and the Tenant grants to the Landlord, all rights which the Landlord may have for damages or injury to the Premises, or for any taking by eminent domain, except for damage to the Tenant's fixtures, property, or equipment, or any award for the Tenant's moving expenses.

18. **Event of Default; Termination by the Landlord and the Tenant:**

    18.1 Event of Default; Landlord's Termination: In the event that:

    A) Tenant's Failure to Pay Rent: The Tenant shall default in the payment of any installment of the rent, or any other sum herein specified, and such default shall continue for thirty (30) days after written notice thereof; or

    B) Tenant's Breach of Covenants, etc.: The Tenant shall default in the observation of or performance of,

Landlord Initials: MS
Date: 12/24/25

any other of the Tenant's covenants, agreements, or obligations hereunder and such default is not corrected within thirty (30) days of written notice by the Landlord to the Tenant specifying such default and requiring it to be remedied then: The Landlord may serve ten (10) days written notice of cancellation of this Lease upon the Tenant, and upon the expiration of such ten days, this Lease and the Term hereunder shall terminate. Upon such termination the Landlord may immediately or any time thereafter, without demand or notice, enter into or upon the Premises (or any part thereon) and repossess the same.

18.2 Landlord's Default: Tenant's Remedies: In the event that the Landlord defaults in the observance of any of the Landlord's covenants, agreements and obligations hereunder, and such default shall materially impair the habitability and use of the Premises by the Tenant, and is not corrected within thirty (30) days of written notice by the Tenant to the Landlord specifying such default and requiring it to be remedied, then the Tenant at its option, may withhold a proportionate amount of the rent until such default is cured, or it may serve a written five (5) day notice of cancellation of this Lease upon the Landlord, and upon the expiration of such a five day period the Lease shall terminate. If any such default of the Landlord does not materially impair the habitability and use of the Premises by the Tenant, the Landlord shall cure such default within thirty (30) days of written notice or within a reasonable alternative amount of time agreed upon in writing by Tenant, failing which, Tenant may terminate this Lease upon ten (10) days written notice to Landlord.

18.3 Rights Hereunder: The rights granted under this Section are in addition to, and not in substitution for, any rights or remedies granted herein to the parties, or any rights or remedies at law, or in equity.

19. Surrender of the Premises: In the event that the Term, or any extension thereof, shall have expired or terminated, the Tenant shall peacefully quit and deliver up the Premises to the Landlord in as good order and condition, reasonable wear, tear, and obsolescence and unavoidable casualties excepted, as they are in at the beginning of the term of this lease, and shall surrender all improvements, alterations, or additions made by the Tenant which cannot be removed without causing damage to the Premises. The Tenant shall remove all of its' personal property surrendering the Premises to the Landlord in broom clean condition.

20. Hazardous Substances:

20.1 Disclosure: The Landlord warrants that to their knowledge and belief, the Premises are free of present or potential contamination which may impact the health or safety of the occupants; examples include but are not limited to: hazardous substances such as asbestos, lead and/or mold.

20.2 Maintenance/Activity Compliance: In the event hazardous materials are present, the Landlord further warrants that all custodial, maintenance or other activities on the Premises will be conducted in compliance with applicable statues, regulations and/or accepted protocols regarding the handling of said materials.

20.3 Action to Remove/Remediate: The Landlord shall promptly take all actions that may be necessary to assess, remove, and/or remediate Hazardous Substances that are on, or in the Premises or the building to which the Premises is a part. Said action shall be to the full extent required by laws, rules, accepted industry standard protocols and/or other restrictions or requirements of governmental authorities relating to the environment, indoor air quality, or any Hazardous Substance. Notwithstanding the foregoing, the provisions of 20.5 herein regarding Asbestos shall prevail.

20.4 Non-Permitted Use, Generation, Storage or Disposal: The Tenant shall not cause or permit Hazardous Substances to be used, generated, stored or disposed of in the Premises or the building to which it is a part. The Tenant may, however, use minimal quantities of cleaning fluid and office or household supplies that may constitute Hazardous Substances, but that are customarily present in and about premises used for the Permitted Use.

20.5 Asbestos:

A) No later than thirty (30) days after the inception of the term herein, the Landlord shall provide the Tenant with the results of an asbestos inspection survey of the Premises and any common areas of the building which may affect the Tenant occupants or its clients. The inspection shall identify all accessible asbestos in these areas of the building and shall be preformed by a person certified in accordance with State law and satisfactory to the Tenant. The results of the inspection shall be made a part of the Agreement herein.

B) In the event that asbestos containing material are identified which are in the status of "significantly damaged" or "damaged" (as described in "40 CFR 763") these materials shall be abated in a manner satisfactory to the Tenant, including provision of acceptable air monitoring using Phase Contrast Microscopy.

C) In the event that asbestos containing materials are identified, but which are not damaged, the Landlord shall

Landlord Initials: MS
Date: 12/24/25

install an operations and maintenance program satisfactory to the Tenant which is designed to periodically re-inspect asbestos containing materials and to take corrective action as specified in 20.5 (b) above when appropriate. Results of such re-inspections and all air quality monitoring shall be provided to the Tenant within 14 (fourteen) days of completion.

20.6 Material Safety Data Sheets (MSDS)

A) The Landlord shall submit MSDS for any and all materials, including cleaning products, introduced to the Premises to the Tenant prior to use. This will enable the Tenant to review submittals for possible adverse health risks associated with the products.

B) At time of occupancy by the Tenant, the Landlord shall provide the Tenant with MSDS for all products incorporated into the Work. This submittal shall be provided in duplicate form presented in three ring binders, categorized in Construction Standards Institute (CSI) format.

21. Broker's Fees and Indemnification: The Landlord agrees and warrants that the Tenant owes no commissions, fees or claims with any broker or finder with respect to the leasing of the Premises. All claims, fees or commissions with any broker or finder are the exclusive responsibility of the Landlord, who hereby agrees to exonerate and indemnify the Tenant against any such claims.

22. Notice: Any notice sent by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by registered or certified mail, postage prepaid, in a United States Post Office, addressed to the parties at the addresses provided in Section 1 herein.

23. Required Property Management and Contact Persons: During the Term both parties shall be responsible for issuing written notification to the other if their contact person(s) changes, providing updated contact information at the time of said notice.

23.1 Property Management: Notwithstanding the provisions of Section "22 Notice", the Landlord shall employ and/or identify a full time property manager or management team for the Premises who shall be responsible for addressing maintenance and security concerns for the Premises and issuing all reports, testing results and general maintenance correspondence due and required during the Term. The Landlord shall provide the Tenant with the information listed below for the designated management contact person for use during regular business hours and for 24-hour emergency response use.

LANDLORD'S PROPERTY MANAGEMENT CONTACT:

Name: Jack Peretz

Title: Asset Manager

Address: 6679 US-9, Howell, NJ 07731 Phone: 732-415-6895

Email Address: jack@lexingtonco.com

23.2 Tenant's Contact Person: Notwithstanding the provisions of Section "22 Notice", the Tenant shall employ and/or identify a designated contact person who shall be responsible for conveying all facility concerns regarding the Premises and/or receiving all maintenance reports, testing results and general correspondence during the term. The Tenant shall provide the Landlord with the information listed below for the designated contact person.

TENANT'S CONTACT PERSON:

Name: Elizabeth Durant

Title: Field Service Administrator

Address: 149 Emerald Street, Suite T, Keene, NH 03431 Phone: 603-513-9545

Email Address: Elizabeth.A.Durant@doe.nh.gov

24. Landlord's Relation to the State of New Hampshire: In the performance of this Agreement the Landlord is in all respects an independent contractor, and is neither an agent nor an employee of the State of New Hampshire (the "State"). Neither the Landlord nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, workers' compensation or other emoluments provided by the State to its employees.

25. Compliance by Landlord with Laws and Regulations/Equal Employment Opportunity:

25.1 Compliance with Laws, etc.: In connection with the performance of the Services set forth herein, the Landlord shall comply with all statutes, laws, regulations and orders of federal, state, county or municipal authorities which impose any obligations or duty upon the Landlord, including, but not limited to, civil rights and equal opportunity laws. In addition, the Landlord shall comply with all applicable copyright laws.

A) The Tenant reserves the right to offset from any amounts otherwise payable to the Landlord under this Agreement those liquidated amounts required or permitted by N.H. RSA 80:7 through RSA 80:7-c or any other provision of law.

Landlord Initials: MS

Date: 12/24/25

25.2 Discrimination: During the term of this Agreement, the Landlord shall not discriminate against employees or applicants for employment because of race, color, religion, creed, age, sex, handicap, sexual orientation, or national origin and will take affirmative action to prevent such discrimination.

25.3 Funding Source: If this Agreement is funded in any part by monies of the United States, the Landlord shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulation of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines of the State of New Hampshire or the United States issued to implement these regulations. The Landlord further agrees to permit the State or United States access to any of the Landlord's books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

26. Personnel:

The Landlord shall at its' own expense provide all personnel necessary to perform any and/or all services which they have agreed to provide. The Landlord warrants that all personnel engaged in the services shall be qualified to perform the services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

27. Bankruptcy and Insolvency: If the Landlord's leasehold estate shall be taken in execution, or by other process of law, or if any receiver or trustee shall be appointed for the business and property of the Landlord, and if such execution or other process, receivership or trusteeship shall not be discharged or ordered removed within sixty (60) days after the Landlord shall receive actual notice thereof, or if Landlord shall be adjudicated a bankrupt, or if Landlord shall make a general assignment of its leasehold estate for the benefit of creditors, then in any such event, the Tenant may terminate this lease by giving written notice thereof to the Landlord.

28. Miscellaneous:

28.1 Extent of Instrument, Choice of Laws, Amendment, etc.: This Lease, which may be executed in a number of counterparts, each of which shall have been deemed an original but which shall constitute one and the same instrument, is to be construed according to the laws of the State of New Hampshire. It is to take effect as a sealed instrument, is binding upon, inures to the benefit of, and shall be enforceable by the parties hereto, and to their respective successors and assignees, and may be canceled, modified, or amended only by a written instrument executed and approved by the Landlord and the Tenant.

28.2 No Waiver or Breach: No assent by either party, whether express or implied, to a breach of covenant, condition or obligation by the other party, shall act as a waiver of a right for action for damages as a result of such breach, nor shall it be construed as a waiver of any subsequent breach of the covenant, condition, or obligation.

28.3 Unenforceable Terms: If any terms of this Lease, or any application thereof, shall be invalid or unenforceable, the remainder of this Lease and any application of such terms shall not be affected thereby.

28.4 Meaning of "Landlord" and "Tenant": Where the context so allows, the meaning of the term "Landlord" shall include the employees, agents, contractors, servants, and licensees of the Landlord, and the term "Tenant" shall include the employees, agents, contractors, servants, and licensees of the Tenant.

28.5 Headings: The headings of this Lease are for purposes of reference only, and shall not limit or define the meaning hereof.

28.6 Entire Agreement: This Lease embodies the entire agreement and understanding between the parties hereto, and supersedes all prior agreements and understandings relating to the subject matter hereof.

28.7 No Waiver of Sovereign Immunity: No provision of this Lease is intended to be, nor shall it be, interpreted by either party to be a waiver of sovereign immunity.

28.8 Third Parties: The parties hereto do not intend to benefit any third parties, and this agreement shall not be construed to confer any such benefit.

28.9 Special Provisions: The parties' agreement (if any) concerning modifications to the foregoing standard provisions of this lease and/or additional provisions are set forth in Exhibit D attached and incorporated herein by reference.

Landlord Initials: MS
Date: 12/24/25

28.10 **Incompatible Use:** The Landlord will not rent, lease or otherwise furnish or permit the use of space in this building or adjacent buildings, or on land owned by or within the control of the Landlord, to any enterprise or activity whereby the efficient daily operation of the Tenant would be substantively adversely affected by the subsequent increase in noise, odors, or any other objectionable condition or activity.

Landlord Initials: MS
Date: 12/24/25

IN WITNESS WHEREOF; the parties hereto have set their hands as of the day and year first written above.

TENANT: The State of New Hampshire, acting through its' Department of Education, Bureau of Vocational Rehabilitation

Authorized by: (*full name and title*) Caitlin Davis, Commissioner of Education 1-13-26

LANDLORD: (*full name of corporation, LLC or individual*) 149 Emerald Street Leasing, LLC

Authorized by: (*full name and title*) Michael Shabsels, Manager

Signature

Print: Michael Shabsels, Manager
Name Title

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE OF: New York COUNTY OF: Suffolk

UPON THIS DATE (*insert full date*) 12/24/2025, appeared before me (*print full name of notary*) Natanel Hershtik the undersigned officer personally appeared (*insert Landlord's signature*) Michael Shabsels who acknowledged him/herself to be (*print officer's title, and the name of the corporation* Manager of 149 Emerald Street Leasing, LLC and that as such Officer, they are authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing him/herself in the name of the corporation.

In witness whereof I hereunto set my hand and official seal. (*provide notary signature and seal*)

NATANEL HERSHTIK
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Suffolk County
02HE6362590
MY COMMISSION EXPIRES 07/31/2028

APPROVALS:

Recommendation(s) regarding the approval of the Agreement herein issued by the "Architectural Barrier Free Design Committee" of the "Governors' Commission on Disability" have been set forth in a "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference.

Approved by the Department of Justice as to form, substance and execution:

Approval date: 1-13-26

Approving Attorney: Elizabeth A. Bc

Approved by the Governor and Executive Council:

Approval date:

Signature of the Deputy Secretary of State:

Landlord Initials: MS
Date: 12/24/25

The following Exhibits shall be included as part of this lease:

EXHIBIT A
SCHEDULE OF PAYMENTS

Part I: Rental Schedule:

06-56-56-565010-25380000-022-500248 – VR Field Programs

Term	Square Footage Cost	Square Footage	% Increase Per Year	Cost Per Month	Cost Per Year
Year 1	19.57	3,536	3.0	$5,766.63	$69,199.56
Year 2	20.15	3,536	3.0	$5,939.63	$71,275.56
Year 3	20.76	3,536	3.0	$6,117.82	$73,413.84
Year 4	21.38	3,536	3.0	$6,301.62	$75,619.44
Year 5	22.02	3,536	3.0	$6,490.67	$77,888.04
				Total Cost	**$367,396.44**

Fiscal Year	Square Footage Cost	Square Footage	% Increase Per Year	Cost Per Month	Cost Per Year
FY26	19.57	3,536	3.0	$5,766.63	$28,833.15
FY27	20.15	3,536	3.0	$5,766.63/ $5,939.63	$70,064.56
FY28	20.76	3,536	3.0	$5,939.63/ $6,117.82	$72,166.51
FY29	21.38	3,536	3.0	$6,117.82/ $6,301.62	$74,332.84
FY30	22.02	3,536	3.0	$6,301.62/ $6,490.67	$76,564.69
FY31	22.02	3,536	3.0	$6,490.67	$ 45,434.69
				Total Cost	**$367,396.44**

Part II: Additional Costs:

Additional payments may be made to the Landlord by the Tenant as unencumbered payments under this agreement for alterations, renovations and modifications to the Premises, up to $1,000.00 per event, not to exceed a maximum of $5,000.00 per fiscal year, subject to the mutual agreement of both the Landlord and the Tenant and without further approval of the Governor and Council for the duration of this lease agreement.

Landlord Initials: MS
Date: 12/24/25

EXHIBIT B
JANITORIAL SERVICES

A. The Tenant shall be responsible for provision of janitorial and recycling services inside of the demised Premises; while the Landlord shall be responsible for such services to all common areas of the building to which the Premises are a part.

B. The Tenant, or the Tenant's contractor, shall perform janitorial services in a timely manner so as to keep the Premises in a neat, safe, and orderly condition throughout the Term.

C. All rubbish and recycling materials generated within the Premises shall be collected regularly and removed by the Tenant from the Premises in a timely fashion.

D. The Landlord shall furnish and maintain supplies for all restrooms and lounge areas in the common areas of the Building, including toilet paper, paper towels, sanitary seat covers, and soap.

E. The Landlord shall provide pest control services for the facility as needed.

Landlord Initials: MS
Date: 12/24/25

EXHIBIT C

The parties' agreements concerning modifications or additions to the foregoing standard provisions of this lease shall be as set forth below or attached hereto and incorporated by reference.

Provisions for Architecturally Barrier – Free Accessibility, "Clean Air" compliance, Improvements, Recycling, and Energy Conservation follow:

Part I **Architecturally Barrier-Free access to the Premises conforming with all applicable codes and regulations which are in effect as of the date of inception of the Term shall be provided unless otherwise agreed by the parties hereto and agreed by the "Architectural Barrier-Free Design Committee". If Barrier-Free access is deficient it shall be provided after the inception of the Term herein by making certain renovations and/or alterations to the Premises which shall include all recommendations set forth by the State of New Hampshire's "Architectural Barrier-Free Design Committee" (AB Committee) in their "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference.**

As set forth in the agreement herein all work provided to the Premises during renovations described in Part III herein shall conform to all applicable codes including but not limited to those pertaining to architecturally barrier-free accessibility. Such renovations shall also include any improvements specifically requested by the State of New Hampshire's Architectural Barrier-Free Design (AB) Committee in their "letter of recommendation" which shall be attached herein.

Part II **Air Testing Requirements – No later than thirty (30) days after the commencement of the Term herein the air quality of the Premises shall be tested in accordance with the requirements of the Agreement herein.**

Not applicable, testing was completed in the building in 2020.

Part III **Improvements, Renovations or New Construction ("work"):** In the event that the Agreement herein includes provisions for such "work" to be provided, the Tenant's finalized version of Design-Build floor plans, specifications and any supplemental defining documents depicting all "work" shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. The Tenant and the Landlord shall both retain copies of these documents. Tenant shall provide complete copies to the State of New Hampshire, Department of Administrative Services, Bureau of Planning and Management.

1. Finding: Based on an evaluation of the facility during the site visit and a review of the ADA Checklist for Existing Facilities, item # 1.10 not all the accessible parking spaces designated with a sign including the International Symbol of Accessibility are mounted 60 inches above the ground to the bottom of the Accessible Sign and mounted on a perpendicular pole.

Recommendation: Install accessible identification signs at the requisite height of five (5) feet per § 502.6 of the 2010 ADA Standards for Accessible Design with proof of completion via photographs submitted to the Governor's Commission on Disability by January 30, 2026.

2. Finding: Based on an evaluation of the facility during the site visit and a review of the ADA Checklist for Existing Facilities, item # 3.31, the Staff Men's Restroom does not provide a clear floor space around the commode due to a moveable table that impedes access to the grab bar.

Recommendation: Create an Accessible Clearance space by removing the table from the room, as per § 604.3.1 of the 2010 ADA Standards for Accessible Design, with proof of completion via photographs, submitted to the Governor's Commission on Disability by January 30, 2026.

3. Finding: Based on an evaluation of the facility during the site visit and a review of the ADA Checklist for Existing Facilities, item # 3.37, the Staff Men's Restroom does not have the flusher mechanism on the commode on the open side of the toilet room.

Landlord Initials: MS
Date: 12/24/25

Recommendation: Install a new tank with the flusher on the open side, as per § 604.6 of the 2010 ADA Standards for Accessible Design, with proof of completion via photographs, submitted to the Governor's Commission on Disability by January 30, 2026.

4. Finding: Based on an evaluation of the facility during the site visit and a review of the ADA Checklist for Existing Facilities, item # 4.22, the International Symbol of Access for Hearing Loss does not appear in the lobby, indicating there is amplification units available.

Recommendation: Install signs with the International Symbol of Access for Hearing Loss as per § 703.7.2.4 of the 2010 ADA Standards for Accessible Design with proof of completion via photographs submitted to the Governor's Commission on Disability by January 30, 2026.

Part IV Recycling:

1. The Tenant or the Tenant's janitorial service provider shall recycle "waste products for which markets are available". The following products are included: mixed paper, including boxboard, corrugated cardboard, shredded paper and containers (plastic, tin, cans, bottles, and glass).

2. In the instance of the Landlord implementing a recycling program for the building to which the Premises are a part, the Tenant shall be allowed to participate in this program at no additional charge.

Landlord Initials: MS
Date: 12/24/25

EXHIBIT D
SPECIAL PROVISIONS

Section 8.4 Window Cleaning shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, the landlord shall not be responsible for cleaning the interiors of the windows.

Section 8.2 Maintenance and Repair of Broken Glass, shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, any site repairs or work requests must be observed by, and then communicated through, the Landlord's on-site maintenance. In the event that the Landlord is unable to correct and/or resolve items by the herein time restrictions, the Landlord must notify the Tenant in writing prior to the close of business on the final day of the restriction to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected.

Section 8.7 Site Maintenance, shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, any site repairs or work requests must be observed by, and then communicated through, the Landlord's on-site maintenance. In the event that the Landlord is unable to correct and/or resolve items by the herein time restrictions, the Landlord must notify the Tenant in writing prior to the close of business on the final day of the restriction to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected.

Section 8.8 Hearing Ventilation and Air Conditioning (HVAC), shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, any site repairs or work requests must be observed by, and then communicated through, the Landlord's on-site maintenance. In the event that the Landlord is unable to correct and/or resolve items by the herein time restrictions, the Landlord must notify the Tenant in writing prior to the close of business on the final day of the restriction to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected.

Section 8.10 Interior finishes and surfaces, shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, any site repairs or work requests must be observed by, and then communicated through, the Landlord's on-site maintenance. In the event that the Landlord is unable to correct and/or resolve items by the herein time restrictions, the Landlord must notify the Tenant in writing prior to the close of business on the final day of the restriction to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected.

Section 8.6 Parking Lot Maintenance shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, the Landlord will only be responsible to restripe and/or paint the parking lot as deemed necessary by the Landlord or the Governor's Council on Disability.

Section 20.6 Material Safety Data Sheets (MSDS) shall be amended by adding the following sentence to the end thereof:

Notwithstanding any other provision to the contrary in this Agreement, the Landlord will only be asked to produce MSDS if any Tenant staff member or client has a documented health concern requiring the information.

Landlord Initials: MS
Date: 12/24/25

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Herman E. Wealcatch, Inc.
37 Walker Avenue
Suite 200
Pikesville MD 21208

CONTACT NAME:
PHONE (A/C, No, Ext): (410) 653-3053 **FAX (A/C, No):** (410) 653-5116
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	The Travelers Property and Casualty Company of America	25674
INSURER B :	Travelers Insurance Co.	
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED

149 Emerald Street Real Estate LLC;
149 Emerald Street Leasing, LLC 149 Emerald St
911 E County Line Rd Ste 206
Lakewood NJ 08701-2069

COVERAGES **CERTIFICATE NUMBER:** CL241413861 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			680-4S162358-25-42	07/20/2025	07/20/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			680-4S162358-25-42	07/20/2025	07/20/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUP-6X194114	07/20/2025	07/20/2026	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

NH Department of Education
25 Hall Street
Concord NH 03301

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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NH Governor's Commission on Disability
Kelly A. Ayotte, Governor
Paul Van Blarigan, Chair
Charles J. Saia, Executive Director

To: **New Hampshire Department of Education, Bureau of Vocational Rehabilitation**

From: **Architectural Barrier Free Design Committee**

Date: **November 18, 2025**

Re: **LETTER OF OPINION pursuant to the New Hampshire Code of Administrative Rules, ADM 808.01 (e) (4)**

Location: 149 Emerald Street, Suite T, Keene, NH 03431, and as more particularly described in the proposed lease agreement

Term: Five (5) years: March 1, 2026 through February 28, 2031

Lessee: New Hampshire Department of Education, Bureau of Vocational Rehabilitation

Lessor: 149 Emerald Street Leasing, LLC, 911 E. County Line Road, Suite # 203, Lakewood, NJ 08701

In accordance with the New Hampshire Code of Administrative Rules, codified in Adm. 808.01 (e) (4), the Governor's Commission on Disability's (GCD) Architectural Barrier Free-Design Committee (ABFDC) has opined that the location referenced above and referred to herein, will meet barrier free requirements pursuant to Abfd 300, Code for Barrier-Free Design, upon completion of the conditions listed in **Exhibit A**. The proposed five-year lease was reviewed with a PowerPoint during the Architectural Barrier Free Design Committee's **November 18, 2025** meeting.

Although no comment or opinion is expressed regarding the New Hampshire State Building Code and the New Hampshire State Fire Code, and/or any other code; it is highly recommended, when applicable, relevant documentation be submitted to the Local or State Authority Having Jurisdiction, for any necessary approvals.

The Governor's Commission on Disability and/or the Architectural Barrier Free Design Committee cannot survey all state leased properties for compliance with the ADA or the New Hampshire Code for Barrier Free Design. However, as a safeguard for the State of New Hampshire, for the citizens of New Hampshire, and to ensure access for persons with disabilities, random site visits may be performed on an as-needed basis for compliance regarding accessibility.

The Lessee agrees that should the term of the lease, referenced above, be extended and/or amended, in any way, the Lessee will contact the Governor's Commission on Disability with a statement that there have been no material changes made to the property.

The Lessee will fully complete and submit a GCD approved ADA Checklist for Existing Facilities with photographs and applicable documentation every (10) ten years, or sooner if lease is renewed, extended, amended, or if construction or renovations are undertaken in any manner.

On a case-by-case basis, the Lessee may postpone completion of the ADA Checklist. Future review of existing and new documentation, as well as future physical site visits, may be conducted at the discretion of the Governor's Commission on Disability and/or the Architectural Barrier-Free Design Committee.

This Letter of Opinion, which is based upon a review of all provided documentation, photographs, and representations regarding the subject premises and on the assurances of the Lessee for compliance therein, is issued with the conditions listed in Exhibit A.

Respectfully submitted by the **Architectural Barrier-Free Design Committee** on this **18th** day of **November, 2025**.

Eric Brand (Nov 20, 2025 12:34:16 EST)

Eric Brand, Chairperson
Architectural Barrier Free Design Committee

Cc: Charles J. Saia, Executive Director

EXHIBIT A

1. Lessee shall install accessible identification signs at the requisite height of five feet (60') per § 502.6 of the 2010 ADA Standards for Accessible Design, with proof of completion via photographs submitted to the Governor's Commission on Disability by January 30, 2026.

2. Lessee shall create an Accessible Clearance space by removing the table from the men's restroom, as per § 604.3.1 of the 2010 ADA Standards for Accessible Design, with proof of completion via photographs, submitted to the Governor's Commission on Disability by January 30, 2026.

3. Lessee shall install a new tank with the flusher on the open side of the commode, as per § 604.6 of the 2010 ADA Standards for Accessible Design, with proof of completion via photographs, submitted to the Governor's Commission on Disability by January 30, 2026. Alternatively, Lessee may convert existing restroom into a Unisex accessible bathroom.

4. Lessee shall install signs with the International Symbol of Access for Hearing Loss as per § 703.7.2.4 of the 2010 ADA Standards for Accessible Design with proof of completion via photographs submitted to the Governor's Commission on Disability by January 30, 2026.

5. While ADA Compliant, the work tables for public use will be replaced with adjustable--height desks, in order to promote Best Practices of Accessibility within the Bureau of Vocational Rehabilitation.

State of New Hampshire
Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that 149 EMERALD STREET LEASING LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on April 26, 2018. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: **793622**

Certificate Number: **0007294732**

IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 25th day of September A.D. 2025.

David M. Scanlan
Secretary of State

CERTIFICATE OF AUTHORITY

The undersigned, being the members of 149 EMERALD STREET LEASING LLC, a New Hampshire limited liability company (the "Company") hereby acknowledge that Michael Shabsels is the manager of the Company, and is hereby authorized to execute and deliver any and all documents and instruments as may be required or as he deems necessary or advisable in connection with the leasing of the property located at 149 Emerald Street, Keene, New Hampshire and such other agreements, certificates, or instruments and to take such action as he may consider necessary or appropriate to carry out such approvals and the transactions contemplated thereby. This authority remains valid for thirty (30) days.

A facsimile or electronic (PDF) signature shall be deemed an ink original.

IN WITNESS WHEREOF, the undersigned have hereto affixed their hand as of the 18th day of December, 2025.

SIMAD HOLDINGS LLC

David Shabsels

By: David Shabsels

Managing Member

DAMIS HOLDINGS LLC

David Shabsels

By: David Shabsels

Managing Member

149 EMERALD STREET LEASING LLC

David Shabsels

By: David Shabsels

Managing Member

149 EMERALD STREET LEASING LLC

50 Quality Street, #110357

Trumbull, CT 06011

New Hampshire Department of Justice

To Whom It May Concern:

The undersigned, the sole Manager of 149 Emerald Street Leasing LLC, a New Hampshire limited liability company (the "**Company**"), hereby attests to the following:

The Company does not have any employees; and

The Company does not have more than three members, managers, or executive officers.

Therefore, based on the above facts, it is my belief that the Company is not required to maintain workers' compensation coverage under RSA 281-A.

The Company acknowledges that if the facts stated above change at any time during the term of the lease, it will comply with RSA 281-A, consistent with the workers' compensation language included in the lease.

149 EMERALD STREET LEASING LLC

By: _____

Michael Shabsels
Manager

Charles Arlinghaus

March 17, 2025

Department of Administrative Services

25 Capitol Street

Concord, NH 03301

The New Hampshire Department of Education, Bureau of Vocational Rehabilitation is requesting a waiver from public notice requirement for leased space, pursuant to Chapter Adm 800 rules PART Adm 804.01 Waiver Procedure. Our department currently leases space at 149 Emerald Street, Suite T, Keene NH, 03431. Our agency wishes to remain at our current premises. We are requesting to enter a new lease with our landlord, Emerald Street Leasing, LLC, who is agreeable to us staying at the property.

This lease consists of 3,536 square feet and is used for client services in the Keene area. Our current lease expires on 02/28/2026, and we are charged $67,184.00 annually, paying $19.00 per square foot. The proposed new rate will be $69,199.56 for the first year (suggesting a 3% increase each year remaining). Our agency feels that it is in the best interest of the State to remain at our current rented premises for the following reasons.

The existing site has been certified by the Architectural Barrier-Free Design Committee as compliant with the Americans with Disabilities Act (ADA), ensuring all participants can access our services without barriers. The familiar environment of our current office enhances participant comfort and stability. Remaining in our current location will also ensure the continuity of services, preventing potential disruptions that could negatively impact our clients. Furthermore, our current rental arrangement is financially sustainable, and relocating means incurring additional costs and diverting funds away from client services.

Funds are available in the following account for Fiscal Year 2026 and are anticipated to be available in 2026, 2027, 2028, 2029, 2030, and 2031, upon the approval and continued appropriation of funds in the future operating budget:

06-56-56-565010-25380000-022-500248 – VR Field Programs

Term	Square Footage Cost	Square Footage	% Increase Per Year	Cost Per Month	Cost Per Year
Year 1	19.57	3,536	3.0	$5,766.63	$69,199.56
Year 2	20.15	3,536	3.0	$5,939.63	$71,275.56
Year 3	20.76	3,536	3.0	$6,117.82	$73,413.84
Year 4	21.38	3,536	3.0	$6,301.62	$75,619.44
Year 5	22.02	3,536	3.0	$6,490.67	$77,888.04
				Total Cost	**$367,396.44**

The Bureau feels it is in our best interest to remain at our current location with Emerald Street Leasing, LLC. The cost of a renewal is significantly less than the considerable financial implications of relocating, as the potential expense increase could divert vital resources away from the services we provide to our participants. Given these considerations, remaining in our current location not only supports our operational effectiveness by preventing potential disruptions in services, but also ensures that we can continue to allocate funds directly to the support and rehabilitation of our clients.

With your approval, we would like to move forward with acquiring the necessary signatures to procure a new lease.

Sincerely,

Richard Sala
Director of Vocational Rehabilitation

Charles Arlinghaus, Commissioner, Administrator Services

3/18/25
Date