

LEASE AGREEMENT

This Lease Agreement (this “**Agreement**”) is made as of the Effective Date (as hereinafter defined) by and between CORSO DC LLC, a Delaware limited liability company (“**Lessor**”), and TOWN OF CHEVY CHASE, MONTGOMERY COUNTY, MARYLAND, a municipal corporation and body politic of the State of Maryland (“**Lessee**”).

RECITALS:

- A. On or about April 23, 1993, The National 4-H Council, a non-profit corporation organized under the laws of the State of Ohio (the “**Prior Owner**”), entered into a Ground Lease and Development Agreement with Lessee, which agreement was subsequently amended pursuant to that certain First Amendment to Ground Lease and Development Agreement dated as of December 18, 2020 between Prior Owner and Lessee (as so amended, the “**Lease**”), for the ground lease of certain Leased Premises (as defined therein) located on land commonly known as 7100 Connecticut Avenue in Chevy Chase, Maryland (the “**Lessor Parcel**”).
- B. On or about January 18, 2022, the Lessor Parcel was conveyed by Prior Owner to Lessor.
- C. On April 21, 2023, the Lessor and Lessee entered into a Letter of Agreement, concerning Lessor’s redevelopment of the Lessor Parcel (the “**Letter of Agreement**”), which Letter of Agreement provides, among other terms, that Lessor shall provide permanent rights to garage space for use by the Lessee at no cost to the Lessee.
- D. Lessor and Lessee desire to replace the Lease in its entirety, with this Agreement, as a result of the Letter of Agreement and Lessor’s redevelopment of the Lessor Parcel, upon terms and conditions more particularly set forth in this Agreement.

OPERATIVE TERMS:

NOW THEREFORE, for and in consideration of the foregoing Recitals; the mutual representations and covenants set forth herein; Ten Dollars (\$10.00); and other good and valuable consideration in hand paid, the receipt and sufficiency of which Lessor and Lessee hereby acknowledge, Lessor and Lessee hereby agree as follows:

- 1. Recitals; Defined Terms. The foregoing Recitals are true and correct in all material respects and are incorporated into these Operative Terms by this reference.
- 2. Leased Premises. The Leased Premises are as follows:
 - a. Upon 30 days’ notice from Lessor, Lessee shall fully vacate any existing Leased Premises and relocate its operations to temporary quarters to be provided by Lessor (the “**Temporary Premises**”), at which point in time the capitalized phrase “Leased Premises” and the capitalized terms “Improvement” and “Improvements,” as said phrase and terms are used in this Agreement, shall all mean and refer to the Temporary Premises. The Temporary Premises shall consist of a 40’ wide by 50’ deep pre-engineered metal

building constructed over a concrete slab on grade with a (2) 9' x 12' openings with doors and (2) 3'-7' personnel openings with doors in the location shown on Exhibit A attached hereto and incorporated herein by this reference and a trailer containing rest room facilities.

b. Thereafter, following Lessor's completion of the new parking facility (the "**Parking Facility**") and upon 30 days' notice from Lessor, Lessee shall fully vacate the Temporary Premises and relocate its operations to the area(s) designated by Lessor in the Parking Facility, at which point in time the capitalized phrase "Leased Premises," as said phrase is used in this Agreement shall mean and refer to said area(s) within the Parking Facility. The Leased Premises within the Parking Facility shall be a minimum of 1,300 square feet as more accurately described in Exhibit B and include five (5) separate parking spaces to be located upon the Lessor Parcel.

Lessee shall use its best efforts not to materially interfere with Lessor's construction on Lessor's Parcel and, following completion of construction, use of Lessor's Parcel by Lessor and its tenants, guests, employees, contractors, representatives, invitees and licensees.

Lessee hereby accepts said Leased Premises subject to the terms of this Agreement; to any easements, restrictions or other matters of record; to the rights reserved to Lessor pursuant to Section 6(b) of this Agreement; and to any other reasonable rules and regulations which Lessor may hereafter establish by notice to Lessee which do not unreasonably interfere with the operations of Lessee under this Agreement. Effective as of the date which is 30 days after Lessor gives notice pursuant to the foregoing subparagraph a., hereby fully relinquishes and conveys to Lessor all of Lessee's right, title and interest in and to the Improvements and any and all personal property, buildings and improvements, foundations, footings, utilities, paving, fixtures, plants, apparatus, appliances and building equipment then remaining upon Leased Premises.

3. Term. The current lease period shall continue until 12:00 midnight on April 23, 2028 (the "**Term**"), unless sooner terminated pursuant to the terms of this Agreement. Following the Term and any subsequent renewal thereof, Lessee shall have the right to renew the lease term for another three (3) years. Upon such renewal, the Term shall continue until 12:00 midnight, three (3) years from the end of the preceding Term. Lessee may exercise its right to renew the lease term under this Agreement upon written notice given to Lessor no later than 180 days prior to the expiration of the then-current term (each a "**Renewal Notice**"). If Lessee fails timely to exercise any Renewal Notice, Lessor shall, between 180 and 120 days prior to the expiration of the then-current term, send to Lessee a written Notice of Nonrenewal. If Lessee fails to provide written notice of its intention to renew the Term within 60 days of service of the Notice of Nonrenewal, Lessee shall be deemed to have elected not to renew the Lease for the applicable Renewal Period. If Lessor fails to serve Lessee with a Notice of Nonrenewal within the time period described above, Lessee shall be deemed to have elected to renew the Lease for the applicable Renewal Period. Time is of the essence for purposes of this Section 3.

4. Rent. Annual Rent for the Leased Premises is \$10.00 and shall be due and payable on the first day of each Renewal Period and each anniversary thereof.

5. Insurance.

- a. Bodily Injury; Death; Property Damage. Lessee, at its sole cost and expense, shall maintain or cause to be maintained bodily injury, death, and property damage liability insurance against claims for bodily injury, death, or property damage occurring on, in, or about the Leased Premises or on, in, or about streets, property, and passageways adjoining the Leased Premises, such insurance to afford minimum protection, during the term of this Agreement, of not less than One Million Dollars (\$1,000,000) in respect of personal liability, and of not less than One Million Dollars (\$1,000,000) in respect of automobile insurance. Such insurance shall be subject to reasonable and customary deductible and co-insurance provisions.
- b. Workers Compensation. Lessee, at its sole cost and expense, shall maintain or cause to be maintained workmen's compensation insurance at least in the minimum amount as required by law.
- c. Insurance Standards. All insurance provided for in this Section 5 shall be effected under valid and enforceable policies (which may cover the Leased Premises and other locations) issued by insurers of recognized responsibility which are licensed to do business under the laws of the State of Maryland. All such policies shall contain a standard waiver of subrogation endorsement.
- d. [Intentionally Omitted]
- e. Certificates of Insurance. Upon the Effective Date and thereafter upon the issuance of any new or replacement policies, original certificates of insurance in respect of the insurance required by this Section 5 shall be furnished by Lessee to Lessor.
- f. Insurance Proceeds; Adjustment of Losses; Application of Insurance Proceeds. The loss, if any, under any policies of insurance required under Section 5 shall be adjusted with the insurance companies by Lessee, in the case of any particular casualty resulting in liability, damage, or destruction. The proceeds of any such insurance, as so adjusted, shall be payable as follows:
 - i. with respect to any loss not exceeding Two Hundred Fifty Thousand Dollars (\$250,000) in the aggregate, such loss shall be paid to Lessee, who shall hold the proceeds in trust for the purpose of paying the costs of the liability or of repair or restoration; and
 - ii. with respect to losses exceeding Two Hundred Fifty Thousand Dollars (\$250,000) in the aggregate, the loss shall be paid to a commercial bank selected by Lessor (the "Insurance Trustee"). Lessee shall be responsible for the fees and charges of the Insurance Trustee. All insurance proceeds, less any cost of recovery, shall be held by the Insurance Trustee to pay the costs of the liability or of repair or restoration as follows:

6. Easements and Additional Rights.

- a. Lessee's Easements. Lessor hereby grants to Lessee, as appurtenances to the Leased Premises and for the term of this Agreement, the following nonexclusive easements and rights provided Lessee is not in default under this Agreement:
 - i. Access; Ingress and Egress. The right and easement for ingress and egress to access the Leased Premises over and on Lessor's Parcel on Lessor's private roadway now existing and in any future form as modified by Lessor.
- b. Lessor's Easements. Lessee hereby acknowledges the following reservation of rights of Lessor with respect to the Leased Premises and hereby grants to Lessor the following easements and rights:
 - i. Access; Ingress and Egress. The right of Lessor to use, operate, maintain, repair, alter and modify Lessor's private roadway now existing and in any future form.
 - ii. Parking and Driveway. The right of Lessor to use, operate, maintain, repair, alter and modify the parking and driveway areas now existing and in any future form on Lessor's Parcel.
 - iii. Utilities. The right of Lessor to use, operate, maintain, repair, alter and modify any existing electric, gas, water, and telephone lines or wires and any additions, replacements or substitutions thereof, on Lessor's Parcel, and the easement and right to locate on the Leased Premises any additional such lines and wires or related facilities which are necessary to service Lessor's Parcel in the future.
- c. Binding Effect of Easements. The easements, rights, conditions, restrictions, and limitations under this Section 6 (and any other conditions, limitations, rights, and restrictions contained in this Agreement) shall be deemed covenants running with the land and shall be binding upon Lessor, Lessee, and the heirs, successors, administrators, and assigns of Lessor and Lessee, respectively, and any subsequent owner of the Leased Premises, the Improvement, or Lessor's Parcel, or any portion thereof.

7. Maintenance and Repair.

- a. Covenant of Repair. Lessee shall, at its own cost and expense put, keep, replace, and maintain in repair and good, safe, and substantial order and condition the Leased Premises, the Improvement(s), and all appurtenances thereto, both inside and outside, structural and nonstructural, extraordinary and ordinary; and shall use reasonable precautions to prevent waste, damage, or injury to the Leased Premises and/or Improvements. Unless otherwise expressly provided in this Agreement, Lessor shall not be required to furnish any services or facilities

or to make any improvements, repairs, or alterations in or to the Improvement during the term of this Agreement.

- b. Utilities. Lessor shall be responsible for providing utility services to the Leased Premises, but Lessee shall be responsible for paying Lessor for the cost of Lessee's consumption. Lessee's consumption will be reported by Lessor to Lessee in the form of a monthly or other periodic statement, calculated on a pro rata basis, considering the square footage of the Leased Premises and the total square footage of the common area, and the consumption collectively resulting therefrom.
- c. Mechanics Liens. Lessor shall not under any circumstances be liable for the payment of any expenses incurred or for the value of any work done or material furnished in connection with Lessee's maintenance of the Improvement, and Lessee shall be solely and wholly responsible to contractors, laborers, and materialmen furnishing and performing such labor and material. If, because of any act or omission (or alleged act or omission) of Lessee, any mechanic's or other lien, charge, or order for the payment of money shall be filed against the Lessor, the Leased Premises, any portion of the Improvement or any materials in connection therewith, whether or not such lien, charge, or order is valid (or enforceable or such), Lessee shall, at its own cost and expense, cause the same to be cancelled and discharged of record or bonded within ten (10) days.
- d. Damage or Destruction. To the extent caused by Lessee, the obligations under this Section 7 shall expressly include the obligation of Lessee to repair, replace, or rebuild the Building(s), in the event the Improvement shall be damaged or destroyed in whole or in part by fire or other cause originating in the Leased Premises and resulting from the acts or omissions of the Lessee, at least to the extent of the value and as nearly as possible to the character of the Improvement existing immediately prior to such occurrence, and otherwise put the balance of the Leased Premises in good order and condition with no material visible evidence of such damage or destruction. Lessor shall in no event be called upon to repair, replace, or rebuild any such portion of the Improvement, nor to pay any of the costs or expenses thereof by and/or in excess of the insurance proceeds provided for under Section 5, or in the event the damage or destruction is caused by the acts or omissions of the Lessor or a condition of the Leased Premises not caused by Lessee. Except as expressly otherwise provided in this Agreement, neither this Agreement nor the leasehold estate demised hereunder shall terminate or be affected in any manner by reason of damage to or total, substantial, or partial destruction of the Improvement, at the commencement of the term or thereafter erected thereon or therein, or by reason of the untenability of the Lease Premises, or any part thereof, for or due to any reason or cause whatsoever.

8. Use of Property.

- a. Lessee will not use or allow the Leased Premises or any part thereof to be used or occupied for any use (a) contrary to the provisions of this Agreement, or (b) for any unlawful purpose or in violation of any certificate of occupancy or certificate of compliance covering or affecting the use of the Leased Premises or any part thereof and Lessee will not suffer any act to be done or any condition to exist on the Leased Premises or any part thereof or any article or substance to be brought therein, which may be dangerous or a hazardous substance, unless safeguarded as required by law, or which may, in law, constitute a nuisance, public or private, or which may make void or voidable any insurance then in force with respect thereto, unless consented by Lessor, in writing.
- b. For purposes of this Agreement, "hazardous materials" does not include petroleum products, including, but not limited to, diesel fuel, gasoline, oil and antifreeze. Lessee, is authorized to use the premises for the storing of vehicles and related equipment used by the Lessee for its municipal operations and public works.

Lessee is also authorized to use the Leased Premises or Improvement for the repair of any equipment maintained on the Leased Premises or in the Improvement, including the regular maintenance of the vehicles. However, Lessee shall not cause to occur on the Leased Premises or in the Improvement any act that could result in the presence of environmental waste prohibited by applicable law.

Lessee shall comply with all applicable federal, state and local laws and regulations regarding the maintenance and disposal of any hazardous materials as defined above. Lessee will obtain and maintain at its own expense, if required by federal, state or local law or regulation, licenses and permits for the maintenance and repair of the motor vehicles or other equipment.

Lessee's access to the use of the premises shall not be limited in terms of the time of day in which Lessee may have access to the property. Lessee agrees, however, that its employees, contractors and representatives entering the Lessor's Parcel will at all times display proper identification and that its employees, contractors and representatives will not loiter upon Lessor's Parcel or the Leased Premises for any period of time longer than necessary. Lessee further agrees that, unless Lessor provides written consent, Lessee's employees, contractors and representatives shall not generate excessive noise during the hours of 6 p.m. to 8 a.m. Lessor shall have the right, upon reasonable notice to Lessee, to deny access to any employee, contractor or representative that in Lessor's reasonable judgment may be a threat to the safety of Lessor's customers or employees.

- c. Assignment of Contracts. At Lessor's request, Lessee shall assign or cause to be assigned to Lessor, in writing, any contracts and agreements of any kind

whatsoever entered into by Lessee with respect to the performance of this Agreement and the construction contemplated hereby.

9. Entry by Lessor. Lessee will permit Lessor and its authorized representatives to enter the Leased Premises and the Improvement at all reasonable times and upon reasonable notice for the purpose of (a) inspecting the same and (b) making any repairs thereto, required by applicable Federal, State or County laws, should Lessee not make such repairs within a reasonable time after being advised of the need for such repair by the applicable governmental agency. Nothing in this Section 9 shall imply any duty upon the part of Lessor to do any such work; and performance thereof by Lessor shall not constitute a waiver of Lessee's default in failing to perform the same.

10. Lessor Acquires Leased Premises at Termination. Upon expiration of the term of this Agreement, any extension hereof, or upon earlier termination, all right, title, and interest of Lessee in and to the Improvement and any construction or building materials related thereto, then on or appurtenant to the Leased Premises owned or held by Lessee shall pass to and vest in Lessor absolutely without other or further consideration or conveyance by Lessee; provided, that Lessee shall, if requested so to do by Lessor, make, execute, and deliver good and sufficient instruments, of conveyance evidencing such transfer to Lessor; and provided further, that Lessor shall assume and indemnify and hold harmless Lessee from and against all claims and amounts becoming payable on account of such Improvement after the date on which title thereto has passed to Lessor other than (a) claims arising out of alleged torts occurring prior to expiration or termination, and (b) every claim, lien, and encumbrance, the incurring of which is prohibited by this Agreement, all of which said items (a) and (b) shall be and remain the responsibility of Lessee. Lessee shall also then transfer to Lessor all plans, drawings, specifications, contracts, agreements, purchase orders, and all other instruments, materials or papers relating to the Improvement then in Lessee's possession.

11. Assignment.
 - a. Restrictions on Assignment and Subleasing.
 - i. Lessee shall not assign or transfer this Agreement or any interest of Lessee under this Agreement, in whole or in part without the prior written consent of Lessor, except to any legal entity directly or indirectly controlling, controlled by, or under common control with Lessee.
 - ii. Lessee hereby represents and warrants to Lessor that Lessee has not previously assigned to any other party any of its right, title and interest to the Lease, the Improvements, the Leased Premises, or any portion of any of the foregoing.
 - iii. Any sublease of this Agreement in whole or in part, is hereby prohibited.

- b. Instrument of Transfer. If Lessee shall assign or transfer this Agreement as permitted by this Section 11, the assignee or transferee shall assume all obligations on the part of Lessee to be performed, by a recordable assignment and assumption agreement or other instrument of transfer, in form and content reasonably satisfactory to Lessor.
- c. No Release. No assignment or transfer under this Section 11 shall release Lessee from the performance of the obligations of Lessee under this Agreement during the remainder of the term of this Agreement and during any renewal term thereof as to which the originally named Lessee or any assignee or transfer shall have exercised.

12. Default.

- a. Events of Default. The occurrence of any one or more of the following events shall be an "Event of Default": If Lessee shall fail in a material manner to perform or comply with any of the representations, covenants, agreements, terms, or conditions contained in this Agreement, and such failure shall continue for a period of thirty (30) days after written notice thereof from Lessor to Lessee, provided, that Lessee's time to cure such failure shall be extended for such additional time as shall be required for the purpose if Lessee shall proceed with due diligence during such thirty (30) day period to cure such failure and is unable by reason of the nature of the work involved, to cure the same within the said thirty (30) days, and if such extension of time shall not subject Lessor or Lessee to any liability, civil or criminal, and the interest of Lessor in this Agreement shall not be jeopardized by reason thereof.
- b. Termination. Upon the occurrence of any uncured Event of Default, Lessor at any time thereafter may give written notice to Lessee specifying one or more such Events of Default and stating that this Agreement and the leasehold estate hereby demised shall expire and terminate on the date specified in such notice, which shall be at least ten (10) days after the giving of such notice, unless Lessee shall cure such Event of Default before the date specified in such notice.
- c. Surrender, Re-entry. Upon any expiration or termination of this Agreement as a result of an Event of Default pursuant to this Section 12, Lessor, upon or at any time after any such expiration or termination, may proceed to recover possession under the laws of the State of Maryland.
- d. Survival of Obligations. No such expiration or termination of this Agreement as a result of an Event of Default pursuant to this Section 12 shall relieve Lessee of its liability and obligations under this Agreement accrued to the date of such expiration and termination. In the event of any such expiration or termination, whether or not the Leased Premises or any part thereof shall have been relet, Lessee shall pay to Lessor the utility charges required to be paid by Lessee up to the time of such expiration or termination of this Agreement.

- e. No Waiver. No failure by Lessor to insist upon the strict performance of any covenant, agreement, term, or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent during the continuance of any such breach, shall constitute a waiver of any such breach or of such covenant, agreement, term, or condition. No covenant, agreement, term, or condition of this Agreement to be performed or complied with by Lessee, and no breach thereof, shall be waived, altered, modified or terminated except by a written instrument executed by Lessor. No waiver of any breach shall affect or alter this Agreement, but each and every covenant, agreement, term, and condition of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.
 - f. Remedies. In the event of any breach by Lessee of any of the covenants, agreements, terms, or conditions contained in this Agreement, Lessor, in addition to any and all other rights, shall be entitled to enjoin such breach and shall have the right to invoke any right and remedy allowed at law or in equity or by statute or otherwise for such breach.
13. Quiet Enjoyment. Lessee, upon paying the rent and other charges required by this Agreement and observing and keeping all representations, warranties, covenants, agreements, and conditions of this Agreement, on its part to be kept, shall quietly have and enjoy the Leased Premises during the term of this Agreement, without hindrance or molestation by Lessor or anyone claiming by, or through, Lessor.
14. Consents By Lessor.
- a. Covenant to Act Reasonably. Lessor covenants, that in any case where the provisions of this Agreement require the consent or approval of Lessor, that it will not unreasonably withhold or delay such consent or approval; and in any case where Lessee is required to do anything to the satisfaction of or satisfactory to Lessor, Lessor shall not unreasonably decline to express its satisfaction with such action of Lessee.
 - b. Resolution of Disputes. If a dispute or disagreement shall arise between Lessor and Lessee as to whether or not the withholding by Lessor of consent or approval is unreasonable, or as to whether any act, forbearance, time limit, or any other similar matter or thing in question required to be reasonable (or not to be unreasonable) is reasonable (or not unreasonable), such dispute or disagreement shall first attempted to be resolved by an agreement between Lessor and Lessee.
 - c. Deemed Consent. Wherever in this Agreement, Lessee is required to submit and duly submits to Lessor any matter for consent, approval, or expression of satisfaction and Lessor shall not within thirty (30) days of such submission, if

no other time therefor is specified in this Agreement, or within the time so specified if a different time is specified, have responded to such submission, then Lessor shall be deemed to have consented, approved, or expressed such satisfaction as of the date of expiration of such period.

15. Non-Merger. There shall be no merger of this Agreement, or of the leasehold estate created by this Agreement thereby, with the fee estate in and to the Leased Premises by reason of the fact that this Agreement, or the leasehold estate created by this Agreement, or any interest in either thereof, may be held directly or indirectly by or for the account of any person who shall own the fee estate in and to the Leased Premises, or any portion thereof, and no such merger shall occur unless and until all persons at the time having any interest in the fee estate and all persons having any interest in this Agreement or the leasehold estate created by this Agreement shall join in a written instrument effecting such merger.

16. Indemnification.

- a. Lessee's Right to Indemnification. Lessor undertakes and agrees to hold Lessee harmless against any and all losses, costs, liabilities, claims, obligations, and expenses, including reasonable attorneys' fees, actually incurred or suffered by Lessee arising from (i) a breach, misrepresentation, or other violation in any material respect of any of Lessor's representations, warranties, covenants, or agreements contained in this Agreement; (ii) all liabilities of Lessor; and (iii) all liens, charges, or encumbrances on the Leased Premises caused by Lessor. The foregoing indemnity is intended by Lessor to cover all acts, suits, proceedings, claims, demands, assessments, adjustments, costs, and expenses with respect to any and all of the specific matters set forth in this indemnity and shall be without limitation as to amount.
- b. Lessor's Right to Indemnification. Lessee undertakes and agrees to hold Lessor harmless against any and all losses, costs, liabilities, claims, obligations, and expenses, including reasonable attorneys' fees, actually incurred or suffered by Lessor arising from (1) a breach, misrepresentation, or other violation in any material respect of any of Lessee's representations, warranties, covenants, or agreements contained in this Agreement; (ii) the use and operation of the Leased Premises; and (iii) all liabilities of Lessee. The foregoing indemnity is intended by Lessee to cover all acts, suits, proceedings, claims, demands, assessments, adjustments, costs, and expenses with respect to any and all of the specific matters set forth in this indemnity limited to the greater of either: (i) the insurance proceeds available from the policies of insurance maintained under this Agreement; or (ii) the liability limitations set forth in the Maryland Local Government Tort Claims Act, as amended or replaced.
- c. If any claim or proceeding covered by the above provisions shall arise, the party who seeks indemnification shall promptly give written notice (including any

relevant documents) thereof to the other party, in no event more than ten (10) days after the party learns of the existence of the claim or proceeding.

17. [Intentionally Omitted]

18. Notices. All notices, requests, demands and other communications pertaining to this Agreement shall be in writing and shall be deemed duly given and made when served either by personal delivery (which shall include delivery by commonly recognized overnight couriers) to the party for whom it is intended or two (2) business days after being deposited, postage prepaid, certified or registered mail, return receipt requested (or such form of mail as may be substituted therefor by postal authorities), in the United States mail, addressed as follows:

If to Lessor: Corso DC LLC
c/o Galerie Living, LLC
3424 Peachtree Rd NE, Suite 1780
Atlanta, Georgia 30326
Attention: Fergal Brady

With a copy to:

Jonathan E. Hawkins
3424 Peachtree Rd NE, Suite 1780
Atlanta, Georgia 30326

If to Lessee: Town Manager
Town of Chevy Chase
4301 Willow Lane
Chevy Chase, Maryland 20815

With a copy to:

Bolt Legal, LLC
10410 Kensington Parkway, Suite 222
Kensington, Maryland 20895
Attention: Ronald M. Bolt, Esq.

19. Integration; Merger; Entire Agreement. This Agreement supersedes in all respects all prior and contemporaneous oral and written negotiations, understandings, and agreements between Lessor and Lessee with respect to the providing space on Lessor's Property to Lessee for its vehicles, provided however, that this Agreement does not supersede the Letter of Agreement or Declaration of Covenants to be recorded thereunder

20. Amendment; Modification. Neither this Agreement nor any term or provision hereof may be altered or amended in any manner except by an instrument in writing signed by the party against whom the enforcement of any such change is sought.

21. Binding Effect; Successors. Subject to Section 11, this Agreement shall be binding upon and inure to the benefit of any and all permitted successors and assigns of the parties hereto.
22. No Third-Party Beneficiaries. Nothing in this Agreement, whether expressed or implied, is intended to: (i) confer any rights or remedies on any person other than Lessor and Lessee and their respective successors and permitted assigns; (ii) to relieve or discharge the obligation or liability of any third party; or (iii) to give any third party any right of subrogation or action against any Lessor or Lessee.
23. Headings and Captions. The headings and captions of the Sections, Subsections, Schedules and Exhibits have been included for convenience of reference only, and shall in no way limit or affect the meaning or interpretation of the specific provisions of this Agreement.
24. Waiver; Consent. Unless otherwise specifically agreed in writing to the contrary: (1) the failure of either party at any time to require performance by the other of any provision of this Agreement shall not affect such party's right thereafter to enforce the same, (ii) no waiver by either party of any default by the other shall be taken or held to be a waiver by such party of any other preceding or subsequent default, and (iii) no extension of time granted by either party for the performance of any obligation or act by the other party shall be deemed to be an extension of time for the performance of any other obligation or act hereunder.
25. Number and Gender. Whenever the context so requires, words used in the singular shall be construed to mean or include the plural and vice versa, and pronouns of any gender shall be construed to mean or include any other gender or genders.
26. Governing Law. This Agreement is to be construed and governed by the laws of the State of Maryland, except for the choice of law rules utilized in that jurisdiction.
27. [Intentionally Omitted].
28. Waiver of Trial by Jury. TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE PARTIES HEREBY IRREVOCABLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT.
29. Severability. If any term of this Agreement is illegal or unenforceable at law or in equity, the validity, legality, and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby. Any illegal or unenforceable term shall be deemed to be void and of no force and effect only to the minimum extent necessary to bring such term within the provisions of applicable law

and such term, also so modified, and the balance of this Agreement shall then be fully enforceable.

30. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature on each such counterpart were on the same instrument. Each of the counterparts, when signed, shall be deemed to be an original and all of the signed counterparts together shall be deemed to be one and the same instrument, provided, however, that this Agreement shall not be effective unless and until signed by both Lessor and Lessee, whichever is the later to do so, as evidenced by the dates given beneath each such party's signature hereinbelow (such later date being the "**Effective Date**"). To facilitate execution of this Agreement, the parties may also execute and exchange counterparts by portable document format (.pdf) or by affixing their respective signatures hereto by means of an electronic signature tool, application or software (e.g., DocuSign), and each such electronic signature shall be as effective as an original signature.

[The remainder of this page has been intentionally left blank.

Signatures appear on the following page.]

IN WITNESS WHEREOF, Lessor and Lessee have caused this Agreement to be executed as of the Effective Date.

LESSOR:

CORSO DC LLC,
a Delaware limited liability company

By: 
Tim Gary, CEO

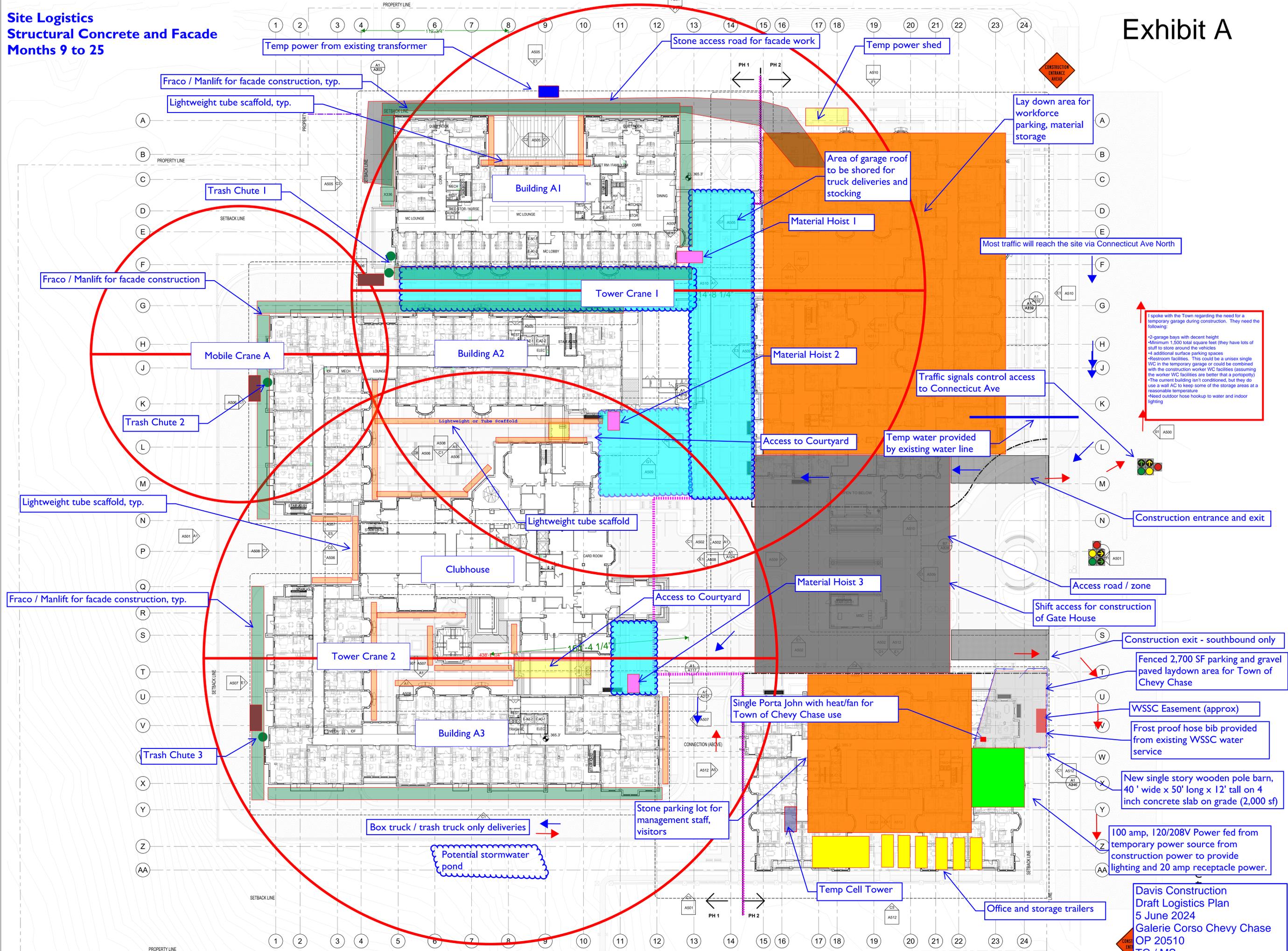
Date: APRIL 22, 2025

LESSEE:

TOWN OF CHEVY CHASE, MONTGOMERY
COUNTY, MARYLAND,
a municipal corporation and body politic of the State
of Maryland

By: 
Todd Hoffman, Town Manager

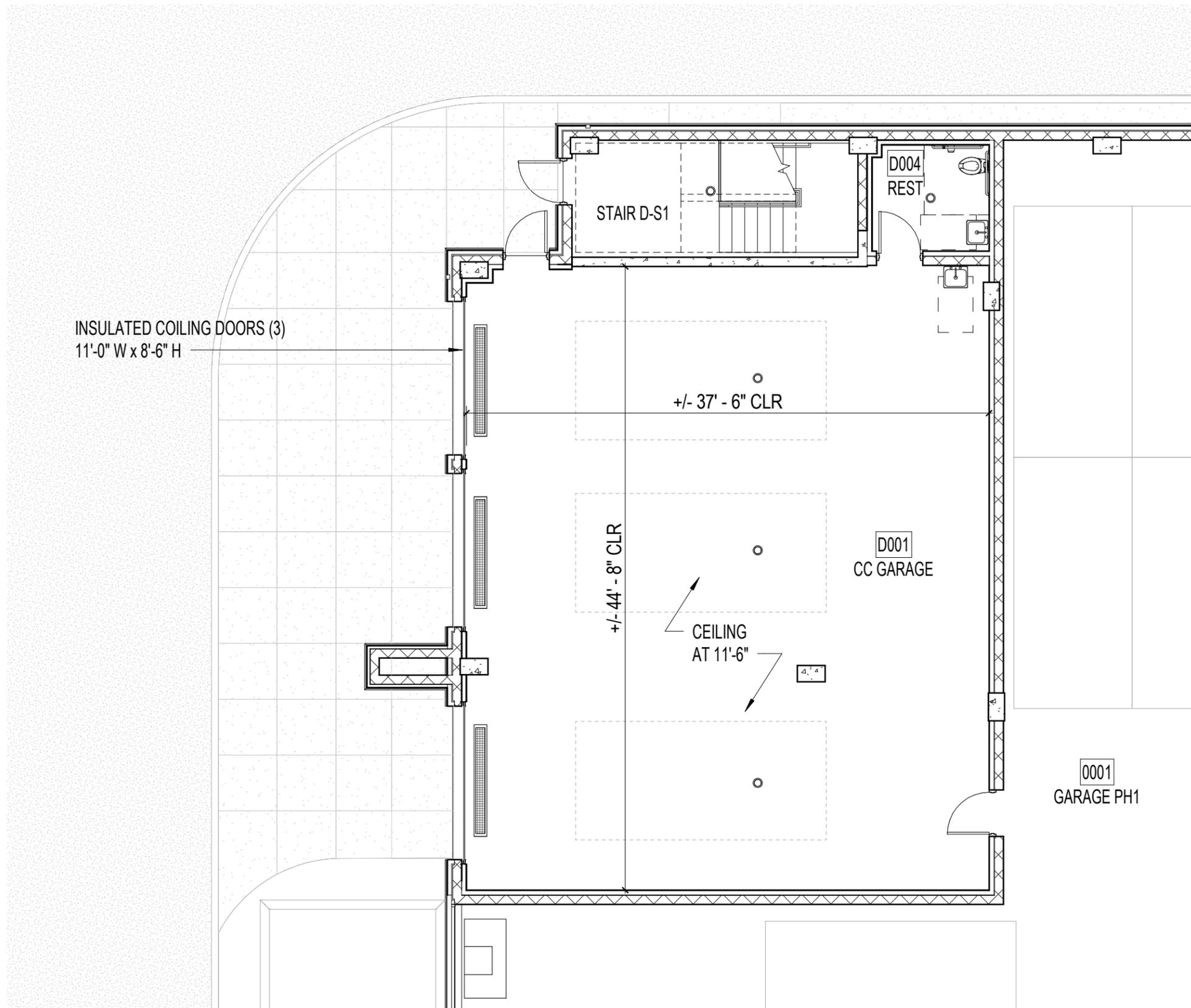
Date: April 21, 2025



1 spoke with the Town regarding the need for a temporary garage during construction. They need the following:

- *2-garage bays with decent height
- *Minimum 1,500 total square feet (they have lots of stuff to store around the vehicles)
- *4 additional surface parking spaces
- *Restroom facilities. This could be a unisex single WC in the temporary garage or could be combined with the construction worker WC facilities (assuming the worker WC facilities are better than a portapotty)
- *The current building isn't conditioned, but they do use a wall AC to keep some of the storage areas at a reasonable temperature
- *Need outdoor hose hookup to water and indoor lighting

Exhibit B



Corso Chevy Chase

7100 CONNECTICUT AVE
CHEVY CHASE, MD 20815

OWNER / DEVELOPER
GALERIE LIVING
678.677.8900
COMMUNITY THREE
202.232.3068

STRUCTURAL ENGINEER
SK&A
301.881.1441

MEP ENGINEER
MAGRANN
202.730.0109

CIVIL ENGINEER
SOLTESZ
301.948.2750

LANDSCAPE ARCHITECT
MAHAN RYKIEL
410.235.6001

INTERIOR DESIGNER
STUDIO 121
615.469.4121

SUSTAINABILITY CONSULTANT
MAGRANN
202.730.0109

FOODSERVICE CONSULTANT
SCOPOS HOSPITALITY GROUP
717.733.5810

VARIABLE REFRIGERANT VOLUME - INDOOR UNIT SCHEDULE

TAG	ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	TYPE	CONNECTED TO:		SUPPLY FAN			COOLING CAPACITY			HEATING CAPACITY			ELECTRICAL			DIMENSIONS (WxHxD)	WEIGHT (Net)	NOTES	Options and Accessories
					CONDENSING UNIT	ZONE CHANGEOVER DEVICE	AIR FLOW RATE (cfm)	TOTAL BTU/h	SENSIBLE BTU/h	ENTERING AIR (°F DB / °F WB)	TOTAL BTU/h	ENTERING AIR (°F DB / °F WB)	POWER SUPPLY (Voltage - Phase)	Min Circuit Amps (MCA)	Max Overcurrent Protection (MOP)							
AHU - GAR-1		FXAQ12PVJU	1.0	Wall Mounted Unit	HP - GAR-1	No	290	11,980	8,579	80.0 / 67.3	14,595	65.0	208-230V 1ph	0.4	15.0	31.3 x 11.4 x 9.3	26.5	BRC1E73 (1)				
AHU - GAR-2		FXAQ12PVJU	1.0	Wall Mounted Unit	HP - GAR-1	No	290	11,980	8,579	80.0 / 67.3	14,595	65.0	208-230V 1ph	0.4	15.0	31.3 x 11.4 x 9.3	26.5	BRC1E73 (1)				
AHU - GAR-3		FXAQ07PVJU	0.6	Wall Mounted Unit	HP - GAR-1	No	260	7,494	5,983	80.0 / 67.3	9,134	65.0	208-230V 1ph	0.3	15.0	31.3 x 11.4 x 9.3	26.5	BRC1E73 (1)				

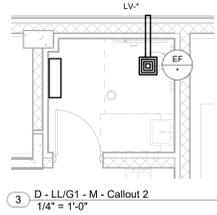
Schedule Notes:
Standard Limited Warranty: 10-year warranty on compressor and all parts

VARIABLE REFRIGERANT VOLUME - AIR-COOLED CONDENSING UNIT SCHEDULE

TAG: ROOM	BASIS OF DESIGN (DAIKIN)	NOMINAL TONNAGE	DESCRIPTION	COOLING CAPACITY		HEATING CAPACITY		REFRIGERANT CHARGE		CONNECTION RATIO (%)	ELECTRICAL			RUNNING CURRENT (RLA)				DIMENSIONS					
				BTU/h	AMBIENT DESIGN (°F DB)	BTU/h	AMBIENT DESIGN (°F DB / °F WB)	Factory Charge (lbs)	Add'l Refrigerant (lbs)		VOLTAGE-PHASE	MIN CIRCUIT AMPS (MCA)	MAX OVERCURRENT PROTECTION (MOP)	mod #1	mod #2	mod #3	total	mod #1	mod #2	mod #3	total	(WxHxD) (inch)	WEIGHT (lbs)
HP - GAR-1	RXTQ36TBVJUA	3	Air cooled heat pump (1)	35,857	93.0	33,470	14.0 / 12.8	6.4	n/a	87.5	208-230V 1ph	16.5	16.5	20.0					20.0	15.3	15.3	37.0 x 39.0 x 12.6	172.0

Schedule Notes:

- Manufacturer must be certified, listed, and labeled per AHRI 1230.
- System rating data based on design ambient conditions for cooling and for heating.
- Submitted performance data must be fully de-rated for all components and accessories, including but not limited to, line length, vertical separation, connection ratio, design conditions, condenser coil coating.
- Condensing units must have fully modulating INVERTER compressors.
- Condensing units must have auto changeover functions.
- Demand limiting relay contact must be provided.
- EV actuators must be removable from valve body without disturbing the refrigerant system.
- Condensing units must be furnished with protective coil coating to withstand ASTM B117 salt spray test for a minimum of 1000 hours. Performance of system must be de-rated for coil coating.
- FCU thermostats must provide +/- 1 degree dead-band set-point and control capability.
- System shall be provided with i-Touch Manager controller with WEB based software for displaying up to 8 DIII-Net systems with 128 Indoor units per system. PC by others.
- Manufacturers submittal must include refrigerant piping diagram with pipe diameters, lengths, and refrigerant volume.
- Substitute manufacturer shall be responsible for additional piping and refrigerant.
- Contractor to verify piping dimensions.
- Installing contractor must have successfully completed manufacturers certified installation class within past 36 months.
- Contractor to furnish and install insulation on refrigerant piping.
- Manufacturers Representative must have local stock of parts and factory certified technician on staff.
- Manufacturers Representative shall provide proof of ongoing installation training at their local facility for at least the past 5 years.
- Manufacturers Representative shall provide proof of continuous sales and support of their products for at least 15 years.
- Mechanical contractor shall be responsible for all direct costs and operating costs increases for 30 years associated with any deviations resulting from changes in design.
- Manufacturer must provide 10 years parts warranty on all FCUs, Condensing Units, and Mode Changeover Devices. Warranty conditions must be clarified during submittal phase.
- Manufacturer must certify and submit system performance at extreme conditions of 122 degrees FDB ambient in cooling mode and -13 degrees FDB in heating mode.
- 3-phase Air cooled condensing units must have published performance data with 200% indoor connected capacity.



MECHANICAL COMMON KEYNOTES

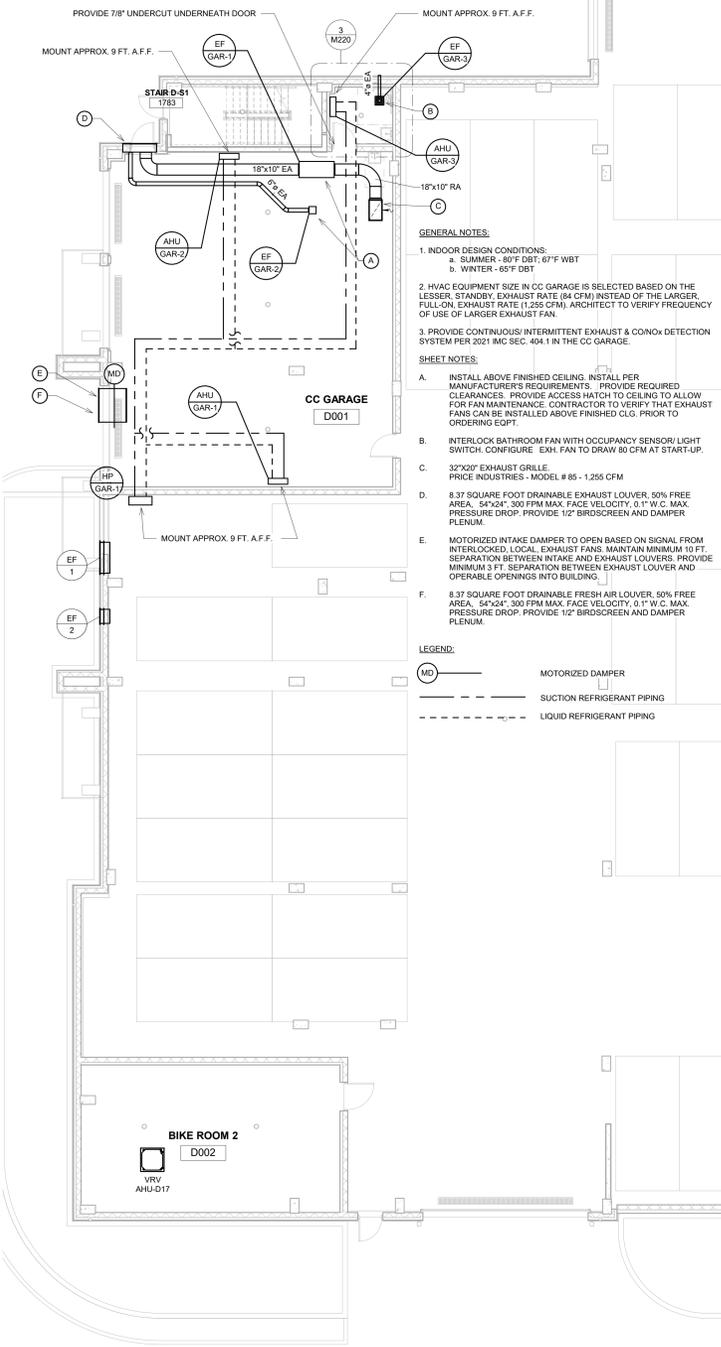
#	DESCRIPTION
1	INSTALL SMOKE/FIRE DAMPER AT ALL MEMBRANE AND THROUGH PENETRATION OF RATED SHAFT ASSEMBLIES. PROVIDE ACCESS PANEL TO ALL DAMPER LOCATIONS.
2	INSTALL SMOKE DAMPER AT CORRIDOR DUCT PENETRATIONS WITH ACCESS PANEL.

3 D - LL/G1 - M - Callout 2
1/4" = 1'-0"

EXHAUST FAN SCHEDULE - EF

REF. NO.	AREA SERVED	LOCATION	EQUIPMENT SPECIFICATIONS										NOTES	
			TYPE	MANUFACTURER	MODEL	AIRFLOW (CFM)	EXT. STATIC PRESSURE (IN. W.C.)	DISCHARGE DUCT SIZE (IN)	NOISE (SONES)	WEIGHT (LBS.)	DRIVE TYPE	CONTROL		ELECTRICAL
EF GAR-1	CC GARAGE	D BUILDING BASEMENT	INLINE	GREENHECK	BCF-108 1/2 HP MOTOR	1,255	~1	18x10 (RECT.)	8.8	~160	BELT	CO/ NOx SENSOR & MANUAL	208 V AC/ 1-PHASE/ 60 Hz 6.8 MCA 15 A MOCP	<ul style="list-style-type: none"> PROVIDE VIBRATION ISOLATORS -W/ INSULATED HOUSING -W/ SIDE ACCESS DOOR. CONTRACTOR TO VERIFY SIDE ACCESS DOOR HANDEDNESS PRIOR TO ORDERING EQUIPMENT -INTERLOCK FAN WITH CO/NOx SYSTEM (CONTRACTOR TO SPECIFY AND PROVIDE). OPERATION OF MANUAL FAN SWITCH SHALL NOT DE-ENERGIZE FAN IN THE EVENT SIGNAL FROM CO/NOx SYSTEM HAS ALREADY ENERGIZED FAN.
EF GAR-2	CC GARAGE	D BUILDING BASEMENT	CEILING	GREENHECK	SP-B110	84	-0.8	6 (ROUND)	~4	~10	DIRECT	CONTINUOUS	115 V AC/ 1-PHASE/ 60 Hz 1.4 MCA 15 A MOCP	<ul style="list-style-type: none"> PROVIDE HANGING VIBRATION ISOLATORS -INTERLOCK FAN & CONTROLS W/ EF - GAR-1; OPERATION OF SMALLER CAPACITY FAN SHALL NOT INTERFERE WITH OPERATION OF LARGER CAPACITY FAN.
EF GAR-3	CC GARAGE	D BUILDING BASEMENT	CEILING	PANASONIC	FV-0511VKL3	80	-0.375	4 (ROUND)	N/A	-	INTERLOCKED WITH LIGHT SWITCH/ OCCUPANCY SENSOR	120 V AC/ 1-PHASE/ 60 Hz 0.66 MCA	<ul style="list-style-type: none"> PROVIDE EXHAUST WALL CAP W/ INTEGRAL BIRDSCREEN 	

NOTES
1. THIS EXHAUST FAN SCHEDULE ONLY APPLIES TO THE "CC GARAGE" LOCATED ON THE LOWER LEVEL OF THE "D" BUILDING
2. REFER TO ELECTRICAL DRAWINGS FOR SERVICE CONNECTIONS.



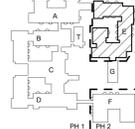
GENERAL NOTES:
1. INDOOR DESIGN CONDITIONS:
a. SUMMER - 80°F DBT, 67°F WBT
b. WINTER - 65°F DBT
2. HVAC EQUIPMENT SIZE IN CC GARAGE IS SELECTED BASED ON THE LESSER, STANDBY EXHAUST RATE (84 CFM) INSTEAD OF THE LARGER, FULL-ON EXHAUST RATE (1,255 CFM). ARCHITECT TO VERIFY FREQUENCY OF USE OF LARGER EXHAUST FAN.
3. PROVIDE CONTINUOUS/ INTERMITTENT EXHAUST & CO/NOx DETECTION SYSTEM PER 2021 IMC SEC. 404.1 IN THE CC GARAGE.

SHEET NOTES:
A. INSTALL ABOVE FINISHED CEILING. INSTALL PER MANUFACTURER'S REQUIREMENTS. PROVIDE REQUIRED CLEARANCES. PROVIDE ACCESS HATCH TO CEILING TO ALLOW FOR FAN MAINTENANCE. CONTRACTOR TO VERIFY THAT EXHAUST FANS CAN BE INSTALLED ABOVE FINISHED CLG. PRIOR TO ORDERING EQPT.
B. INTERLOCK BATHROOM FAN WITH OCCUPANCY SENSOR/ LIGHT SWITCH. CONFIGURE EXH. FAN TO DRAW 80 CFM AT START-UP.
C. 32"x20" EXHAUST GRILLE. PRICE INDUSTRIES - MODEL # 85 - 1,255 CFM
D. 8.37 SQUARE FOOT DRAINABLE EXHAUST LOUVER, 50% FREE AREA. 54"x24" 300 FPM MAX. FACE VELOCITY. 0.1" W.C. MAX. PRESSURE DROP. PROVIDE 1/2" BIRDSCREEN AND DAMPER PLENUM.
E. MOTORIZED INTAKE DAMPER TO OPEN BASED ON SIGNAL FROM INTERLOCKED, LOCAL, EXHAUST FANS. MAINTAIN MINIMUM 10 FT. SEPARATION BETWEEN INTAKE AND EXHAUST LOUVERS. PROVIDE MINIMUM 3 FT. SEPARATION BETWEEN EXHAUST LOUVER AND OPERABLE OPENINGS INTO BUILDING.
F. 8.37 SQUARE FOOT DRAINABLE FRESH AIR LOUVER, 50% FREE AREA. 54"x24" 300 FPM MAX. FACE VELOCITY. 0.1" W.C. MAX. PRESSURE DROP. PROVIDE 1/2" BIRDSCREEN AND DAMPER PLENUM.

LEGEND:
MD - MOTORIZED DAMPER
--- SUCTION REFRIGERANT PIPING
- - - LIQUID REFRIGERANT PIPING

1 D - LL/G1 - M
1/8" = 1'-0"

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

D - LL/G1

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
A.G.

DRAWN
S.A., A.G., J.B., D.G., S.G., R.D.

DATE Issue Date APPROVED S.A.

SCALE: As indicated JOB NO. 01.18085.00

DRAWING NO.

M220

PROGRESS SET - 07/31/2024

Corso Chevy Chase

7100 CONNECTICUT AVE
CHEVY CHASE, MD 20815

OWNER / DEVELOPER
GALERIE LIVING
678.677.8900
COMMUNITY THREE
202.232.3068

STRUCTURAL ENGINEER
SK&A
301.881.1441

MEP ENGINEER
MAGRANN
202.730.0109

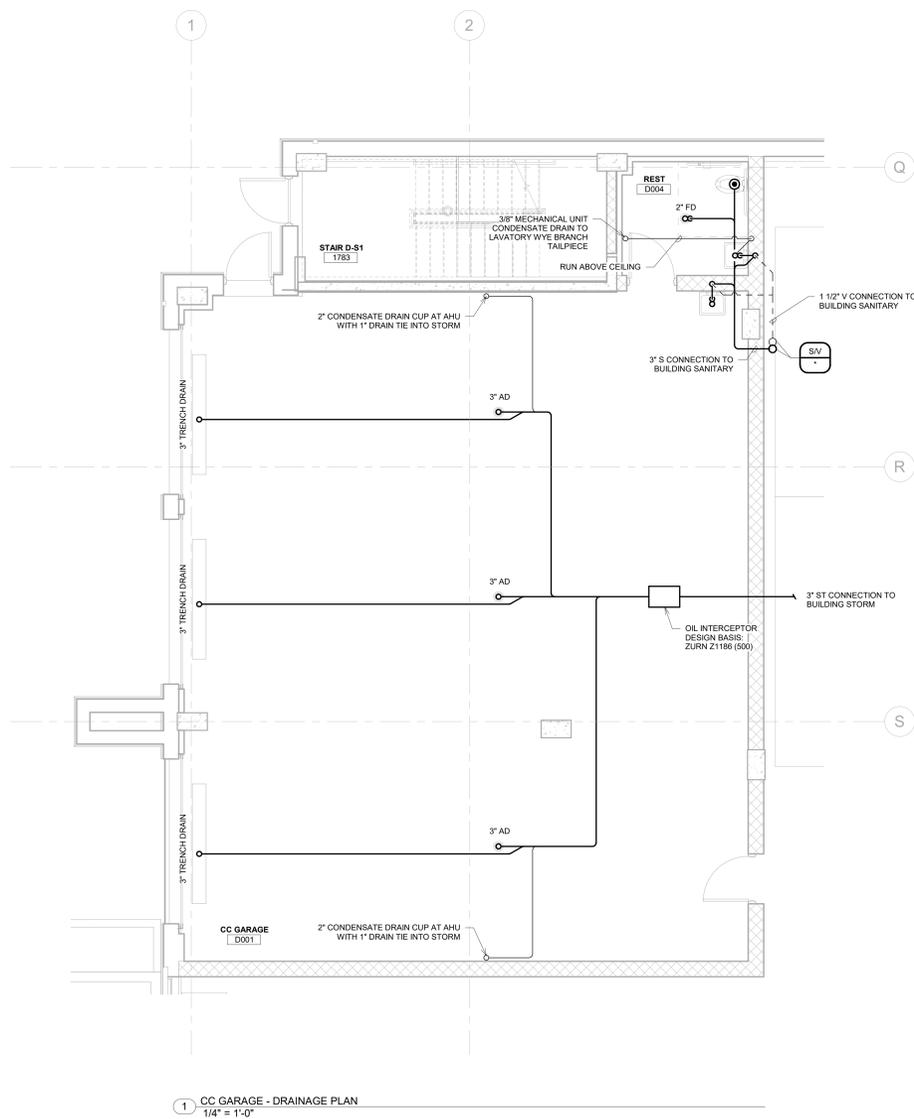
CIVIL ENGINEER
SOLTESZ
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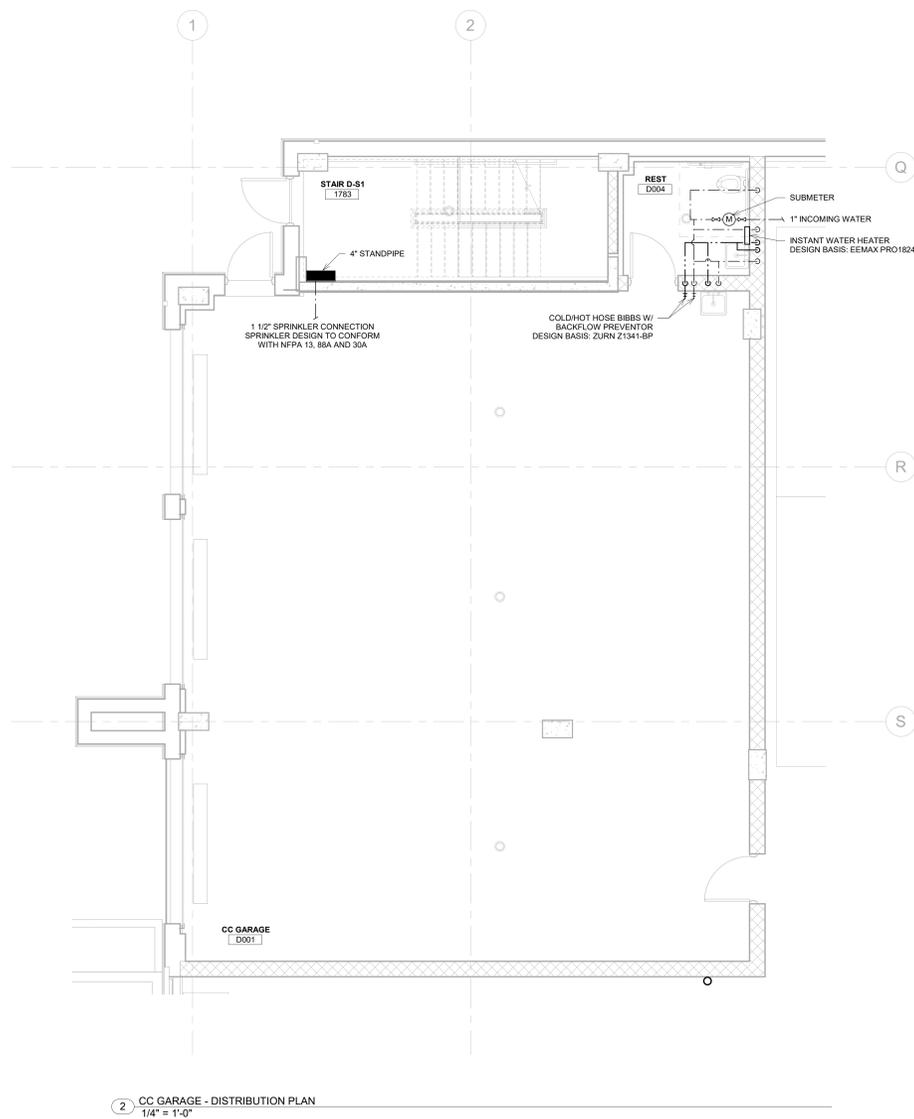
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MAGRANN
202.730.0109

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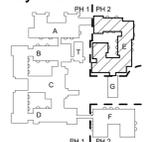


1 CC GARAGE - DRAINAGE PLAN
1/4" = 1'-0"



2 CC GARAGE - DISTRIBUTION PLAN
1/4" = 1'-0"

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

**LL/G1 - P -
ENLARGED CC
GARAGE**

PRINCIPAL IN CHARGE

S.A.

PROJECT ARCHITECT

A.G.

DRAWN

S.A., A.G., J.B., D.G., S.G., R.D.

DATE

Issue Date

SCALE:

1/4" = 1'-0"

APPROVED

S.A.

JOB NO.

01.18085.00

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P220A

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CHEVY CHASE, MD 20815

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GALERIE LIVING
678.677.8900
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202.232.3068

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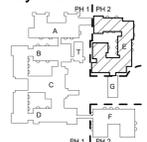
LANDSCAPE ARCHITECT
MAHAN RYKIEL
410.235.6001

INTERIOR DESIGNER
STUDIO 121
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202.730.0109

FOODSERVICE CONSULTANT
SCOPOS HOSPITALITY GROUP
717.733.5810

Key Plan



Issue

NO. DATE

Revisions

NO. DATE

CC Garage

PRINCIPAL IN CHARGE

S.A.

PROJECT ARCHITECT

A.G.

DRAWN
S.A., A.G., J.B., D.G., S.G., R.D.

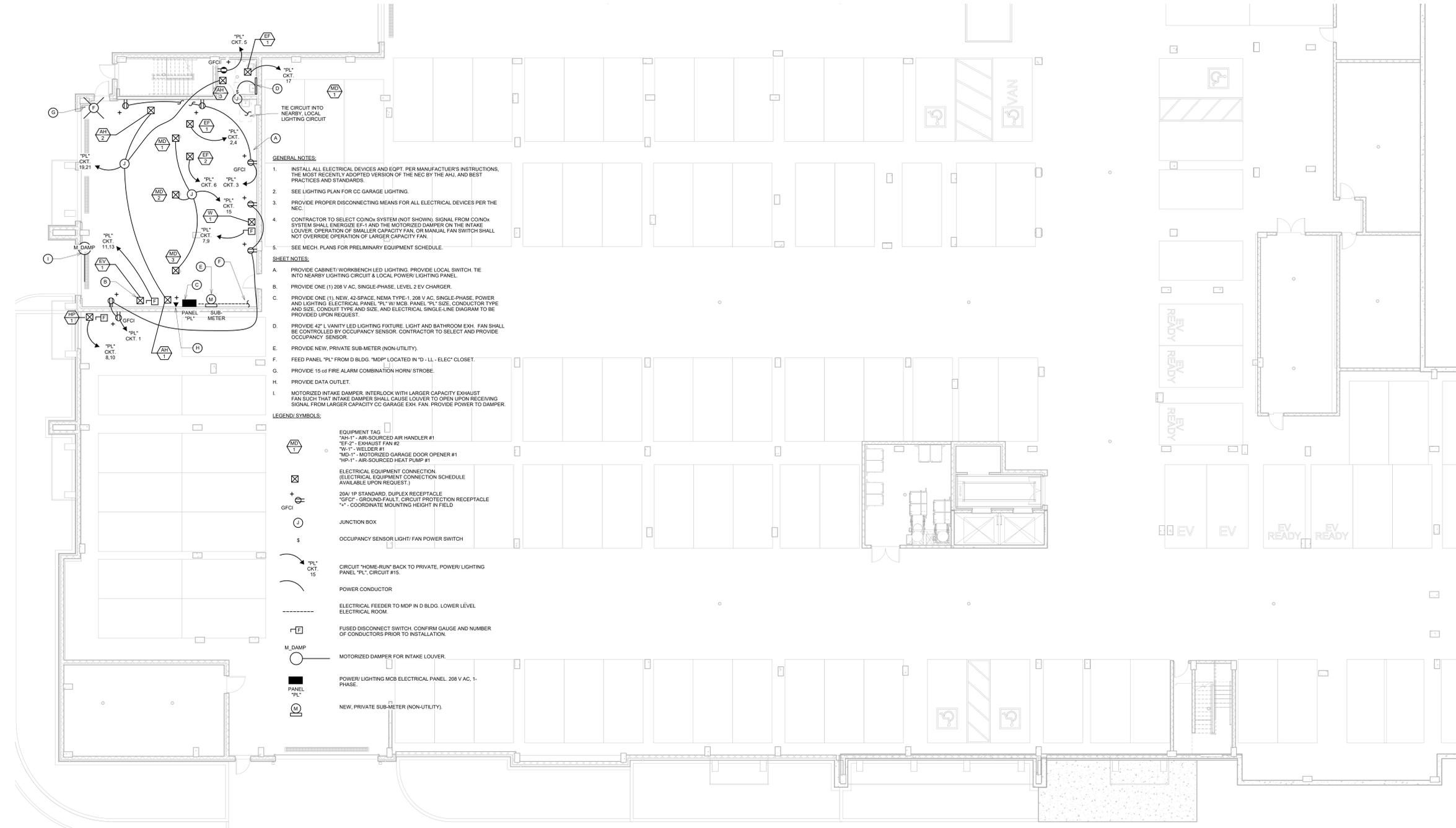
DATE Issue Date APPROVED S.A.

SCALE: 1/8" = 1'-0" JOB NO. 01.18085.00

DRAWING NO.

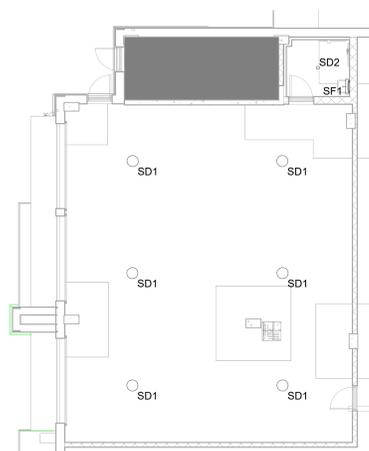
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PROGRESS SET - 07/31/2024

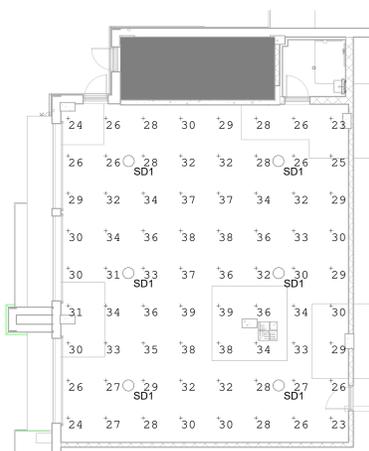


- GENERAL NOTES:**
1. INSTALL ALL ELECTRICAL DEVICES AND EQPT. PER MANUFACTURER'S INSTRUCTIONS, THE MOST RECENTLY ADOPTED VERSION OF THE NEC BY THE AHJ, AND BEST PRACTICES AND STANDARDS.
 2. SEE LIGHTING PLAN FOR CC GARAGE LIGHTING.
 3. PROVIDE PROPER DISCONNECTING MEANS FOR ALL ELECTRICAL DEVICES PER THE NEC.
 4. CONTRACTOR TO SELECT COINQ. SYSTEM (NOT SHOWN). SIGNAL FROM COINQ. SYSTEM SHALL ENERGIZE EF-1 AND THE MOTORIZED DAMPER ON THE INTAKE LOUVER. OPERATION OF SMALLER CAPACITY FAN OR MANUAL FAN SWITCH SHALL NOT OVERRIDE OPERATION OF LARGER CAPACITY FAN.
 5. SEE MECH. PLANS FOR PRELIMINARY EQUIPMENT SCHEDULE.
- SHEET NOTES:**
- A. PROVIDE CABINET/ WORKBENCH LED LIGHTING. PROVIDE LOCAL SWITCH. TIE INTO NEARBY LIGHTING CIRCUIT & LOCAL POWER/ LIGHTING PANEL.
 - B. PROVIDE ONE (1) 208 V AC, SINGLE-PHASE, LEVEL 2 EV CHARGER.
 - C. PROVIDE ONE (1) NEW, 42-SPACE, NEMA TYPE-1, 208 V AC, SINGLE-PHASE, POWER AND LIGHTING ELECTRICAL PANEL "PL" W/ MCB. PANEL "PL" SIZE, CONDUCTOR TYPE AND SIZE, CONDUIT TYPE AND SIZE, AND ELECTRICAL SINGLE-LINE DIAGRAM TO BE PROVIDED UPON REQUEST.
 - D. PROVIDE 42" L VANITY LED LIGHTING FIXTURE. LIGHT AND BATHROOM EXH. FAN SHALL BE CONTROLLED BY OCCUPANCY SENSOR. CONTRACTOR TO SELECT AND PROVIDE OCCUPANCY SENSOR.
 - E. PROVIDE NEW, PRIVATE SUB-METER (NON-UTILITY).
 - F. FEED PANEL "PL" FROM D BLDG. "MDP" LOCATED IN "D - LL - ELEC" CLOSET.
 - G. PROVIDE 15 of FIRE ALARM COMBINATION HORN/ STROBE.
 - H. PROVIDE DATA OUTLET.
 - I. MOTORIZED INTAKE DAMPER. INTERLOCK WITH LARGER CAPACITY EXHAUST FAN SUCH THAT INTAKE DAMPER SHALL CAUSE LOUVER TO OPEN UPON RECEIVING SIGNAL FROM LARGER CAPACITY CC GARAGE EXH. FAN. PROVIDE POWER TO DAMPER.
- LEGEND/ SYMBOLS:**
- EQUIPMENT TAG
"AH-1" - AIR-SOURCED AIR HANDLER #1
"EF-2" - EXHAUST FAN #2
"W-1" - WELDER #1
"MD-1" - MOTORIZED GARAGE DOOR OPENER #1
"HP-1" - AIR-SOURCED HEAT PUMP #1
 - ELECTRICAL EQUIPMENT CONNECTION.
(ELECTRICAL EQUIPMENT CONNECTION SCHEDULE AVAILABLE UPON REQUEST)
 - 20A/ 1P STANDARD, DUPLEX RECEPTACLE
"GFCI" - GROUND-FAULT, CIRCUIT PROTECTION RECEPTACLE
"±" - COORDINATE MOUNTING HEIGHT IN FIELD
 - JUNCTION BOX
 - OCCUPANCY SENSOR LIGHT/ FAN POWER SWITCH
 - CIRCUIT "HOME-RUN" BACK TO PRIVATE, POWER/ LIGHTING PANEL "PL", CIRCUIT #15.
 - POWER CONDUCTOR
 - ELECTRICAL FEEDER TO MDP IN D BLDG. LOWER LEVEL ELECTRICAL ROOM.
 - FUSED DISCONNECT SWITCH. CONFIRM GAUGE AND NUMBER OF CONDUCTORS PRIOR TO INSTALLATION.
 - M. DAMP
MOTORIZED DAMPER FOR INTAKE LOUVER.
 - PANEL "PL"
POWER/ LIGHTING MCB ELECTRICAL PANEL 208 V AC, 1-PHASE.
 - M
NEW, PRIVATE SUB-METER (NON-UTILITY).

1 D - LL/G1 - ELECTRICAL PLAN
1/8" = 1'-0"



1 CC GARAGE ENLARGED LIGHTING PLAN
1/8" = 1'-0"



2 CC GARAGE ENLARGED LIGHTING PHOTOMETRIC PLAN
1/8" = 1'-0"

LUMINAIRE SCHEDULE								
TYPE	QUANTITY	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTAGE	LAMP WATTS	LAMP TYPE	DESCRIPTION
SD1	6	COOPER (OR EQUAL)	TT-D7-830-U-WQ-LEAD LENGTH-FINISH	SURFACE CEILING	120-277V	125W	LED 3000K 80+ CRI	SURFACE GARAGE AREA LIGHT, NOMINAL 18" DIA X 5" H HOUSING, EDGE LIT LIGHT GUIDE LENS, 0-10V DIMMING DRIVER, WIDE DISTRIBUTION, AND 12,350LM DELIVERED OUTPUT.
SD2	1	WAC (OR EQUAL)	FM-05RN-930-WT	SURFACE CEILING	120V	12W	LED 3000K 80+ CRI	SURFACE DOWNLIGHT, NOMINAL 5" DIA X 1" H HOUSING, EDGE LIT LIGHT GUIDE LENS, 0-10V DIMMING DRIVER, AND 1,050LM DELIVERED OUTPUT.
SF1	1	WAC (OR EQUAL)	WS-3582S-WT	SURFACE WALL	120V	22W	LED 3000K 80+ CRI	SURFACE VANITY LIGHT, NOMINAL 2'-0" L X 2" X 2" D HOUSING, FROSTED ACRYLIC LENS, DIMMING DRIVER, AND NOMINAL 1,050LM DELIVERED.

LIGHTING PHOTOMETRIC SUMMARY						
AREA	LLF	UNITS	AVG	MAX	MIN	AVG/MIN
CC GARAGE	0.9	FC	30.92	39	23	1.34

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SD1

McGraw-Edison TT TopTier
Parking Garage Luminaire

Product Features

- Lumen packages range from 2,757 - 22,831
- Efficacies up to 145 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunion, wall and direct cordul mount options

Interactive Menu

- Ordering Information
- Product Specifications
- Optical Configurations
- Mounting Details
- Energy and Performance Data
- Control Options

Product Certifications

Connected Systems

- WaveLux PRO Wireless
- WaveLux LITE Wireless
- Synapse

Dimensional Details

COOPER

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SD1

McGraw-Edison TT TopTier

Ordering Information

Product Specifications

Optical Distributions

COOPER

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SD1

McGraw-Edison TT TopTier

Mounting Details

Accessories

COOPER

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SD1

McGraw-Edison TT TopTier

Energy and Performance Data

COOPER

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SD2

WAC LIGHTING

5" Round Ceiling and Wall Mount

Feature Type: _____
Catalog Number: _____
Project: _____
Locations: _____

DESCRIPTION

FEATURES

INSTALLATION

FINISHES: _____

LINE DRAWING:

WAC

BEAM ILLUMINATING ARCHITECTURE

LUMINAIRE TYPE SF1

WAC LIGHTING

Nightlight Bathroom Sconce 3000K

Feature Type: _____
Catalog Number: _____
Project: _____
Locations: _____

DESCRIPTION

FEATURES

INSTALLATION

FINISHES: _____

LINE DRAWING:

WAC

PROJECT NAME
Corso Chevy Chase

7100 CONNECTICUT AVE
CHEVY CHASE, MD 20815

REVISIONS

NO.	DATE:	REMARKS

PROJECT PHASE
DESIGN DEVELOPMENT

DRAWING TITLE
CC GARAGE LIGHTING PLAN + PHOTOMETRIC DETAILS

Project Number: 337.24
Date: 07/29/24
Drawn By: JB, MK
Checked By: JB
Scale: 1/8" = 1'-0"

DRAWING NO.
LGP1.0