

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the "Agreement") is entered into by and between Laz Parking Ltd., LLC, a Connecticut limited liability company (the "Licensor"), with a principal place of business at 100 Allyn Street, Hartford, Connecticut 06103, acting herein by James Marzi, its Regional Vice President, duly authorized and the STATE OF CONNECTICUT acting herein by and through Raeanne V. Curtis, its Department Of Public Works Commissioner (the "Licensee" or the "State") with an address of 165 Capitol Avenue, Hartford, Connecticut, 06106, pursuant to the authority conferred upon her pursuant to the provisions of the Connecticut General Statutes Section 4b-1, as revised.

WHEREAS, the certain real property located at One Talcott Plaza, Hartford, Connecticut, with 750± space parking garage structure and improvements situated thereon (the "Garage"), is owned by City Parking, LLC; and

WHEREAS, Licensor by lease agreement with City Parking, LLC dated April 13, 2005 ("Master Lease"), leases the Garage; and

WHEREAS, the Master Lease authorizes Licensor to lease, license or otherwise make available the Garage to third parties; and

WHEREAS, the Licensee desires the non-exclusive use of a portion of the Garage for vehicle parking for employees, students and visitors of Capitol Community College (the "College").

NOW THEREFORE, for good and valuable consideration and the mutual promises contained herein, the parties hereto agree as follows:

1. License. The Licensor hereby grants to the Licensee a temporary, non-exclusive license to enter over, across and upon the Garage in the location shown on Exhibit A attached hereto and made a part hereof (the "License Area") for the purpose of using seventy (70) parking spaces on a daily basis in the Garage for parking vehicles of employees, students and visitors of the College. Said parking spaces shall be available Monday through Thursday of each week during the hours of 6:00 am to 11:00 pm, excluding the months of June and July and State of Connecticut observed holidays.

The Licensee expressly agrees that it does not and shall not claim, at any time, any interest or estate of any kind or extent whatsoever in the Garage.

2. Consideration. In consideration of the license granted by this Agreement, the Licensee shall pay the Licensor a daily fee of Two Hundred Forty-Five an 00/100 (\$245.00) Dollars (the "Consideration") for each Monday, Tuesday, Wednesday and Thursday except those occurring in the months of June and July or on which a State of Connecticut holiday is observed. The Licensee may validate up to 70 parking tickets per day for no additional cost on the days permitted hereunder. Licensee shall pay Licensor a fee of

Three and 50/100 (\$3.50) Dollars for each parking ticket validated by the Licensee in excess of 70 parking tickets. If Licensee utilizes the Garage on days other than those specifically stated herein, Licensee will pay the then current rate being charged at the Garage.

3. Term

- a. The term of this Agreement shall be for one (1) year and will commence upon approval of this agreement by the Attorney General. Notwithstanding the foregoing, either the Licensor or the Licensee may terminate this Agreement at any time upon thirty (30) days prior written notice to the other party, without cause or penalty.
- b. Provided the Licensee is not in default of the terms and conditions of this license, the Licensee may, with ninety (90) days advance written notice to the Licensor and the approval of the State Properties Review Board, extend, or renew this License for an additional one (1) year term, on the same terms and conditions set forth herein.

5 Use.

- a. The Licensee shall use the License Area solely to provide parking for vehicles of employees, students and visitors of the College.
- b. No dangerous explosives shall be permitted to be brought onto the Property and no such explosives shall be stored or used on the Property.
- c. The Licensee agrees that its use of the Garage shall be subject and subordinate to any rules or regulations promulgated by the Licensor from time to time concerning the Garage, whether or not attached to this Agreement, to the extent permissible by law.
- d. The Licensee shall be responsible for the costs of all repairs, replacements, deterioration or damages to the Garage and the improvements thereon occasioned by acts or omissions of the Licensee, the Licensee's officers, agents, or employees.
- e. The Licensee shall not install any equipment or fixtures or make any alterations to the Property.

6 Insurance & Indemnification.

(a) Throughout the Term, Licensor shall maintain, at Licensor's sole cost and expense, a policy or policies of comprehensive general liability insurance, including contractual liability coverage, in an amount not less than \$1,000,000.00 for all damages arising out of bodily injuries to, or death of, all persons and injuries to or destruction of property, in any one accident or occurrence, and, subject to that limit per accident, a total (or aggregate) limit of \$2,000,000.00 for all damages arising out of bodily injuries to, or death of, all persons and injuries to or

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destruction of property per policy period. Such insurance policy or policies shall name the Licensee and Licensee's officials, agents and employees as additional insureds.

(b) If not provided under the liability insurance described in subparagraph (a) above, Licensors shall maintain, at Licensors's sole cost and expense, or if the Garage is operated by an individual or entity other than the Licensors, Licensors shall cause such operator to maintain, at Licensors's and/or such operator's sole cost and expense, a policy or policies of insurance providing comprehensive garage-keepers liability coverage, on a direct primary coverage basis, in an amount not less than \$2,000,000 per policy period.

(c) The Licensors shall maintain Worker's Compensation and Employer's Liability insurance in compliance with the laws of the state of Connecticut, which coverage shall include Employer's Liability coverage with minimum limits of \$100,000 for each accident, \$500,000 for disease, and \$100,000 for each employee, per policy period.

(d) All insurance shall be written on an "occurrence" as opposed to "claims made" basis.

(e) The insurance required hereunder shall be written with insurers licensed to do business in the State of Connecticut and which are rated A-(VIII) or better by the latest edition of Best's Rating Guide or, if not available, any generally recognized replacement therefor. Each policy of insurance required hereunder shall provide for a minimum of thirty (30) days prior notice of any cancellation or changes in coverage. Copies of insurance policies required of one party shall be provided to the other not later than the Commencement Date and thereafter not later than thirty (30) days prior to the expiration of each such policy.

(f) Nothing herein shall preclude either party from procuring and maintaining, at such party's sole cost and expense, such additional insurance coverage as such party deems desirable or appropriate, providing, however, that all liability insurance maintained by Licensors (other than garage-keeper's liability insurance) shall name Licensee and Licensee's officials, agents and employees as additional insureds. Any insurance maintained by the Licensee hereunder shall be in primary and non-contributory and not in excess of any other insurance maintained by Licensors and/or any other persons or parties

(g) The Licensors shall be fully and solely responsible for any and all costs and expenses associated with and thus shall pay any and all coverage deductibles and/or self-insured retentions. None of the Licensors's insurers shall have any right of subrogation or recovery against Licensee or any of Licensee's officials, agents or employees, all of which rights are hereby waived by Licensors.

(h) The liability of the Licensors to indemnify, defend and save and hold harmless the Licensee shall be effectively protected by insurance to the extent insurable. However, the limits of coverage of such insurance purchased by the Licensors shall not in any way limit, reduce or restrict the Licensors's obligation under any indemnification and save and hold harmless provisions stated in this lease.

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(i) The Licensor shall assume and pay all costs and billings for premiums and audit charges earned and payable under the required insurance. Each insurance policy shall state that the insurance company shall agree to investigate and defend the insured against all claims for damages, even if groundless.

(j) At all times during the term of this Agreement, the Licensor shall indemnify, defend and hold harmless the Licensee and its successors and assigns from and against all (a) actions, suits, claims, demands, investigations and legal, administrative or arbitration proceedings pending or threatened, whether mature, immature, contingent, known or unknown, at law or in equity, in any forum (collectively, "Claims") arising in connection with this Agreement out of acts of commission or omission (collectively, the "Acts") by the Licensor or any of its members, directors, officers, shareholders, representatives, agents, servants, consultants, employees or any person or entity with whom the Licensor is in privity of oral or written contract (collectively, "Licensor Parties"); (b) liabilities arising in connection with this Agreement out of the Licensee's or Licensee Parties' Acts concerning its or their duties and obligations as set forth in this Agreement; and (c) damages, losses, costs and expenses, investigative costs and attorneys' and other professionals' fees, that may arise out of such Claims and/or liabilities for bodily injury, death and/or property damage. The Licensor shall reimburse the Licensee, for any and all damage to the real or personal property of the Licensee caused by the Acts of the Licensor or any Licensor Parties. In case any Claim is brought against Licensee, its officers, agents and employees, by reason of any of the Licensor's or Licensor Parties' Acts, the Licensor shall, at the Licensor's expense, resist and defend such Claim, or cause the same to be resisted or defended, by retained competent counsel acceptable to the Licensee. The Licensor shall cause such counsel to defend any Claim vigorously and at no cost or expense to the Licensee, but may not hold itself out as Licensee's counsel. The provisions of this Section shall survive the expiration of this Agreement, and shall not be limited by reason of any insurance coverage.

7. Miscellaneous.

a. All notices required under this Agreement shall be in writing and shall be transmitted by certified mail, return receipt requested (postage prepaid) as follows:

to the Licensee at: Commissioner
Department of Public Works
State Office Building
165 Capitol Avenue
Hartford, CT 06106

with a copy to: Department Of Public Works
Leasing and Property Transfer Unit
State Office Building,
165 Capitol Avenue, Room G-1
Hartford, CT 06106

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Chancellor, Connecticut Community Colleges
61 Woodland Street, Hartford, CT 06105

President, Capitol Community College
960 Main Street, Hartford, CT 06103

to the Licensor at : 100 Allyn Street
Hartford, Connecticut 06103

- b. This Agreement shall be governed in accordance with the laws of the State of Connecticut, without regard to its conflicts of laws provisions.
- c. This Agreement, whatever the circumstances, shall not be binding on the Licensee unless and until approved by the Attorney General of the State of Connecticut and delivered to the Licensor.
- d. This Agreement may not be modified except in writing signed by both the Licensor and Licensee. Any modification of this Agreement or additional obligation assumed by either of the Licensor or the Licensee in connection with this Agreement shall be binding only if evidenced in a writing signed by the Licensor and the Licensee or an authorized representative of the Licensor or the Licensee, and approved by the Attorney General of the State of Connecticut.
- e. The parties acknowledge and agree that nothing in this Agreement shall be construed as a waiver by the Licensee of any rights or defenses of sovereign immunity with respect to this Agreement. To the extent this provision conflicts with any other provision of this Agreement, this provision shall govern.
- f. The Licensor shall not record this Agreement on the Land Records.
- g. The failure of the Licensee to insist upon the performance of any of the terms and conditions of this Agreement or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
- h. The Agreement is subject to the provisions of Executive Order No. Three of Governor Thomas J. Meskill, promulgated June 16, 1971, concerning labor employment practices, Executive Order No. Seventeen of Governor Thomas J. Meskill, promulgated February 15, 1973, concerning the listing of employment openings and Executive Order No. Sixteen of Governor John G. Rowland promulgated August 4, 1999, concerning violence in the workplace, all of which are incorporated into and are made a part of the Agreement as if they had been fully set forth in it. At the Licensor's request, the Licensee shall provide a copy of these orders to the Licensor. The Agreement may also be subject to Executive Order No.


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7C of Governor M. Jodi Rell, promulgated July 13, 2006, concerning contracting reforms and Executive Order No. 14 of Governor M. Jodi Rell, promulgated April 17, 2006, concerning procurement of cleaning products and services, in accordance with their respective terms and conditions.

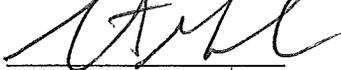
- i. The Agreement is subject to the non-discrimination provisions attached hereto as Exhibit B and made a part hereof.

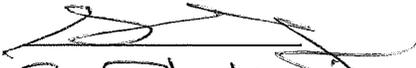
- j. STATE CONTRACTS: For all State contracts as defined in P.A. 07-1 having a value in a calendar year of \$50,000 or more or a combination or series of such agreements or contracts having a value of \$100,000 or more, the authorized signatory to this Agreement expressly acknowledges receipt of the State Elections Enforcement Commission's notice advising state contractors of state campaign contribution and solicitation prohibitions, and will inform its principals of the contents of the notice. See Exhibit C attached hereto.


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IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed as set forth below.

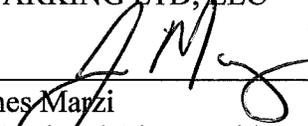
Signed in the presence of:


STEVE GRESH


Greg Plaskiewicz

LAZ PARKING LTD, LLC

By: _____

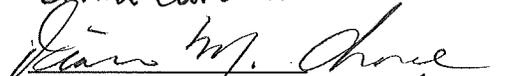

James Marzi
Its Regional Vice President
Duly Authorized

Date signed: 5-27-08

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS

Signed in the presence of:


Erika Carcano


Diane M. Chace

By: _____


Raeanne V. Curtis
Its Commissioner of Public Works
Duly Authorized

Date signed: 7-29-08


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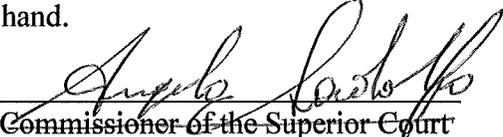
CONNECTICUT
STATE OF HARTFORD)
COUNTY OF Hartford)

ss:

On this the 23rd day of May, 2008, before me, the undersigned officer, personally appeared James Marzi, Regional Vice President of Laz Parking Ltd, LLC, executed the foregoing Agreement as his/her free act and deed and the free act and deed of said limited liability company.

In witness whereof I hereunto set my hand.

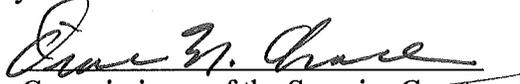
ANGELO SADOLFO
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30, 2008


Commissioner of the Superior Court
Notary Public
My Commission Expires:

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss: Hartford

On this the 29th day of July, 2008, before me, the undersigned officer, personally appeared Raeanne V. Curtis, Commissioner of the Department of Public Works, State of Connecticut, known to me to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity as therein stated and for the purposes therein contained.

In Witness Whereof I hereunto set my hand.


Commissioner of the Superior Court
Notary Public
My Commission Expires:

DIANE M. CHACE
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2009

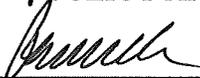

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Accepted:
CONNECTICUT COMMUNITY COLLEGES

By: 
Marc S. Herzog
Its Chancellor

Date signed: 6-9-08

Approved in conformance with Conn. General Stat. 4-b-23(o)(2), as revised
OFFICE of POLICY AND MANAGEMENT

By: 
Robert Genuario
Its Secretary

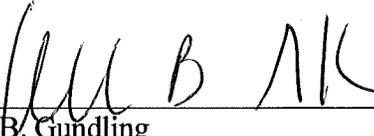
Date signed: 5/2/09

Approved:
STATE PROPERTIES REVIEW BOARD

By: 
Edwin S. Greenberg
Its Chairman

Date signed: 9/3/09

Approved:
ATTORNEY GENERAL

By: 
William B. Gundling
Its Associate Attorney General

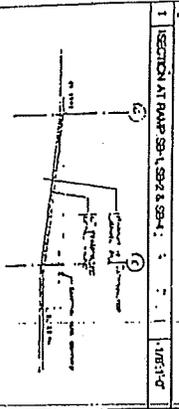
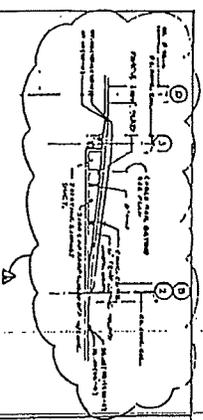
Date signed: 9/23/09


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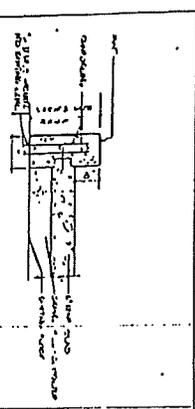
EXHIBIT A

License Area

S
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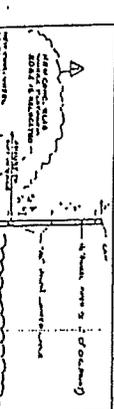
1 SECTION AT RAMP SB-1, SB-2 & SB-4
1/8"=1'-0"



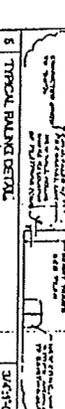
2 SECTION AT RAMP SB-1
1/8"=1'-0"



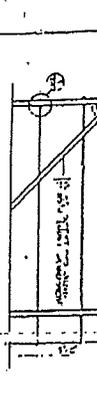
3 TYPICAL CABO DETAIL (RUL)
1/4"=1'-0"



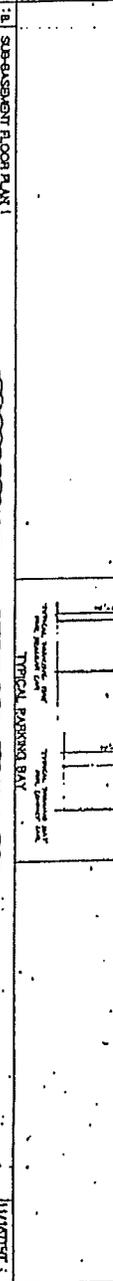
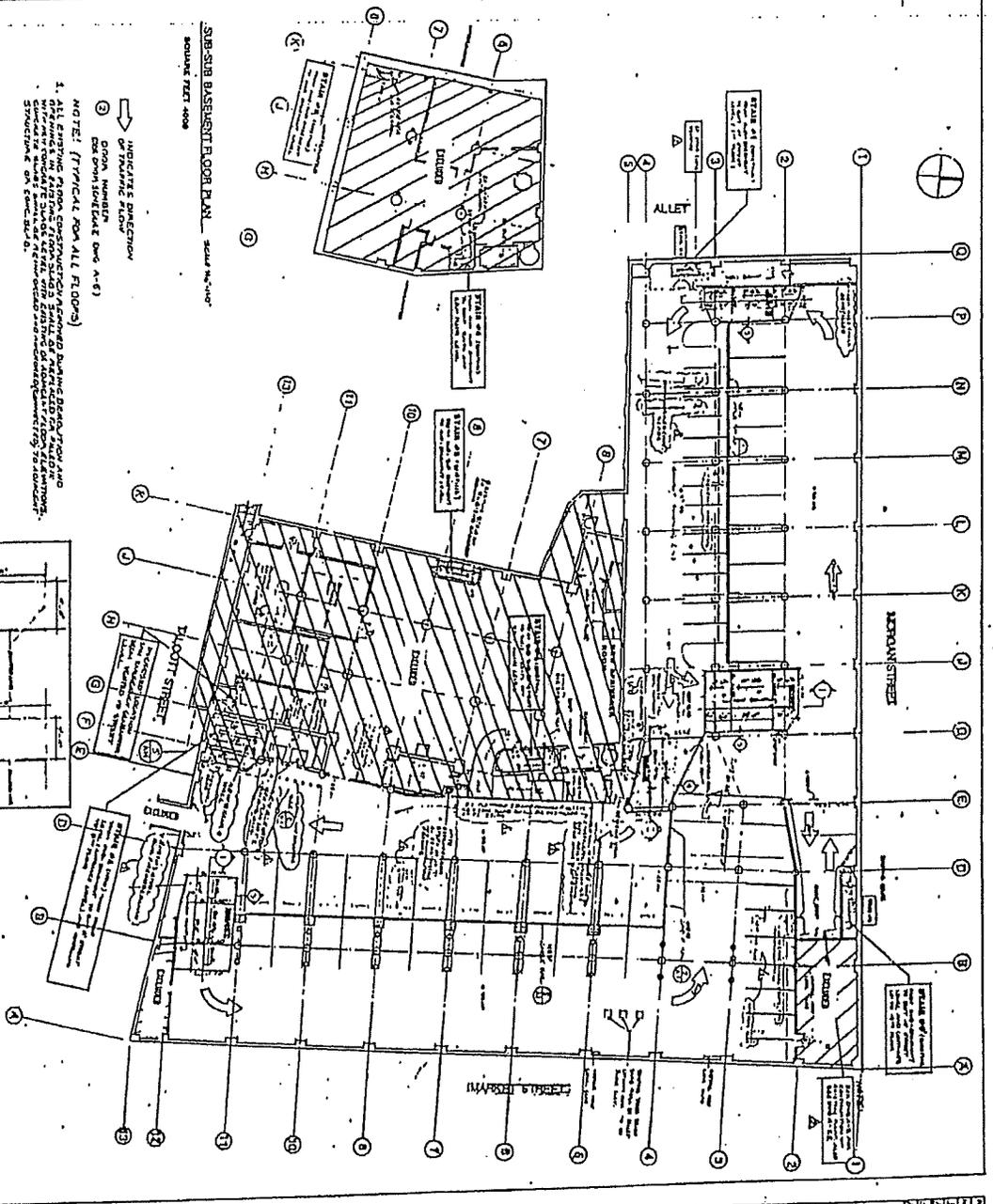
4 TYPICAL CABO DETAIL (CUD)
1/4"=1'-0"



5 TYPICAL PAVING DETAIL
3/4"=1'-0"



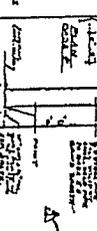
6 TYPICAL RAMP END ELEVATION
3/4"=1'-0"



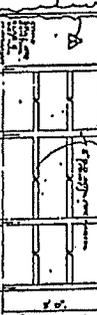
7 SUB-BASEMENT FLOOR PLAN I
1/4"=1'-0"



8 CABLE CONNECTION DETAIL
1/4"=1'-0"



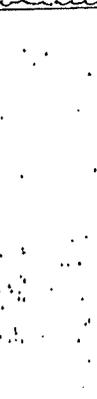
9 TYPICAL BOLLARD
3/4"=1'-0"



10 TYPICAL PAVING
3/4"=1'-0"



11 TYPICAL PARKING BAY
1/4"=1'-0"



12 TYPICAL PARKING BAY
1/4"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/11/09	JAL	JAL
2	ISSUED FOR CONSTRUCTION	11/11/09	JAL	JAL
3	ISSUED FOR AS-BUILT	11/11/09	JAL	JAL
4	ISSUED FOR RECORD	11/11/09	JAL	JAL

DOOR KEY	
1	1/2" DIA. x 1/4" THICK
2	1/2" DIA. x 1/4" THICK
3	1/2" DIA. x 1/4" THICK
4	1/2" DIA. x 1/4" THICK
5	1/2" DIA. x 1/4" THICK
6	1/2" DIA. x 1/4" THICK
7	1/2" DIA. x 1/4" THICK
8	1/2" DIA. x 1/4" THICK
9	1/2" DIA. x 1/4" THICK
10	1/2" DIA. x 1/4" THICK
11	1/2" DIA. x 1/4" THICK
12	1/2" DIA. x 1/4" THICK
13	1/2" DIA. x 1/4" THICK
14	1/2" DIA. x 1/4" THICK
15	1/2" DIA. x 1/4" THICK
16	1/2" DIA. x 1/4" THICK
17	1/2" DIA. x 1/4" THICK
18	1/2" DIA. x 1/4" THICK
19	1/2" DIA. x 1/4" THICK
20	1/2" DIA. x 1/4" THICK
21	1/2" DIA. x 1/4" THICK
22	1/2" DIA. x 1/4" THICK
23	1/2" DIA. x 1/4" THICK
24	1/2" DIA. x 1/4" THICK
25	1/2" DIA. x 1/4" THICK

ISSUE DATES FOR 10 FULL RELEASE	
DATE	TO
11/11/09	FOR RECORD
11/11/09	FOR PERMIT
11/11/09	FOR CONSTRUCTION
11/11/09	FOR AS-BUILT
11/11/09	FOR RECORD

GENERAL INFORMATION	
PROJECT NO.	100-100-100
CLIENT	100-100-100
DESIGNER	100-100-100
DATE	11/11/09
SCALE	1/4"=1'-0"
PROJECT LOCATION	100-100-100
PROJECT DESCRIPTION	100-100-100
PROJECT STATUS	100-100-100
PROJECT PHASE	100-100-100
PROJECT BUDGET	100-100-100
PROJECT RISK	100-100-100
PROJECT COMPLIANCE	100-100-100
PROJECT SCHEDULE	100-100-100
PROJECT TEAM	100-100-100
PROJECT CONTACT	100-100-100
PROJECT NOTES	100-100-100

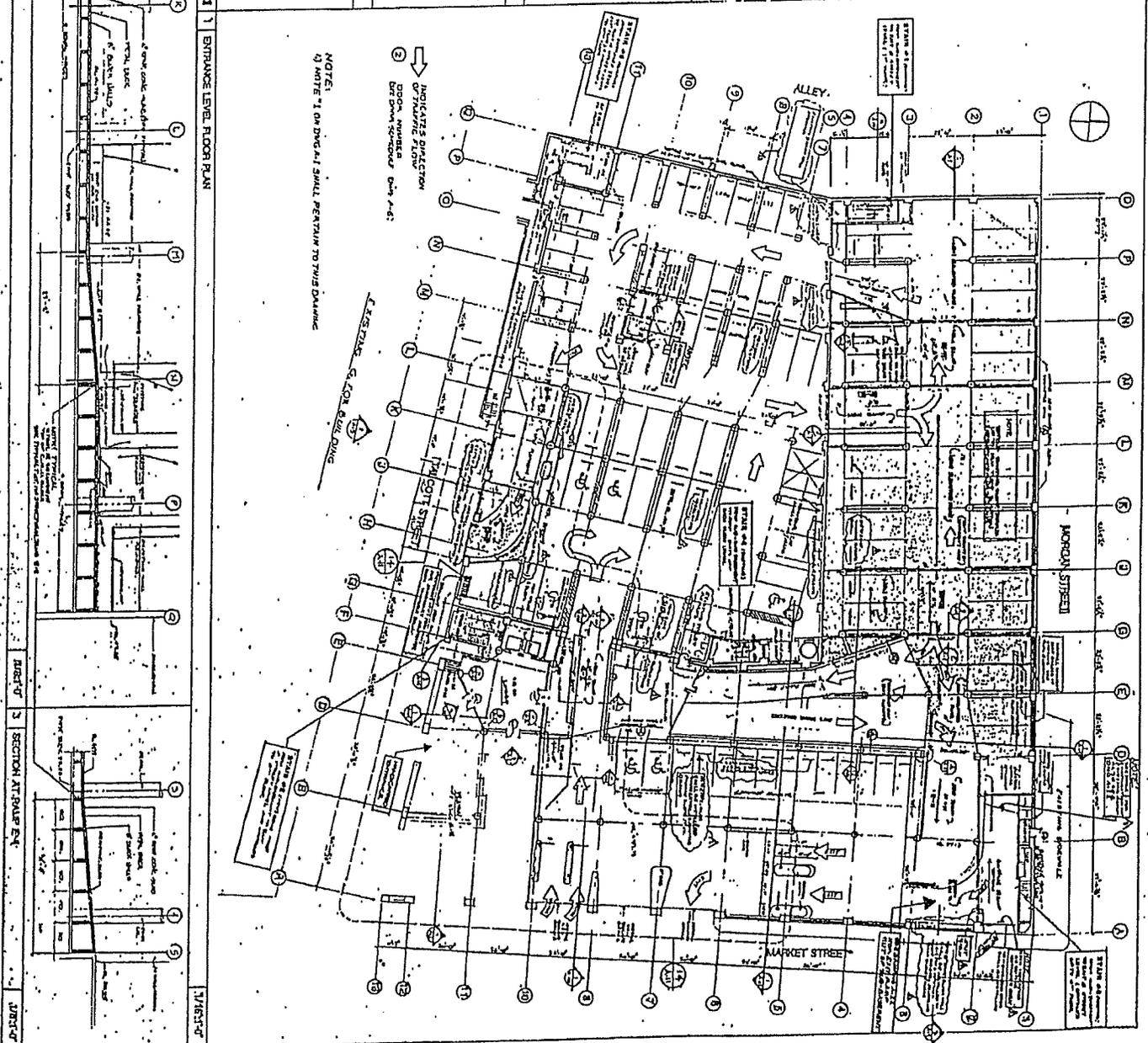
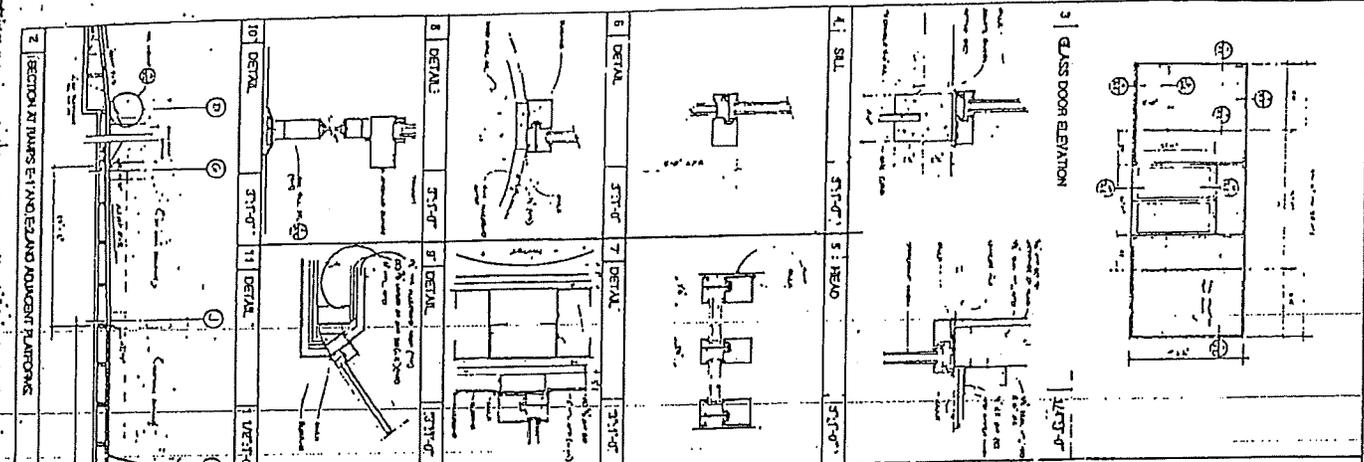
PARKING	
NO.	DESCRIPTION
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21	100-100-100
22	100-100-100
23	100-100-100
24	100-100-100
25	100-100-100

SUB-BASEMENT FLOOR PLAN	
NO.	DESCRIPTION
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2	100-100-100
3	100-100-100
4	100-100-100
5	100-100-100
6	100-100-100
7	100-100-100
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16	100-100-100
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19	100-100-100
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21	100-100-100
22	100-100-100
23	100-100-100
24	100-100-100
25	100-100-100

TALCOTT PLAYERS	
NO.	DESCRIPTION
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2	100-100-100
3	100-100-100
4	100-100-100
5	100-100-100
6	100-100-100
7	100-100-100
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25	100-100-100

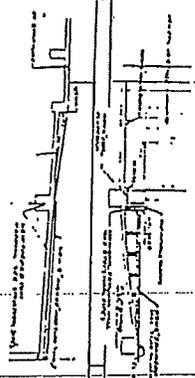
TALCOTT PLAYERS	
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4	100-100-100
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24	100-100-100
25	100-100-100

9/3/09

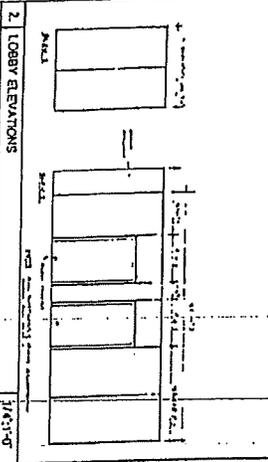


DOOR KEY	
1-1	1-1 - 1/2" x 1/2" x 1/2" ALUMINUM
1-2	1-2 - 1/2" x 1/2" x 1/2" ALUMINUM
1-3	1-3 - 1/2" x 1/2" x 1/2" ALUMINUM
1-4	1-4 - 1/2" x 1/2" x 1/2" ALUMINUM
1-5	1-5 - 1/2" x 1/2" x 1/2" ALUMINUM
1-6	1-6 - 1/2" x 1/2" x 1/2" ALUMINUM
1-7	1-7 - 1/2" x 1/2" x 1/2" ALUMINUM
1-8	1-8 - 1/2" x 1/2" x 1/2" ALUMINUM
1-9	1-9 - 1/2" x 1/2" x 1/2" ALUMINUM
1-10	1-10 - 1/2" x 1/2" x 1/2" ALUMINUM
1-11	1-11 - 1/2" x 1/2" x 1/2" ALUMINUM
1-12	1-12 - 1/2" x 1/2" x 1/2" ALUMINUM
1-13	1-13 - 1/2" x 1/2" x 1/2" ALUMINUM
1-14	1-14 - 1/2" x 1/2" x 1/2" ALUMINUM
1-15	1-15 - 1/2" x 1/2" x 1/2" ALUMINUM
1-16	1-16 - 1/2" x 1/2" x 1/2" ALUMINUM
1-17	1-17 - 1/2" x 1/2" x 1/2" ALUMINUM
1-18	1-18 - 1/2" x 1/2" x 1/2" ALUMINUM
1-19	1-19 - 1/2" x 1/2" x 1/2" ALUMINUM
1-20	1-20 - 1/2" x 1/2" x 1/2" ALUMINUM
1-21	1-21 - 1/2" x 1/2" x 1/2" ALUMINUM
1-22	1-22 - 1/2" x 1/2" x 1/2" ALUMINUM
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1-24	1-24 - 1/2" x 1/2" x 1/2" ALUMINUM

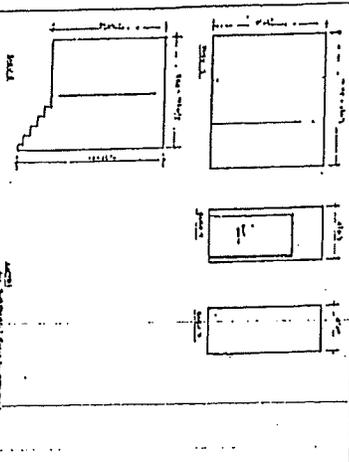
ISSUE DATES FROM TO FULL REFERENCE		
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3	10/20/09	REVISIONS
4	10/25/09	REVISIONS
5	11/1/09	REVISIONS
6	11/15/09	REVISIONS
7	11/20/09	REVISIONS
8	11/25/09	REVISIONS
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16	1/25/10	REVISIONS
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286	9/15/15	



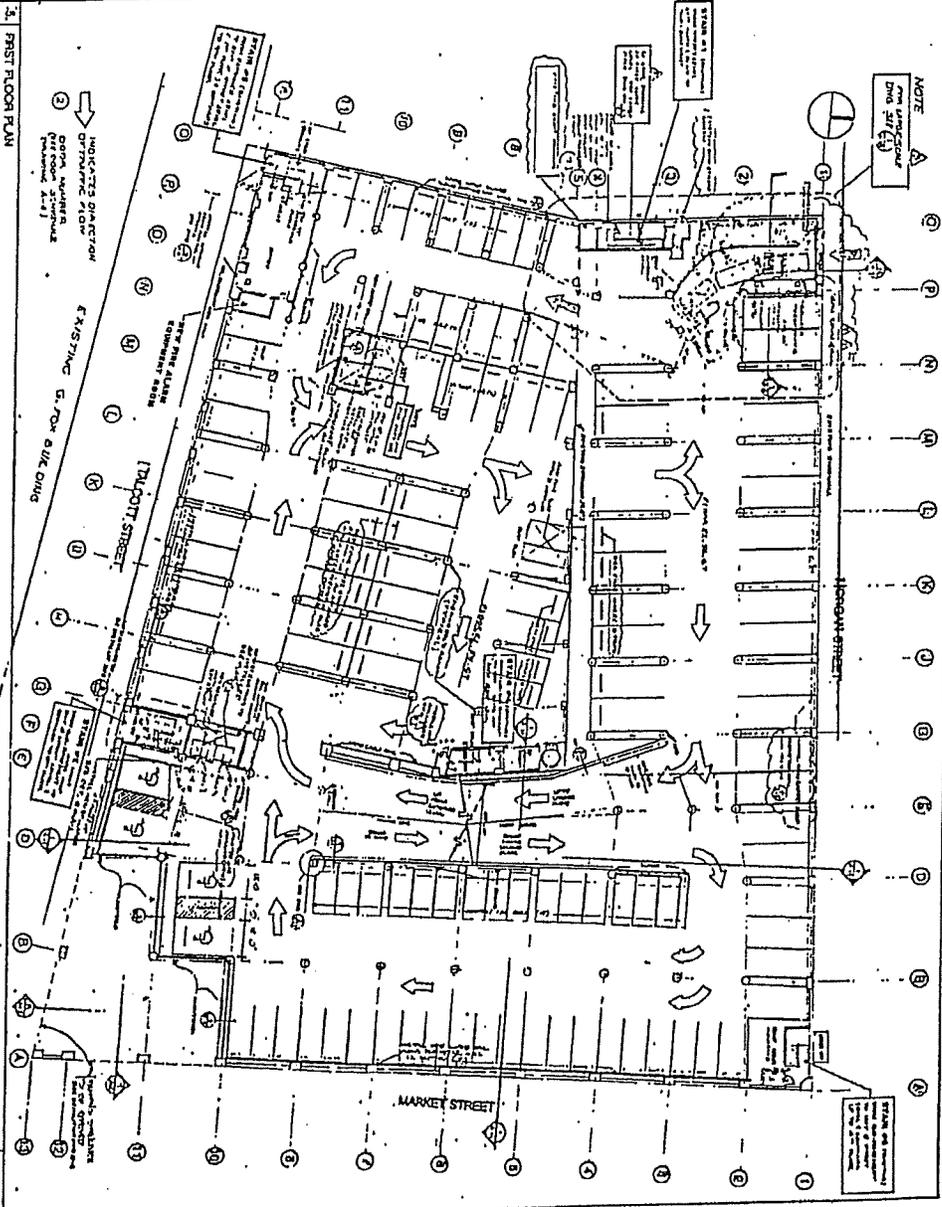
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1/16" = 1'-0"



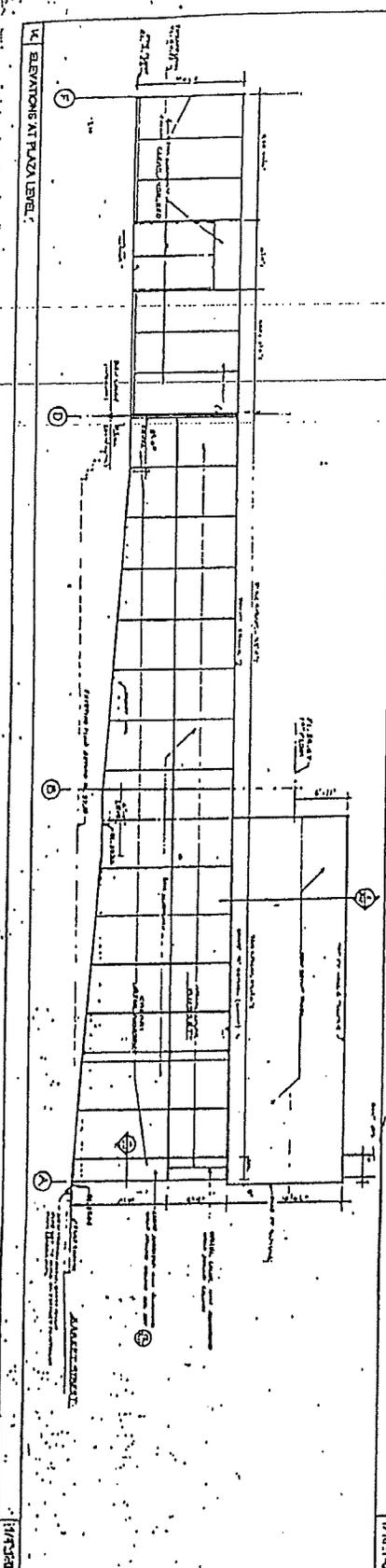
2. LOBBY ELEVATIONS
1/16" = 1'-0"



3. EXIT ALCOVE ELEVATIONS
1/16" = 1'-0"



1. FIRST FLOOR PLAN
1/16" = 1'-0"



4. ELEVATIONS AT PLAZA LEVEL
1/16" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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99
100

DOOR KEY

ISSUE BATES' PROOF TO ALL RELEASES

GENERAL INFORMATION

PARKING

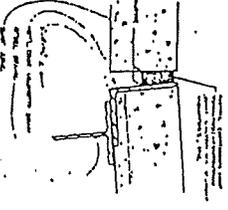
TALCOTT PLAZA 3
TALCOTT & MARKET STREET
PARKTOWN, IN

1/16" = 1'-0"

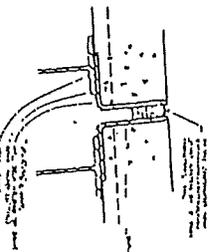
9/3/09

1. SECOND FLOOR PLAN

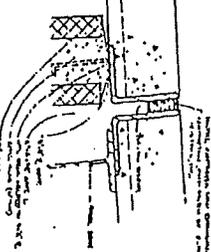
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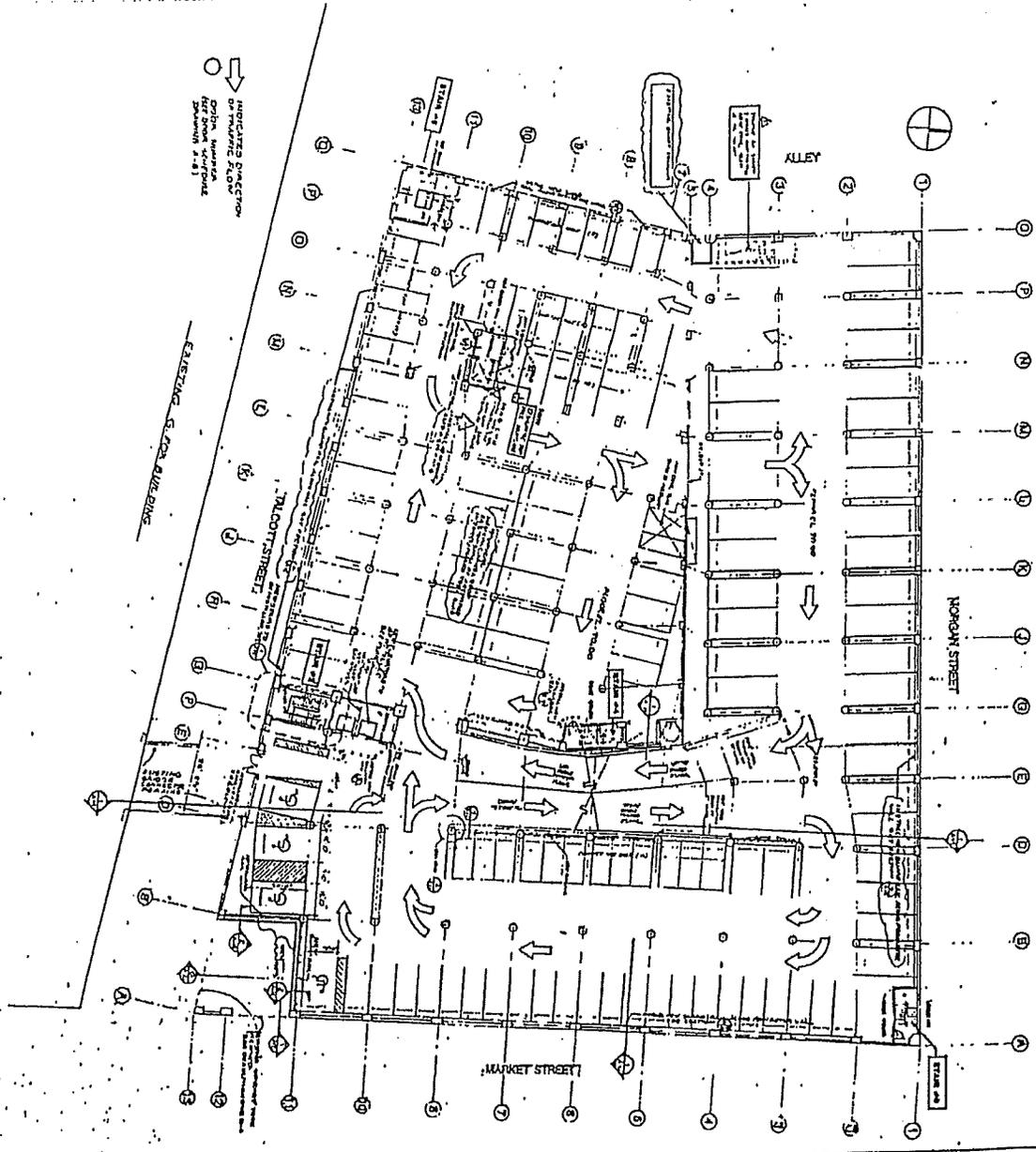
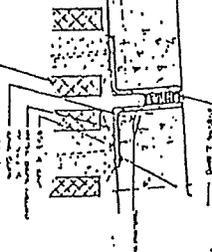
4. EXPANSION JOINT DETAIL



3. EXPANSION JOINT DETAIL



2. EXPANSION JOINT DETAIL



Thomas Moore Skyles AIA
 & Associates, P.A.
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 E-MAIL: tms@tmsa.com

SECOND FLOOR PLAN

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

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PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

GENERAL INFORMATION

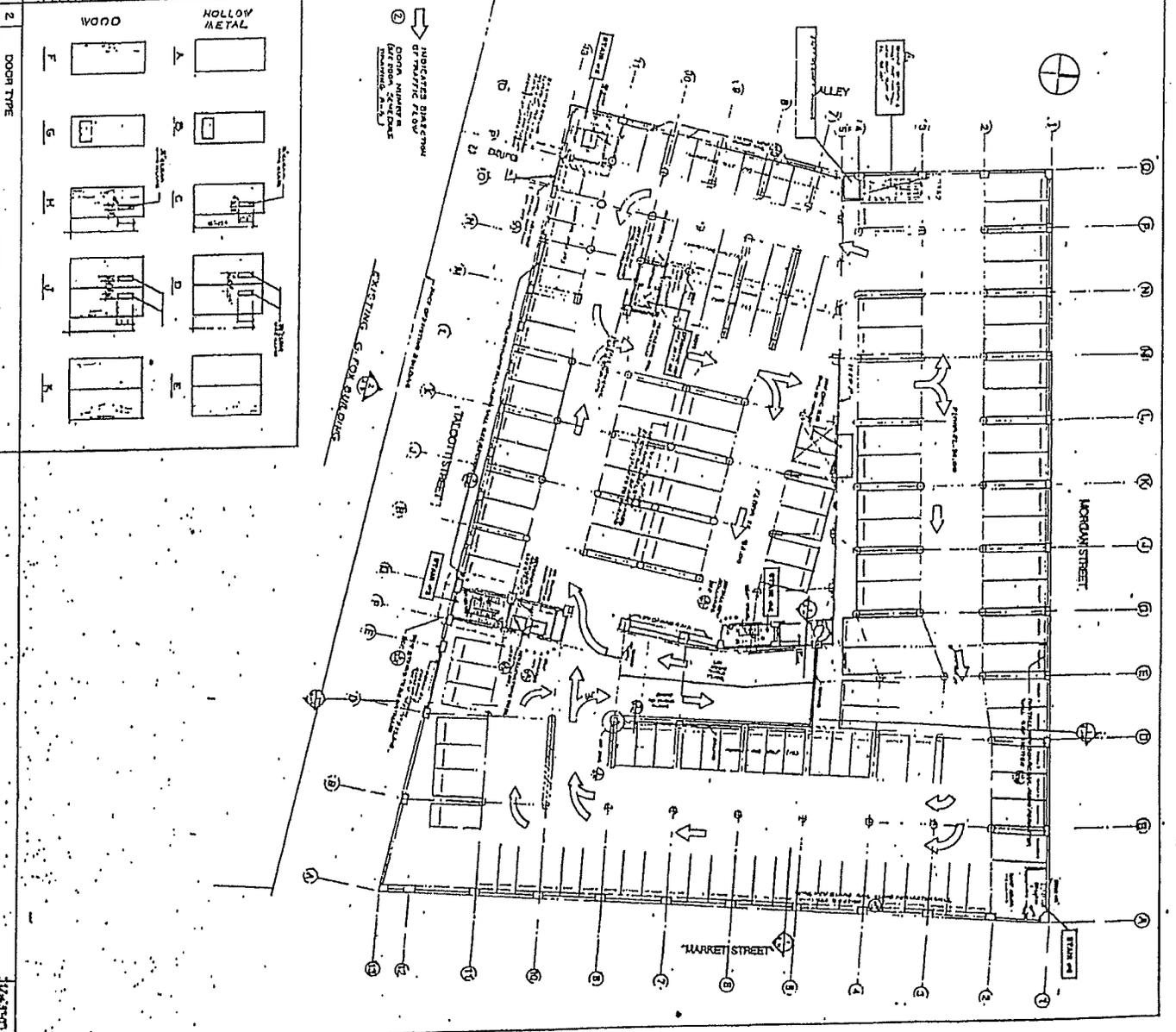
DATE: 10/1/09

SCALE: 1/8" = 1'-0"

PROJECT: 1000 17TH STREET

9/3/09

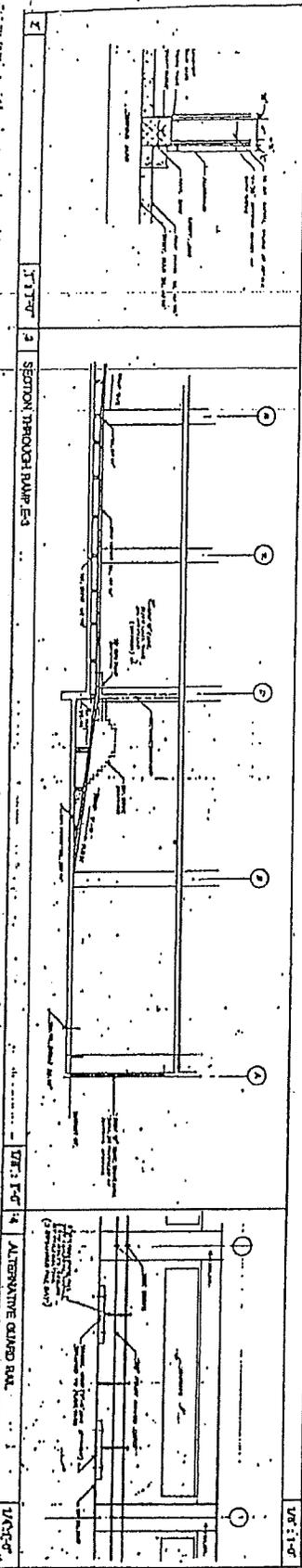
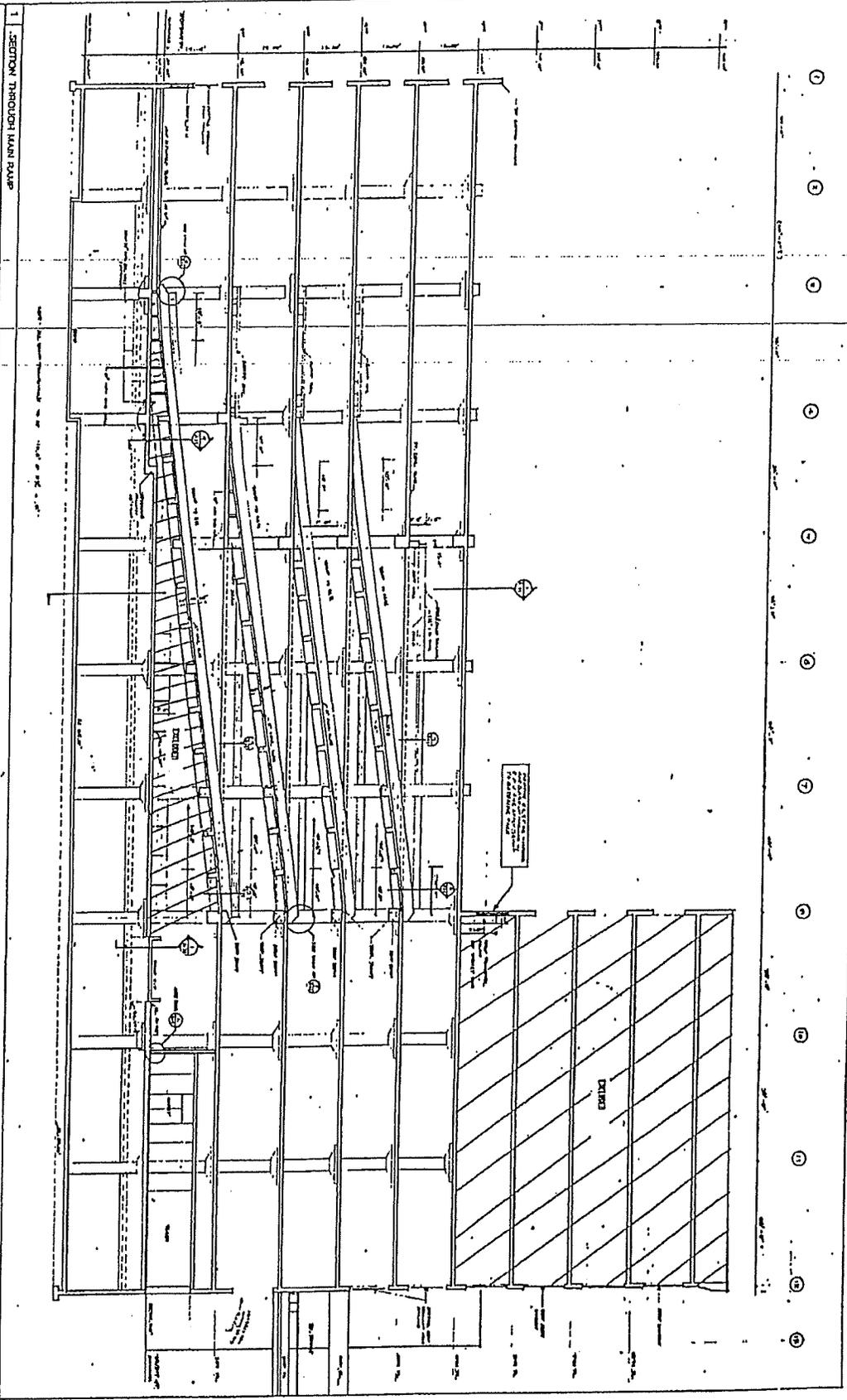
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2	4TH THRU 6TH FLOOR	103-104	HOLLOW METAL
3	4TH THRU 6TH FLOOR	105-106	WOOD
4	4TH THRU 6TH FLOOR	107-108	HOLLOW METAL
5	4TH THRU 6TH FLOOR	109-110	WOOD
6	4TH THRU 6TH FLOOR	111-112	HOLLOW METAL
7	4TH THRU 6TH FLOOR	113-114	WOOD
8	4TH THRU 6TH FLOOR	115-116	HOLLOW METAL
9	4TH THRU 6TH FLOOR	117-118	WOOD
10	4TH THRU 6TH FLOOR	119-120	HOLLOW METAL
11	4TH THRU 6TH FLOOR	121-122	WOOD
12	4TH THRU 6TH FLOOR	123-124	HOLLOW METAL
13	4TH THRU 6TH FLOOR	125-126	WOOD
14	4TH THRU 6TH FLOOR	127-128	HOLLOW METAL
15	4TH THRU 6TH FLOOR	129-130	WOOD
16	4TH THRU 6TH FLOOR	131-132	HOLLOW METAL
17	4TH THRU 6TH FLOOR	133-134	WOOD
18	4TH THRU 6TH FLOOR	135-136	HOLLOW METAL
19	4TH THRU 6TH FLOOR	137-138	WOOD
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22	4TH THRU 6TH FLOOR	143-144	HOLLOW METAL
23	4TH THRU 6TH FLOOR	145-146	WOOD
24	4TH THRU 6TH FLOOR	147-148	HOLLOW METAL
25	4TH THRU 6TH FLOOR	149-150	WOOD
26	4TH THRU 6TH FLOOR	151-152	HOLLOW METAL
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30	4TH THRU 6TH FLOOR	159-160	HOLLOW METAL
31	4TH THRU 6TH FLOOR	161-162	WOOD
32	4TH THRU 6TH FLOOR	163-164	HOLLOW METAL
33	4TH THRU 6TH FLOOR	165-166	WOOD
34	4TH THRU 6TH FLOOR	167-168	HOLLOW METAL
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40	4TH THRU 6TH FLOOR	179-180	HOLLOW METAL
41	4TH THRU 6TH FLOOR	181-182	WOOD
42	4TH THRU 6TH FLOOR	183-184	HOLLOW METAL
43	4TH THRU 6TH FLOOR	185-186	WOOD
44	4TH THRU 6TH FLOOR	187-188	HOLLOW METAL
45	4TH THRU 6TH FLOOR	189-190	WOOD
46	4TH THRU 6TH FLOOR	191-192	HOLLOW METAL
47	4TH THRU 6TH FLOOR	193-194	WOOD
48	4TH THRU 6TH FLOOR	195-196	HOLLOW METAL
49	4TH THRU 6TH FLOOR	197-198	WOOD
50	4TH THRU 6TH FLOOR	199-200	HOLLOW METAL



NO STUDIES PERMITTED TO BE RELEASED DRAWN TO SCALE DATE: 10/1/09	
DOOR SCHEDULE 1 - 100% 2 - 100% 3 - 100% 4 - 100% 5 - 100% 6 - 100% 7 - 100% 8 - 100% 9 - 100% 10 - 100% 11 - 100% 12 - 100% 13 - 100% 14 - 100% 15 - 100% 16 - 100% 17 - 100% 18 - 100% 19 - 100% 20 - 100% 21 - 100% 22 - 100% 23 - 100% 24 - 100% 25 - 100% 26 - 100% 27 - 100% 28 - 100% 29 - 100% 30 - 100% 31 - 100% 32 - 100% 33 - 100% 34 - 100% 35 - 100% 36 - 100% 37 - 100% 38 - 100% 39 - 100% 40 - 100% 41 - 100% 42 - 100% 43 - 100% 44 - 100% 45 - 100% 46 - 100% 47 - 100% 48 - 100% 49 - 100% 50 - 100%	
GENERAL INFORMATION PROJECT: TALCOTT BAZAAR DRAWING NO: 100-100-100-100 DATE: 10/1/09 SCALE: AS SHOWN DRAWN BY: [Name] CHECKED BY: [Name]	
REVISIONS 1 - [Description] 2 - [Description] 3 - [Description]	
APPROVALS ARCHITECT: [Signature] ENGINEER: [Signature]	

9/3/09

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 Phone: 757/622-1111
 Fax: 757/622-1112
 Email: info@tma.com
 Website: www.tma.com

TALSOTT PLAZA
 TALSOTT PLAZA WEST STREET
 WILMINGTON, DE

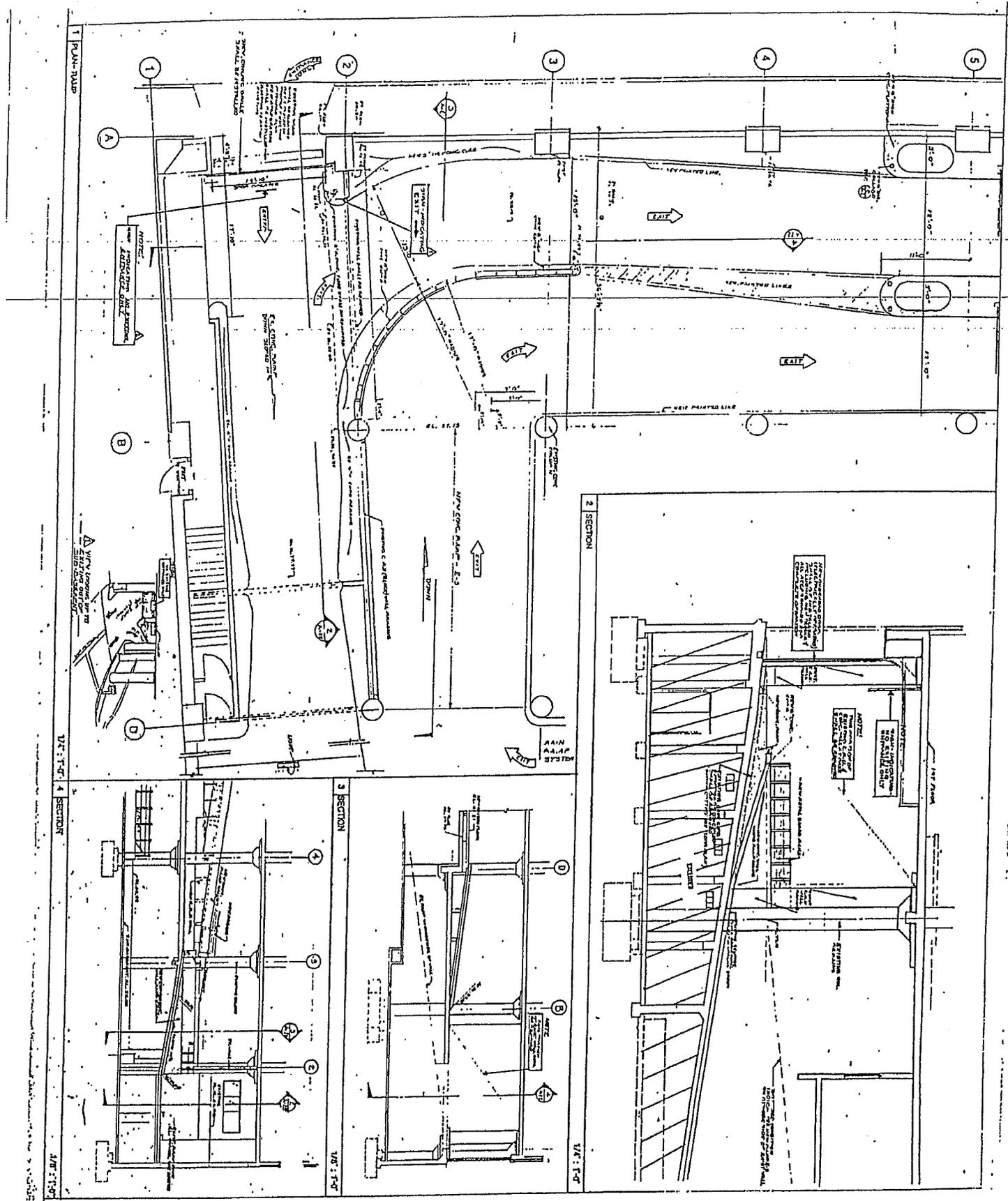
SECTION THROUGH PROPOSED RAUP

DATE: 11/19/09

ISSUE DATES PRIOR TO FULL RELEASE
 DATE: 11/19/09
 BY: JLM
 TO: JLM

NO.	DESCRIPTION	DATE
1	ISSUE DATES PRIOR TO FULL RELEASE	11/19/09
2	DATE: 11/19/09	11/19/09
3	BY: JLM	11/19/09
4	TO: JLM	11/19/09

9/3/09



<p>Project: WALCOTT PLAZA 750 NORTH 1 STREET, SUITE 100 WASHINGTON, DC</p>		<p>Client: Thomas Moore Nichols, LLC & Associates, P.A. Architects, Survey, Planning</p>	
<p>Architect: THOMAS MOORE NICHOLS, LLC & ASSOCIATES, P.A. ARCHITECTS, SURVEY, PLANNING</p>		<p>Scale: 1/8" = 1'-0"</p>	
<p>Sheet: A-22</p>		<p>Date: 10/1/09</p>	
<p>Drawn: [Name]</p>		<p>Checked: [Name]</p>	

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EXHIBIT B

NON-DISCRIMINATION PROVISIONS

References in this Article to "contract" shall mean this lease and references to "contractor" shall mean the LICENSOR. The following section is inserted in this contract in connection with subsection (a) of Section 4a-60a of the General Statutes of Connecticut, as revised:

(1) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers' representative of the contractor's commitments under the this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said Commission pursuant to Section 46a-56; (4) the contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts concerning the employment practices and procedures of the contractor which relate to this provisions of this section and Section 46a-56. The contractor shall include the provisions of subsection (a) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions, including sanctions for noncompliance in accordance with Section 46a-56; provided, if such contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.

(2) The contractor agrees to comply with the regulations referred to in this section as they exist on the date of this contract and as they may be adopted or amended from time to time during the terms of this contract and any amendments thereto.

The following section is inserted in this contract in connection with subsection (a) of Section 4a-60 of the General Statutes of Connecticut, as revised:

(1) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of

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persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut. The contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved; (2) the contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the contractor, to state that it is an "affirmative action-equal opportunity employer" in accordance with regulations adopted by the Commission; (3) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission advising the labor union or workers' representative of the contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the contractor agrees to comply with each provision of this section and Sections 46-68e and 46a-68f and with each regulation or relevant order issued by said Commission pursuant to Sections 46a-56, 46a-68e and 46a-68f; (5) the contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the Commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor as relate to the provisions of this section and Section 46a-56. If the contract is a public works contract, the contractor agrees and warrants that he will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such public works project.

For purposes of this section, "minority business enterprise" means any small contractor or supplier of materials fifty-one percent or more of the capital stock, if any, or assets of which is owned by a person or persons: (1) who are active in the daily affairs of the enterprise, (2) who have the power to direct the management and policies of the enterprise, and (3) who are members of a minority, as such term is defined in subsection (a) of Section 32-9n; and "good faith" means that degree of diligence which a reasonable person would exercise in the performance of legal duties and obligations. "Good faith efforts" shall include, but not be limited to, those reasonable initial efforts necessary to comply with statutory or regulatory requirements and additional or substituted efforts when it is determined that such initial efforts will not be sufficient to comply with such requirements.

Determination of the contractor's good faith efforts shall include, but shall not be limited to, the following factors: The contractor's employment and subcontracting policies, patterns and practices; affirmative advertising, recruitment and training; technical assistance activities and such other reasonable activities or efforts as the Commission

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may prescribe that are designed to ensure the participation of minority business enterprises in public works projects.

The contractor shall develop and maintain adequate documentation, in a manner prescribed by the Commission, of its good faith efforts.

The contractor shall include the provisions of subsection (a) of this section in every subcontract or purchase order entered into in order to fulfill any obligation of a contract with the state and such provisions shall be binding on a subcontractor, vendor or manufacturer unless exempted by regulations or orders of the Commission. The contractor shall take such action with respect to any such subcontract or purchase order as the Commission may direct as a means of enforcing such provisions, including sanctions for noncompliance in accordance with Section 46a-56; provided, if such a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Commission, the contractor may request the State of Connecticut to enter into any such litigation or negotiation prior thereto to protect the interests of the state and the state may so enter.

The contractor agrees to comply with the regulations referred to in this section as they exist on the date of this contract and as they may be adopted or amended from time to time during the term of this contract and any amendments thereto.

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EXHIBIT C

SEEC FORM 11

**NOTICE TO EXECUTIVE BRANCH STATE CONTRACTORS AND
PROSPECTIVE STATE CONTRACTORS OF CAMPAIGN CONTRIBUTION AND
SOLICITATION BAN**

This notice is provided under the authority of Connecticut General Statutes 9-612(g)(2), as amended by P.A. 07-1, and is for the purpose of informing state contractors and prospective state contractors of the following law (italicized words are defined below):

Campaign Contribution and Solicitation Ban

No state contractor, prospective state contractor, principal of a state contractor or principal of a prospective state contractor, with regard to a state contract or state contract solicitation with or from a state agency in the executive branch or a quasi-public agency or a holder, or principal of a holder of a valid prequalification certificate, shall make a contribution to, or solicit contributions on behalf of (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of Governor, Lieutenant Governor, Attorney General, State Comptroller, Secretary of the State or State Treasurer, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee.

In addition, no holder or principal of a holder of a valid prequalification certificate, shall make a contribution to, or solicit contributions on behalf of (i) an exploratory committee or candidate committee established by a candidate for nomination or election to the office of State senator or State representative, (ii) a political committee authorized to make contributions or expenditures to or for the benefit of such candidates, or (iii) a party committee.

Duty to Inform

State contractors and prospective state contractors are required to inform their principals of the above prohibitions, as applicable, and the possible penalties and other consequences of any violation thereof.

Penalties for Violations

Contributions or solicitations of contributions made in violation of the above prohibitions may result in the following civil and criminal penalties:

Civil penalties--\$2000 or twice the amount of the prohibited contribution, whichever is greater, against a principal or a contractor. Any state contractor or prospective state contractor which fails to make reasonable efforts to comply with the provisions requiring notice to its principals of these prohibitions and the possible consequences of their violations may also be subject to civil penalties of \$2000 or twice the amount of the prohibited contributions made by their principals.

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Criminal penalties—Any knowing and willful violation of the prohibition is a Class D felony, which may subject the violator to imprisonment of not more than 5 years, or \$5000 in fines, or both.

Contract Consequences

Contributions made or solicited in violation of the above prohibitions may result, in the case of a state contractor, in the contract being voided.

Contributions made or solicited in violation of the above prohibitions, in the case of a prospective state contractor, shall result in the contract described in the state contract solicitation not being awarded to the prospective state contractor, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

The State will not award any other state contract to anyone found in violation of the above prohibitions for a period of one year after the election for which such contribution is made or solicited, unless the State Elections Enforcement Commission determines that mitigating circumstances exist concerning such violation.

Additional information and the entire text of P.A 07-1 may be found on the website of the State Elections Enforcement Commission, www.ct.gov/seec. Click on the link to "State Contractor Contribution Ban."

Definitions:

"State contractor" means a person, business entity or nonprofit organization that enters into a state contract. Such person, business entity or nonprofit organization shall be deemed to be a state contractor until December thirty-first of the year in which such contract terminates. "State contractor" does not include a municipality or any other political subdivision of the state, including any entities or associations duly created by the municipality or political subdivision exclusively amongst themselves to further any purpose authorized by statute or charter, or an employee in the executive or legislative branch of state government or a quasi-public agency, whether in the classified or unclassified service and full or part-time, and only in such person's capacity as a state or quasi-public agency employee.

"Prospective state contractor" means a person, business entity or nonprofit organization that (i) submits a response to a state contract solicitation by the state, a state agency or a quasi-public agency, or a proposal in response to a request for proposals by the state, a state agency or a quasi-public agency, until the contract has been entered into, or (ii) holds a valid prequalification certificate issued by the Commissioner of Administrative Services under section 4a-100. "Prospective state contractor" does not include a municipality or any other political subdivision of the state, including any entities or associations duly created by the municipality or political subdivision exclusively amongst themselves to further any purpose authorized by statute or charter, or an employee in the executive or legislative branch of state government or a quasi-public agency, whether in the classified or

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unclassified service and full or part-time, and only in such person's capacity as a state or quasi-public agency employee.

"Principal of a state contractor or prospective state contractor" means (i) any individual who is a member of the board of directors of, or has an ownership interest of five per cent or more in, a state contractor or prospective state contractor, which is a business entity, except for an individual who is a member of the board of directors of a nonprofit organization, (ii) an individual who is employed by a state contractor or prospective state contractor, which is a business entity, as president, treasurer or executive vice president, (iii) an individual who is the chief executive officer of a state contractor or prospective state contractor, which is not a business entity, or if a state contractor or prospective state contractor has no such officer, then the officer who duly possesses comparable powers and duties, (iv) an officer or an employee of any state contractor or prospective state contractor who has *managerial or discretionary responsibilities with respect to a state contract*, (v) the spouse or a *dependent child* who is eighteen years of age or older of an individual described in this subparagraph, or (vi) a political committee established or controlled by an individual described in this subparagraph or the business entity or nonprofit organization that is the state contractor or prospective state contractor.

"State contract" means an agreement or contract with the state or any state agency or any quasi-public agency, let through a procurement process or otherwise, having a value of fifty thousand dollars or more, or a combination or series of such agreements or contracts having a value of one hundred thousand dollars or more in a calendar year, for (i) the rendition of services, (ii) the furnishing of any goods, material, supplies, equipment or any items of any kind, (iii) the construction, alteration or repair of any public building or public work, (iv) the acquisition, sale or lease of any land or building, (v) a licensing arrangement, or (vi) a grant, loan or loan guarantee. "State contract" does not include any agreement or contract with the state, any state agency or any quasi-public agency that is exclusively federally funded, an education loan or a loan to an individual for other than commercial purposes.

"State contract solicitation" means a request by a state agency or quasi-public agency, in whatever form issued, including, but not limited to, an invitation to bid, request for proposals, request for information or request for quotes, inviting bids, quotes or other types of submittals, through a competitive procurement process or another process authorized by law waiving competitive procurement.

"Managerial or discretionary responsibilities with respect to a state contract" means having direct, extensive and substantive responsibilities with respect to the negotiation of the state contract and not peripheral, clerical or ministerial responsibilities.

"Dependent child" means a child residing in an individual's household who may legally be claimed as a dependent on the federal income tax of such individual.

"Solicit" means (A) requesting that a contribution be made, (B) participating in any fund-raising activities for a candidate committee, exploratory committee, political committee or party committee, including, but not limited to, forwarding tickets to potential contributors, receiving contributions for transmission to any such committee or bundling

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contributions, (C) serving as chairperson, treasurer or deputy treasurer of any such committee, or (D) establishing a political committee for the sole purpose of soliciting or receiving contributions for any committee. Solicit does not include: (i) making a contribution that is otherwise permitted by Chapter 155 of the Connecticut General Statutes; (ii) informing any person of a position taken by a candidate for public office or a public official, (iii) notifying the person of any activities of, or contact information for, any candidate for public office; or (iv) serving as a member in any party committee or as an officer of such committee that is not otherwise prohibited in this section.

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