

4508 Chestnut Street Associates, LP

June 15, 2005

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6. **Provider Contribution to Cost of Improvements.** Tenant shall cause Provider to deposit with Landlord, in an interest bearing escrow account, an amount equal to sixty-five percent (65%) of the cost of Improvements(defined below), subject to an annual reduction in the escrow amount based on the then unamortized value of the cost of Improvements. Parties agree that Provider shall have the right to substitute alternative security in lieu of the escrow account.

7. **Code Compliance.** The Landlord will deliver the Demised Premises with all Building Systems, including but not limited to mechanical, electrical, fire suppression and alarm systems in properly operating conditions, meeting all State and City of Philadelphia requirements for Permitted Use. The Lease is conditional on Landlord acquiring the proper zoning approval to house a homeless shelter for not less that three hundred and forty beds.

**ADA Compliance:**

The Landlord will deliver the Demised Premises with appropriate set aside for ADA population, (a minimum of one set aside room and restroom per residential floor). This is to include adequate number of wheel-in showers, and appropriate number of restroom with special hardware to meet ADA requirements.

8. **Improvements.** The Landlord at its sole cost and expense shall prepare plans, specifications and constructions drawings subject to reasonable approval by the Tenant and shall deliver the Demised Premises according to the those drawings, attached hereto as Exhibit "A", and they shall include the following Improvements:

- a. **Site.** Repair all cracked or uneven sidewalk, paint railings & fences, clean-up exterior, "exterior face lift."
- b. **Enclosure.** Repair or Replace broken windows
- c. **Showers.** Adequate numbers of family shower rooms with individual stalls, quantity to meet code/occupancy requirements.
- d. **Interiors.**
  - (i) Removal of Furniture, Fixtures and Equipment not used/retained
  - (ii) Replace/ repair damages ceiling tiles;
  - (iii) Replace/repair damaged floor materials;
  - (iv) Lutheran Settlement is to be included in color selcction as required;
  - (v) Spot repair the walls and paint facility with semi-gloss or equivalent paint colors to be determined;

by Tenant;