

Return to: Durham County Attorney's Office (W. Darby)
200 E. Main St., Durham, NC 27701

**STATE OF NORTH CAROLINA
COUNTY OF DURHAM**

**COMMERCIAL LEASE AGREEMENT
2609 N Duke St. Ste. 802-A
Durham, NC 27704**

This **COMMERCIAL LEASE AGREEMENT** (Hereinafter **Lease**), made and entered into this ____ day of _____, 20__ by and between SRI 2609 800 Holdings LLC, a North Carolina Limited Liability Company, whose mailing address is PO Box 727 Erie CO 80516, (hereinafter "**Landlord**"), and **THE COUNTY OF DURHAM**, a political subdivision of the State of North Carolina, (hereinafter "**Tenant**"), whose address is 201 East Main Street, Durham, NC 27701.

For and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, parties hereto agree as follows:

1. Premises: Landlord does hereby lease unto Tenant and Tenant hereby leases from Landlord the Premises defined herein as 2609 N. Duke Street, Suite 802-A, Durham, NC 27704, pursuant to the terms set forth in this Lease. This Lease includes 6 designated parking spaces located on the premises that are at all times assigned and reserved for Tenant. The Premises controlled by this Lease is further defined in Exhibit A to this Lease.
2. Commencement, Term and Renewal: The Term of this Lease shall commence on _____, 2019 and shall expire on May 31, 2021, unless terminated sooner as provided herein (hereinafter the "Term"). Tenant may extend the Lease term on a month to month basis, not to exceed 3 months beyond the initial term, upon written notification to Landlord at least 45 days prior to the termination of the then-current Term, and all terms and conditions of this Lease shall remain in effect. The parties agree to work in-good-faith to enter into a written agreement for any extension of the initial Lease Term beyond 3 months.
3. Tenant Upfit: All costs of design and construction of Tenant Upfit included in the Scope of Work in Exhibit B to this Lease, including without limitation the costs of all space planning, architectural and engineering work related thereto, all governmental and quasi-governmental approvals and permits required therefor, all demolition costs, all direct and indirect construction costs, insurance, bonds and other requirements, any changes, and the

Construction Supervision Fee (Collectively "Construction Costs") shall be paid by Landlord. Tenant shall reimburse Eight Thousand dollars (\$8000.00) to the Landlord for the cost to purchase and install the electrical podium referenced in Exhibit B, including construction management, and removal of the equipment upon the termination of the lease.

4. Base Rent: Tenant shall pay to the Landlord the annual rental amount of Twenty-two Thousand Seven Hundred Seventy Dollars (\$22,770.00) for equal monthly payments of One Thousand Eight Hundred Ninety-seven Dollars and Fifty Cents (\$1,897.50). Landlord shall abate all rent payments while tenant upfit construction is ongoing in accordance with Sec. 3 of this Lease. Tenant shall remit rent payment on the first day of each calendar month following the Lease Date and each month thereafter. If Tenant takes possession on any day other than the first day of the month, rent shall be prorated. The term "rent" shall mean all amounts of Base Rent as well as all additional rent or other payments which tenant is obligated to pay to Landlord.
 - 4.1 Cap on Utility Costs: The Base Rent includes the cost to provide electricity up to Two Thousand Four Hundred Dollars (\$2400.00) annually. Any costs for electricity above this amount will be charged back to the Tenant at the end of the first year of tenancy. Payment for such additional cost shall be paid within 30 days of notification and documentation provided by Landlord that the additional sum is owed.
 - 4.2 Service Charge: Tenant recognizes and acknowledges that if Rent is not received when due, Landlord will suffer damages and additional expense and Tenant agrees, in addition to such other remedies available to Landlord, to pay as additional rent (if not waived by Landlord) a service charge equal to five percent (5%) of any sum due hereunder which is not paid within seven (7) days of its due date.
5. Duties of Landlord and Tenant: Landlord shall grant Tenant all use and access to the Office Space described in Exhibit A to this Lease. Landlord shall maintain the structural soundness of the Premises, including its walls, ceilings, floors and roof. Landlord shall maintain the Office Space in such a way that the contents of the Office Space are protected from the elements of nature as well as from the escape of water, gas, steam, or electricity from the conduits for same which are used to provide utilities to the premises. Tenant shall report in a timely manner to Landlord any defective condition in or about the premises which are known to Tenant. Promptly thereafter, Landlord shall make any repairs necessary to meet its obligations under this paragraph. Landlord will be responsible for all utilities to be supplied to the building meter boxes.
 - 5.1 Maintenance and Repairs:
 - a.) Landlord, either directly or through the Condominium Owners' Association to which the Landlord maintains membership, shall be responsible for (and Tenant will not be responsible for,) repairs to all building structures and systems, including roof, windows, parking lots, fences, HVAC, plumbing, electrical, and exterior security systems, exterior lighting, access panels, and snow and ice removal from parking lots and sidewalks. Landlord shall maintain all building structures and systems in good working order at all times.

- b.) Tenant shall, at its own expense, make any repairs to the Premises caused by negligence, reckless or careless behavior of Tenant or its employees, agents, or guest.
 - c.) Tenant shall document, and photograph, if requested, any conditions that it believes require Landlord to repair and provide a copy of the documentation and photographs to Landlord. Landlord shall make every effort to provide any maintenance and repairs deemed necessary in a timely manner. In the event Landlord fails to make repairs in a timely manner, Tenant reserves the right to have repairs made and invoice Landlord for the total cost of the repair. If Landlord requires the alteration or closure of any portion of the Property in order to perform its obligations hereunder, Landlord shall attempt to give Tenant no less than twelve (12) hours prior notice thereof.
 - d.) Tenant shall, at its own expense, during the Term, keep the premises in good order and condition. Maintenance requests should be submitted to the Landlord or the Landlord's agents as soon as reasonably possible. Tenant shall also replace all interior lightbulbs and maintain the floors and walls in a clean condition.
 - e.) Tenant will take trash to their dumpster on a daily basis to deter pests. Tenant will pay for any pest control exceeding the quarterly service contract if pests become a nuisance in the leased premises.
- 5.2 Failure of the Landlord or Tenant: Failure of the Landlord or Tenant to carry out their responsibility to maintain or repair in accordance with this Lease shall be grounds for termination of the Lease by either party following the notification procedure in Section 20 of this Lease. Upon receiving written notice from Tenant, Landlord shall use due diligence to cure within ten (10) working days or less.
6. Use of Premises: Tenant shall use and occupy the Premises for the sole purpose of providing office space for Durham County Government Departments. Tenant shall comply with all applicable laws, ordinances, orders, rules and regulations prescribed by lawful governmental authority relating to the Premises, including those concerning cleanliness, safety, occupancy and use of the Premises.
7. Assignment and Sublease: Tenant shall not assign, mortgage or encumber this Lease, the Premises or any improvements on the Premises, nor sublet the Premises or any part thereof without the written consent of Landlord.
8. Title to Improvements: Alterations and permanent improvements to the Premises shall immediately become and be the sole and absolute property of Landlord and shall remain on the Premises and shall not be removed unless otherwise determined by Landlord; and, at the expiration or sooner termination of this Lease, the same shall be surrendered to Landlord in good condition and repair, reasonable wear and tear excepted, unless otherwise determined by Landlord.
9. Personal Property of the Tenant. All personal property belonging to Tenant in or near the Premises or Property, shall be at the Tenant's sole risk. Upon the expiration of the Term of this Lease, or termination of this Lease for any reason whatsoever, Tenant shall, on or

before said date, remove all such personal property from the Premises, and all property not so removed shall be deemed abandoned by the Tenant. Tenant shall repair or reimburse Landlord for the cost of repairing any damages to the Premises resulting from the installation or removal of personal property of Tenant.

10. Mechanic's Liens: Tenant shall not do or suffer anything to be done whereby the Premises may be encumbered by any mechanics or materialman's lien. Whenever and as often as any mechanic's lien is filed against said Premises purporting to be for labor or material furnished or to be furnished to Tenant, Tenant shall discharge same of record within ten (10) days after the date of filing. Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to Tenant upon credit, and that no mechanic's or materialman's lien or other security interest of any kind whatsoever for any such labor or materials shall attach to or affect Landlord's interest in and to the Premises.
11. Taxes: All assessments levied against the Premises or Tenant's leasehold interest in the Premises, by any governmental entity, including any special assessments imposed on or against the Premises for the construction or improvement of public works in, on, or about the Premises, shall be paid before they become delinquent, by Landlord.
12. Insurance: Tenant shall maintain, at its expense, the following minimum insurance coverage:
 - \$2,000,000 --- Bodily Injury Liability, and
 - \$ 500,000 --- Property Damage Liability, or
 - \$4,000,000 --- Combined Single Limit Bodily Injury and Property Damage

Tenant upon request by Landlord shall furnish a certificate of insurance from an insurance company, licensed to do business in the State of North Carolina and acceptable to Landlord verifying the existence of any insurance coverage required by Landlord.

13. Fire or Casualty: If the improvements on the Premises shall be damaged or destroyed by fire or other casualty during the term of this Lease or to the extent that they cannot be repaired or reconstructed at a cost of less than 50% of the fair market value of such improvements immediately before said damage or destruction, Tenant shall have the right to cancel this Lease. If said option to cancel is not exercised by Tenant, or if the improvements shall be damaged or destroyed by fire or other casualty to the extent that they can be repaired or reconstructed at a cost of less than 50% of their fair market value immediately before said damage or destruction, and so long as such damage or destruction occurs prior to the termination or expiration of this Lease, Landlord shall, as soon as reasonably possible, effect the required repairs and reconstruction of the Premises to place them in substantially the same condition as existed immediately prior to such damage or destruction. Any other provisions contained herein notwithstanding, the Landlord shall be required and obligated to effect repairs or reconstruction only to the extent of any sums of money, if any, which are received by Landlord under Landlord's insurance coverage as a direct result of said fire or other casualty. Notice of cancellation pursuant to the terms of

this section shall be given within thirty (30) days of the damage or destruction. Estimates of percentage of destruction shall be made in good faith by Landlord.

14. Event of Default:

a.) The occurrence of any of the following shall constitute an Event of Default of this Lease:

- (i) Tenant abandons or vacates the Premises without written notification to the Landlord.
- (ii) Failure by either party to observe and perform any obligation of this Lease, other than the failure to pay rent or make any other payment required to be made by Tenant hereunder, where such failure continues for thirty (30) days after written notice thereof by the non-breaching party to the breaching party; provided, however, that if the nature of such default is such that the same cannot reasonably be cured within such thirty (30) day period. A party shall not be deemed to be in default if that party shall within such period commence to cure and thereafter diligently prosecute the same to completion.
- (iii) The filing by or against either party of a petition seeking relief under the Bankruptcy Act or any Federal or State statute intended to provide relief for private persons or entities which are insolvent or unable to meet their obligations as they mature.
- (iv) Failure of either party to comply with any security or privacy rules provided by the other party, including but not limited to unauthorized access to the Premises, theft or unauthorized use of personal information found or obtained on the Property.

b.) Landlord's Remedies. The terms and conditions of this Lease shall be enforceable by Landlord by actions for specific performance in addition to any other remedies available at law or in equity. Pursuit of any remedy under this Lease shall not preclude the pursuit of any other remedy provided for in this Lease or any other remedy provided in law or equity, nor shall pursuit of any remedy provided in this Lease constitute a forfeiture or waiver of any amounts due to Landlord under this Lease or of any damages accruing to Landlord by reason of the violation of any of the terms, provisions, and covenants contained in this Lease.

c.) Tenant's Remedies. Upon the occurrence and during the continuance of any Event of Default by Landlord, Tenant shall have the right, in addition to all other rights and remedies available to Tenant at law or in equity, to terminate this Lease. No other property or assets of Landlord, disclosed or undisclosed, shall be subject to levy, execution, or the enforcement procedure for the satisfaction of Tenant's remedies. No personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, Landlord or its officers, elected officials, or their respective heirs, legal representatives, successors, and assigns on account of this Lease or any covenant, undertaking, or agreement in this Lease.

15. Condition of Premises Upon Termination: Upon the termination or expiration of this Lease, Tenant shall return the Premises to Landlord in substantially the same condition as received, ordinary wear and tear and approved improvements excepted.
16. Holding Over: In the event Tenant remains in possession after the expiration of the Term without the execution of a new lease, its tenancy shall be on a month-to-month basis and, shall otherwise be subject to all of the conditions, provisions and obligations of this Lease insofar as the same shall be applicable. Tenant shall not acquire any right, title or interest in or to the Premises or Landlord's Personal Property.
17. Indemnification:
- a.) Tenant: To the fullest extent permitted by law, Tenant shall indemnify, defend and hold harmless Landlord, its agents and employees from any and all claims arising from Tenant's use of the Premises or from the conduct of Tenant's business or from any activity, work or things which may be permitted or suffered by Tenant in or about the Premises and shall further indemnify, defend and hold Landlord harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the provision of this Lease or arising from any negligence of Tenant or any of its agents, or employees. Notwithstanding the foregoing, nothing contained in this section shall be deemed to constitute a waiver of the governmental immunity of Tenant, which immunity is hereby reserved to Tenant.
 - b.) Landlord: To the fullest extent permitted by law, Landlord shall indemnify, defend and hold harmless Tenant, its agents and employees from any and all claims arising from Landlord's ownership of the Premises suffered by Tenant while a Tenant of the Premises and shall further indemnify, defend and hold Tenant harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Landlord's part to be performed under the provision of this Lease or arising from any negligence or willful misconduct or any of its agents, or employees.
19. Sign Control. Tenant shall not affix, paint, erect or inscribe any sign, projection, awning, signal or advertisement of any kind to any part of the Premises or Property, including without limitation, the inside or outside of windows or doors, without the written consent of Landlord. Landlord shall have the right to remove any signs or other matter, installed without Landlord's permission, without being liable to Tenant by reason of such removal, and to charge the cost of removal to Tenant as additional rent hereunder, payable within ten (10) days of written demand by Landlord.
20. Telephone, Internet and Utilities: Tenant shall be responsible for the cost of telephone and Internet services rendered or supplied upon or in connection with the Premises, unless otherwise agreed to in writing between the parties. All other utilities will be provided to the Premises by the Landlord.

21. Subordination: This Lease and the rights of Tenant are subordinate to and shall remain subordinate to the lien of any mortgage or deed of trust (hereinafter called "Mortgage") whether such Mortgage is currently a lien on the Premises or hereafter becomes a lien on the Premises and no further agreements or documents shall be required to render this Lease and the Tenant's rights subordinate to such Mortgage. At Tenant's request and at the Tenant's expense, Landlord shall endeavor to obtain for Tenant a non-disturbance agreement in recordable form providing in substance that Tenant's tenancy shall not be disturbed nor affected by any default under the Mortgage provided that Tenant is not in default under any of the terms, conditions and covenants hereof.
22. Condemnation: If the entire Premises are taken or condemned for a public or quasi-public use, then this Lease shall terminate at the later of the vesting of title in the condemning authority or the acquisition of possession thereby. If any part of the Premises shall be taken or condemned for a public or quasi-public use and a part thereof remains which is reasonably suitable for the Tenant's use, this Lease shall not terminate. The aforesaid partial condemnation shall be without prejudice to the rights of either Landlord or Tenant to directly recover compensation from the condemning authority for any of its loss or damage caused by such condemnation. Neither Landlord nor Tenant shall have any rights in and to any award made to the other by such condemning authority.
23. Additions, Alterations, Changes and Improvements: Tenant shall not make, and shall not have the right to make any alterations, changes or improvements, structural or otherwise, in or to the Premises without written approval of Landlord.
24. Easements, Restrictions and Rights of Way: The Premises are demised subject to all easements, restrictions and rights of way legally affecting the Premises.
25. Applicable Law: This Lease is entered into in North Carolina and shall be construed under the laws, statutes and ordinances of this State. All actions relating in any way to this Lease shall be brought in the General Court of Justice in the County of Durham and State of North Carolina.
26. Compliance with Laws: Tenant represents that it is and shall remain in compliance with all Federal, State, and local laws, regulations or orders, as amended or supplemented.
27. Severability: The provisions of this Lease are independent covenants, and should any provision or provisions contained in this Lease be declared by a court or other tribunal of competent jurisdiction to be void, unenforceable or illegal, then such provision or provisions shall be severable, and the remaining provisions hereof shall remain in full force and effect.
28. Notices: All notices and written consents required under this Lease shall be in writing and shall be sent to the Landlord at PO Box 727 Erie CO 80516, and to the Tenant at Real Property Management, 201 East Main Street, 7th Floor, Durham, North Carolina 27701.

29. Waiver: Failure or delay of either party to insist upon the strict performance of the covenants, agreements, or conditions of this Lease, or any of them, shall not be construed as a waiver or relinquishment of that party's right to enforce such, but the same shall continue in full force and effect.
30. Binding Effect/Entire Agreement: The covenants and agreements contained herein shall apply to and inure to the benefit of and be binding upon the parties hereto, their respective successors and assigns. This Lease contains the entire agreement between the parties and no oral statements or representations or prior written matter not contained in this Lease shall have any force or effect. This Lease shall not be modified in any way except by a writing executed by both parties.
31. Remedies Cumulative: The remedies given to Landlord and Tenant are cumulative and not alternative and are in addition to any other rights Landlord and Tenant may have at law or in equity or otherwise.
32. Covenant of Title and Quiet Enjoyment: Landlord covenants and warrants to Tenant that Landlord has full right and lawful authority to enter into this Lease for the Term hereof and that, provided Tenant is not in default hereunder, Tenant's quiet and peaceable enjoyment of the Premises shall not be disturbed by anyone claiming through Landlord.
33. Dispute Resolution: The Parties agreed that all disputes, except for Summary Eviction, shall be subject to mediation according to the Rules of Mediation of the North Carolina Superior Court, prior to the filing of any litigation.
34. Landlord's right to Enter Premises: Tenant agrees to permit Landlord or Agent to enter the Premises at any reasonable time for the purpose of determining the condition of the Premises and making repairs thereto. Barring any unforeseen emergency circumstances including acts of God, Landlord shall make reasonable effort to notify Tenant at least 12 hours in advance of entry and shall not be liable for inconvenience to or disturbance of Tenant by reason of any such entry.

IN TESTIMONY WHEREOF, This Lease has been executed by the parties hereto, as of the date first above written.

For Tenant:
ATTEST:

COUNTY OF DURHAM

Monica Toomey
INTERIM CLERK TO THE BOARD

BY: _____
Wendell M. Davis
COUNTY MANAGER

Acknowledgement of Tenant:

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, _____, a Notary Public for _____ County, certify that Monica Toomey personally came before me this day and acknowledged that she is Interim Clerk to the Board of the County of Durham, and that by authority duly given and as the act of the County, the foregoing instrument was signed in its name by its County Manager, sealed with its seal, and attested by herself as its Clerk to the Board.

Witness my hand and official seal, this the _____ day of _____, 2019

(SEAL)

Notary Public

My commission expires: _____

For Landlord:
ATTEST:

SRI 2609 800 Holdings LLC

BY: _____
Lance Co Ting Keh
Authorized Agent

Acknowledgement of Landlord:

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public
of _____ County, State of _____, do certify that on
this _____ day of _____, 20____, before me personally appeared,

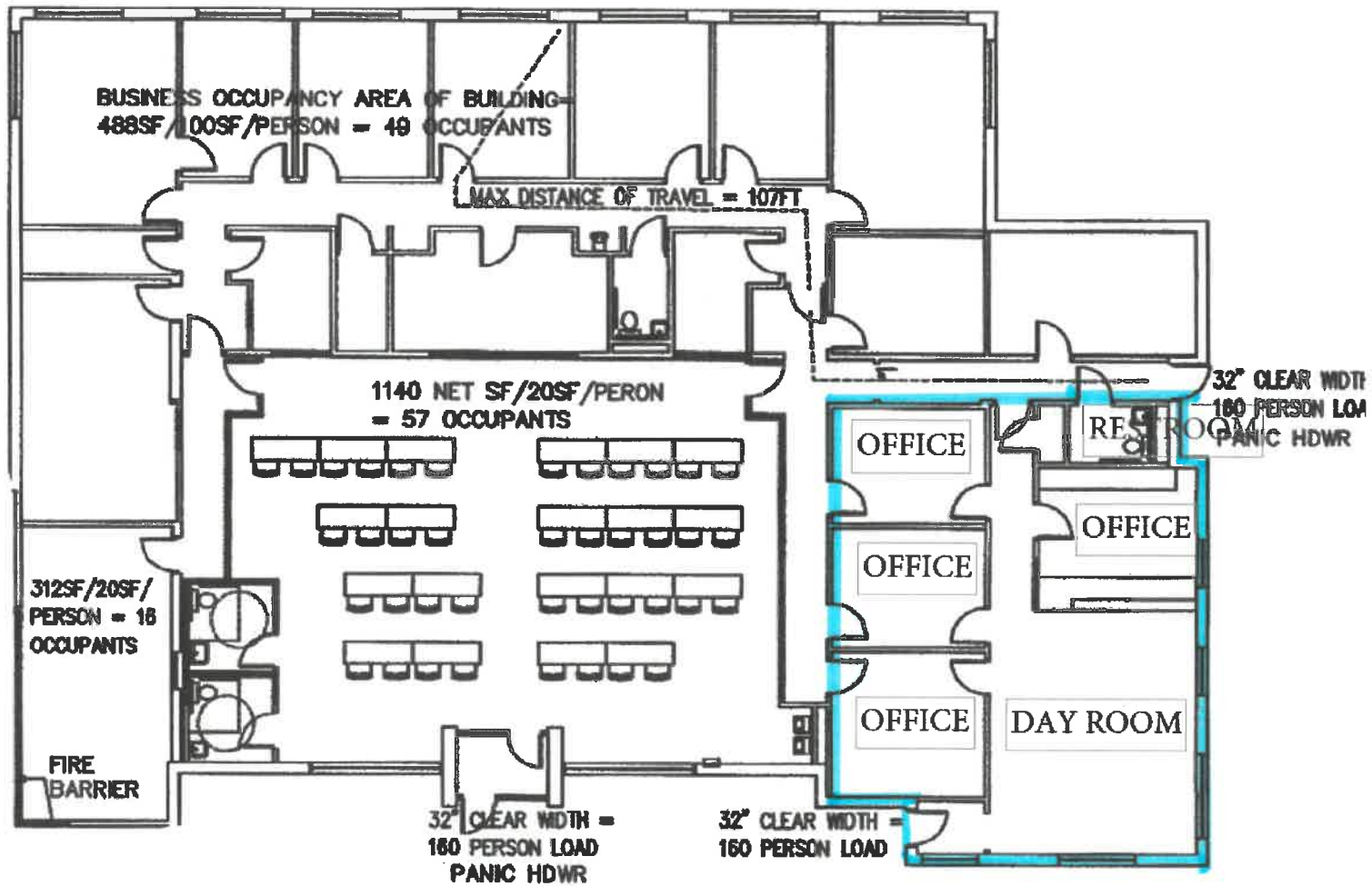
_____ personally known to me _____ proved to me by satisfactory evidence to be the person(s)
whose name(s) is/are signed on the preceding or attached instrument/record and acknowledged to
me that he/she/they signed it voluntarily for its stated purpose.

NOTARY PUBLIC

(Print or Type Name of Notary)

My Commission Expires: _____

EXHIBIT A



This architectural floor plan shows a bathroom layout with the following numbered callouts:

- 1**: A small rectangular area, likely a vanity or storage unit, located near the bottom right.
- 2**: A rectangular area, likely a vanity or storage unit, located near the bottom right.
- 3**: A rectangular area, likely a vanity or storage unit, located near the bottom right.
- 4**: A rectangular area, likely a vanity or storage unit, located near the bottom right.
- 7**: A large rectangular area, likely a shower or bathtub, located on the right side.
- 10**: A small circular area, likely a toilet, located near the bottom center.
- 12**: A small rectangular area, likely a sink or vanity, located near the bottom center.



EXISTING PANEL 'A'																				
NOTES	CKT	LOAD	DESCRIPTION	COND	EGC	N	W	CB	LOAD	CB	W	N	EGC	COND	DESCRIPTION	LOAD	CKT	NOTES		
			SPACE						0						SPACE					
	1		152 LIGHTS	EX	EX	EX	EX	15	0		15	EX	EX	EX	150 LIGHTS		2			
	3		131 LTS & EM LTS	EX	EX	EX	EX	15			20	EX	EX	EX	104 LIGHTS		4			
	5		CORR LTS & EM LTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	105 LIGHTS		6			
	7		136,123 LTS, EM LTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	106 LIGHTS		8			
	9		108, 191 LIGHTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	107, 120 LIGHTS		10			
	11		110,111,112 131 LIGHTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	106 LIGHTS		11			
	13		114 LIGHTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	107, 108, 112 LIGHTS		14			
2	15		SPARE					20	0		20	EX	EX	EX	120 LIGHTS		16			
	17		117 RECEPTACLES	EX	EX	EX	EX	20	0		20	EX	EX	EX	MCH LIGHTS		18			
	19		117 -24K RECESS	EX	EX	EX	EX	20	0		20	EX	EX	EX	SPARE		20	2		
	21		118,116,140EM,BULBS	EX	EX	EX	EX	20			20	EX	EX	EX	MCH RECEPTACLES		22			
	23		107 LTS EM LTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	LAD EXH FAN		24			
	25		104 LTS EM LTS	EX	EX	EX	EX	20	0		20	EX	EX	EX	SPARE		26			
	27		135 LIGHTS	EX	EX	EX	EX	20		1900	20G	12	12	1"	WP EXT REC	1900	28	2,3		
	29		UNKNOWN LOAD	EX	EX	EX	EX	20	1900		20G	12	12	-	WP EXT REC	1900	30	2,3		
	31		UNKNOWN LOAD	EX	EX	EX	EX	20	1900		20G	12	12	1"	WP EXT REC	1900	32	2,3		
2	33		SPARE					20		1900	20G	12	12	-	WP EXT REC	1900	34	2,3		
	35		KILOWATT	EX	EX	EX	EX	15	0		20	EX	EX	EX			36			
	37		HOUR METER	EX	EX	EX	EX	3P	0		EX	3P	EX	EX	WATER HEATER		38			
	39			EX	EX	EX	EX	-		0	-	EX	EX	EX			40			
		CB	FEED THROUGH DEVICE										4 WIRE X GROUND BAR SE RATED				RECESSED MOUNT NEMA 1 22K AC MINIMUM			
			208Y / 120	120	VOLTS		3	PHASE												
			225		RUSS AMPS															
			150		FEEDER AMPS															
					MCB AMPS		N/A	MCB												
NOTES:	1	PANELBOARD IS A WESTINGHOUSE POW-R-LINE C PRL1 SERIES															AMPS	1.683	KVA	1.90
	2	EDMUNDSON ENGINEERS 10-10-B FIELD SURVEY FOUND THREE BREAKERS TO BE SPARE																		
	3	REPLACE EXISTING 20A-IP RECEPTACLE WITH NEW 20A-IP GR1 TYPE.															31.67	PHASE C:	1.90	
	4																21.11	TOTAL CONNECTED	7.60	
	5																21.11	TOTAL DEMAND *	7.60	

EXISTING PANEL 'B'																		
NOTES	CKT	LOAD	DESCRIPTION	COND	EGC	N	W	CB	LOAD	CB	W	N	EGC	COND	DESCRIPTION	LOAD	CKT	NOTES
	1		MECHANICAL ROOM	EX	EX	EX	EX	40	0						131 WALL RECEPT	4	2	
	3		HEATER	EX	EX	EX	EX	20P	0						SPARE	4	2	
	6		FRONT DESK REC	EX	EX	EX	EX	20		0		2P						
	7		FRONT DESK REC	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	SOFT LIGHTS
	9		PHOTOCELL	EX	EX	EX	EX	20					20	EX	EX	EX	EX	103,104 RECEPTALS
	11		RECEPTION WK BENCH	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	105,106 RECEPTALS
	13		RECEPTION WK BENCH	EX	EX	EX	EX	20	0				20					SPARE
	16		116 RECEPTACLE	EX	EX	EX	EX	20		0			20	EX	EX	EX	EX	117 WIREMOLD
	17		127,128 RECEPTACLE	EX	EX	EX	EX	20		0			20	EX	EX	EX	EX	117 WIREMOLD
	19		120,126 RECEPTACLE	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	WATER FOUNTAIN
	21		114 RECEPTACLE	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	WATER FOUNTAIN
	23		110 RECEPTACLE	EX	EX	EX	EX	20					20	EX	EX	EX	EX	BATH RECEPTALS
	25		UNKNOWN LOAD	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	BATH RECEPTALS
	27		UNDER DESK RECEPT	EX	EX	EX	EX	20		0			20	EX	EX	EX	EX	PROMOTOR
	29		UNKNOWN LOAD	EX	EX	EX	EX	20					20	EX	EX	EX	EX	PROMOTOR RED
	31		WATER COOLER	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	119 RECEPTALS
2	33		SPARE					20	0				20	EX	EX	EX	EX	113 RECEPTALS
	35		112 RECEPTACLE	EX	EX	EX	EX	20	0				20	EX	EX	EX	EX	UNKNOWN LOAD
2	37		SPARE					15	0				20	EX	EX	EX	EX	111 RECEPTALS
	39		RECOIRCULATION PUMP	EX	EX	EX	EX	20		0			20	EX	EX	EX	EX	109,115 RECEPTALS
	41			EX	EX	EX	EX	20P		0			20	EX	EX	EX	EX	108
		CB	FEED THROUGH DEVICE															
			208Y / 120			VOLTS		3		PHASE					4 WIRE			RECESSED MOUNT
			225			BUS AMPS		X		MLO					X GROUND BAR			NEMA 1
			150			FEEDER AMPS									SE RATED			22K ACJ MINIMUM
						MCB AMPS		N/A		MCB								
NOTES:															AMPS			PHASE TOTALS:
1			PANLEBOARD IS A WESTINGHOUSE PWD-RUNE C PRL1 SERIES.												0.00			PHASE A:
2			EDMONDS ON ENGINEERS 10-10-Y FIELD SURVEY FOUND THESE BREAKERS TO BE SPARE.												0.00			PHASE B:
3															0.00			PHASE C:
4															0.00			TOTAL CONNECTED
5															0.00			TOTAL DEMAND *

EDMONDSON ENGINEERS

1920 Hwy. 54, Suite 700, Durham, NC 27713
Ph. 919-544-1996 • Fax. 919-544-2540 • License: C-1813

Professional Engineer
North Carolina
028899
10/17/19
DENNIS HAYES

Temporary Facility Vehicle Charging Electrical Plan

Revisions	
Drawn	ANR
Checked	JDH
Date	JULY 7, 2019
Sheet	

TDE-1

Of