

EXHIBIT A

CONDITIONS AND RESTRICTIONS IN THE LEASE OF THE PROPERTY LOCATED AT
226 SOUTH LIBERTY STREET

Term	10 years with one 10-year extension
Rental rate	\$1 per month (\$12 per year)
Income from second floor rental	<ul style="list-style-type: none">- City would retain first \$10,000.- New Winston Museum would receive the balance (\$14,900 based on current lease).
Operating and maintenance responsibilities <ul style="list-style-type: none">- Custodial services- Waste disposal- Landscaping- Pest control- Snow removal- Routine maintenance- First floor carpet, painting, finishes	Managed by New Winston Museum
Major maintenance <ul style="list-style-type: none">- HVAC system- Roof- Parking lot repairs, striping- Electrical systems- Security for second floor tenant	Managed by the City of Winston-Salem
Additional Conditions	
<ul style="list-style-type: none">• Operate and manage on a daily basis the subject property.• Develop, operate, and manage a history museum on the first floor of the subject property.• Demonstrate experience with operating or managing a museum for at least five years.• Demonstrate experience in organizing public programs with a history component including programs that recognize the contributions of the different racial demographics in Winston-Salem.• Provide, with its offer, a plan for generating the capital necessary to make renovations to the subject property, which will require, at a minimum, \$600,000.00.• Complete the aforementioned upfits and renovations within 24 months from the date of execution of the subject lease for the subject property.• Provide, with its offer, a projected five-year operating budget for operating and managing the subject property including the museum.	