

EXHIBIT B
to
Higher Ground—TUSD Lease of the Former Wakefield Middle School

TENANT'S ACCEPTANCE OF THE PREMISES
Building C: Rooms C202, C204, C208, C209, C214 and C229

Landlord and Tenant hereby agree that Premises is found to be in compliance with the conditions outlined in the Lease dated _____ between Landlord and Tenant. Upon mutual execution hereto, Tenant accepts Premises subject to the following conditions:

Tenant agrees to pay utilities at 46% of the total domestic water, gas and electricity bill

Tenant to replace all keys in spaces they occupy by _____

Tenant to provide security deposit on _____

Tenant accepts the following as is:

1. Existing Communication systems connections and cabling
2. Common Areas
3. Flooring and carpets
4. Ceiling Tiles and finishes
5. Door / Windows locks and Hardware 2
6. Security and Alarm Systems
7. Lighting Fixtures
8. Electrical Outlets and Switches
9. Plumbing Fixtures
10. Room Exhaust Fans
11. Doors and Windows
12. Interior Wall Finishes & Paint

LANDLORD: **Tucson Unified School District**

TENANT: **Higher Ground a Resource Center**

By: _____

Bryant Nodine

Title: Operations Program Manager

By: _____

Jansen Azarias

Title: Executive Director

Date: _____

Date: _____