

Exhibit "A"

MAP DEPICTING Suite 100

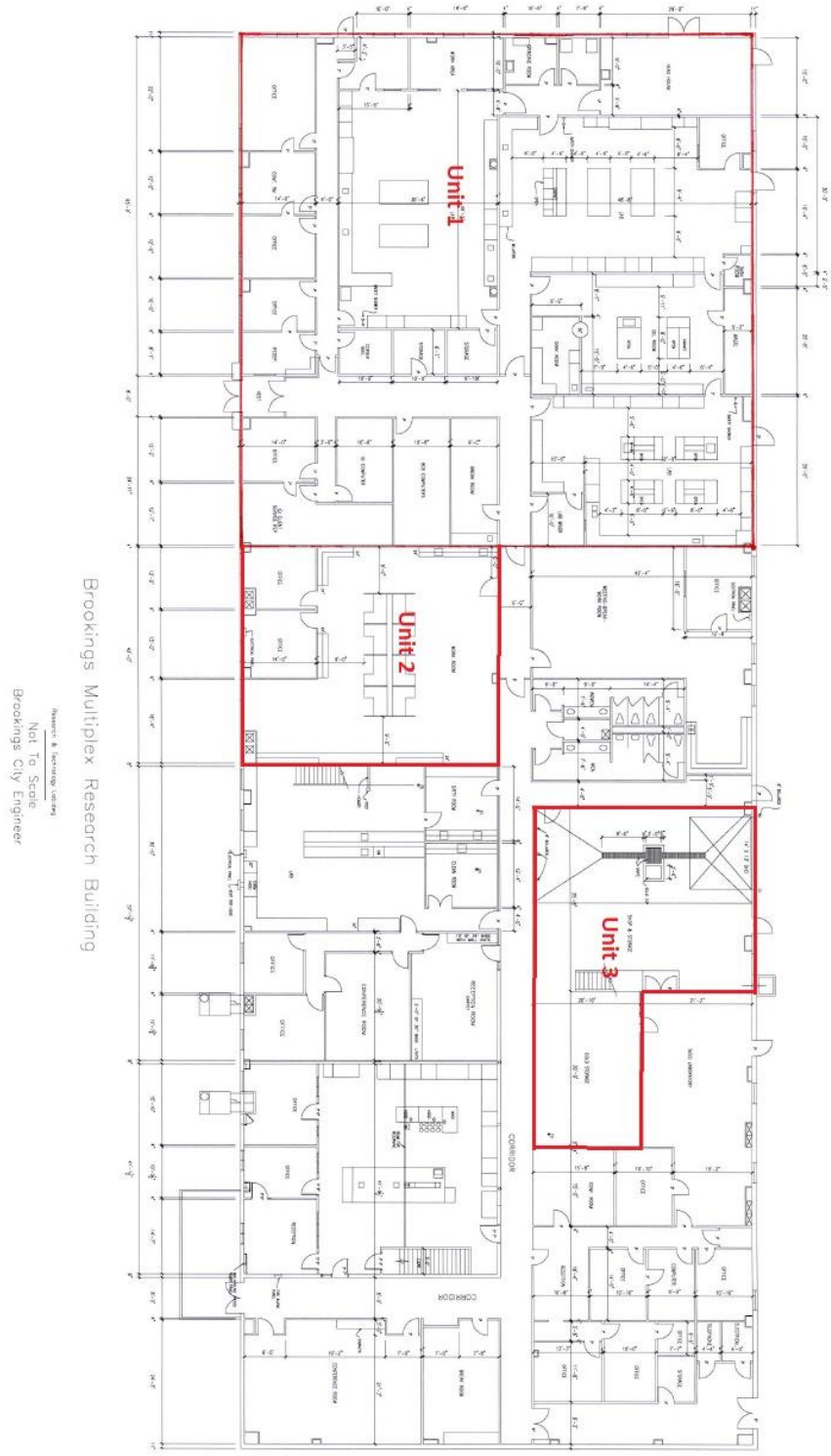


Exhibit "B"

TENANT RULES OF OCCUPATION

1. These are the Rules of Occupation referred to in Section 6 of the Tenant Covenants contained in the Lease between the City and Tenant.

2. Tenants will be required to:

a. Ensure that all access doors into the building are properly closed after exit or entry. Fire exit doors are for emergency use only and must not be used for entry or exit or for loading or unloading freight. This requirement is imposed to protect the security and integrity of the whole building and its occupants.

b. Dispose of all waste materials in the receptacles provided by the City, and not to leave any garbage or waste materials in any part of the premises or on the parking lot. No oil, grease, paint, or other deleterious matter can be deposited in any drain inside or outside the building.

c. Ensure that no gasoline or any other particularly inflammable explosive or combustible material is stored within Suite 100 (Units 1, 2, and 3) occupied by Tenant or on any part of the Brookings Area Research and Technology Center in violation of the City of Brookings Fire Code, with the exception only of fuel contained in the fuel tanks of Tenant's vehicles.

d. Take care to connect all plant and machinery to electrical services in an approved manner and not to overload any electrical circuits.

e. Avoid obstructing the corridors or passageways within the Brookings Area Research and Technology Center and to use only approved means of transporting freight, goods or supplies through such corridors or passageways.

f. Permit the City scheduled access at all reasonable times to enter and inspect Suite 100 (Units 1, 2, and 3) leased to the Tenant, and to allow contractors employed by the City to enter and carry out repairs or alterations to any part of Suite 100 (Units 1, 2, and 3) or its fixtures, subject to reasonable notice and an opportunity to be present during said repairs or alterations.

g. Do nothing which would cause the insurance procured by the City to become void or invalidated.

h. To ensure that all employees of the Tenant that access Suite 100 (Units 1, 2, and 3) are aware of these Rules and to make it a condition of employment that employees obey these Rules or any variation of them which are made from time to time.