

Exhibit A

Construction Contract between

EdVenture, Inc. and North Industrial Machine, LLC

Finished Space Requirements

Contractor will finish the commercial space at the Location referenced below to a “warm shell” condition suitable for the installation of exhibits and other fixtures and materials for operation of a children’s museum to all applicable building code and other municipal and safety requirements, and to include the following particular requirements:

Location:	146 West Carolina Avenue, Hartsville, South Carolina
Square Footage:	6,000 sf (approximate) consisting of an “Exhibit Area” with open plenum ceiling and other finished rooms described below and as shown on the Floor Plan attached as Exhibit B.
Finished Rooms	<ul style="list-style-type: none">- <u>Two Family Bathrooms</u> with 9 ft. dropped ceiling, lighting and ventilation, tiled floor and tile halfway up interior walls, plumbing fixtures, countertops, and mirrors. Plumbing, electrical outlets, and fixtures, and access doors to code specifications. EdVenture to provide infant changing tables.- <u>Classroom/Party Room</u> (625 sf) with 9 ft dropped ceiling, sheetrock walls, entry doors, and electrical lighting and wall outlets to code; plumbing to include rough in for sink, water line for refrigerator ice maker and electric and washer and dryer hook ups. EdVenture to provide appliances.- <u>Office</u> (225 sf) with 9 ft dropped ceiling, sheetrock walls, entry doors, and electrical lighting and wall outlets to code; and- <u>Storage room</u> (600 sf) with garage door openings (interior & exterior), Sheetrock walls, electrical lighting and wall outlets to code.
Ceiling:	Open plenum in all areas except Family Bathrooms, Classroom/Party Room, and Office.
Electrical:	Electrical panel to premises and wiring in open plenum; Wall outlets to code in finished rooms referenced above; One outlet for 220 Volts in ceiling in middle of open space
Flooring:	Vinyl Composite Tile throughout, except left as is in storage area.
Lighting:	Pendant or linear pendant fixtures (suspended from the roof structure by cables or rigid stems) sufficient to provide 5 rows of track lighting along the length of the Exhibit Area.
Mechanicals:	HVAC system including duct work and controls sufficient to heat and cool the entire premises for the expected use of the premises at a maximum

	occupancy of 299 people.
Sprinkler System:	If required by code and to code specifications.
Telephone/Data Cabling:	Appropriate cables (Category 5) or better, installed for front desk near Entrance, Office, Classroom, and Office.
Walls:	Sheetrock, fire taped, mudded and sanded, and primed to paint Exposed brick walls, sealed with appropriate clear sealant.