

## EXHIBIT A

### BASIC LEASE SUMMARY

12242 Business Park Drive  
Truckee, Placer County CA

<b>Lease Date</b>	11/1/2020
<b>Lessor and Lessor's Address</b>	Martis Peak, LLC, P.O. Box 837, Truckee, CA 96160
<b>Lessee and Lessee's Address</b>	Truckee Tahoe Airport District, 10356 Truckee Airport Road, Truckee, CA 96161
<b>Unit – Premises</b>	Suite 15
<b>Use of Premises</b>	Professional office with 15 or fewer full time equivalent onsite employees.
<b>Leasable Square Feet of Premises</b>	1,933 sq. ft.
<b>Leasable Square Feet of Building</b>	14,740 sq. ft.
<b>Lessee's Percentage Share</b>	13.11%
<b>Initial Term</b>	36 months.
<b>Commencement Date</b>	Within 15 days of Lessee's acceptance of Premises, which shall not be unreasonably withheld, after Lessor completes the painting, flooring and other improvements requested by the airport to the Premises. Lessor shall complete said improvements by no later than November 15, 2020.
<b>Option Term (if any):</b>	36 Months
<b>Base Rent</b>	\$1.37 /sqft/month (\$2648.21) + CAM <i>Note: Originally quoted as \$1.70/sf for 1,563sf. Remeasuring of unit found it to be 1,933sf, so adjusted to meet original total.</i>
<b>Rent Schedule</b>	No increases during initial term.
<b>Security Deposit</b>	\$2648.21
<b>Lease Guarantor, if any:</b>	None
<b>Broker(s)</b>	None