

**EXHIBIT “B”
SPECIAL STIPULATIONS**

1. **Fixed Rent:** The fixed rent (the “**Fixed Rent**”) payable pursuant to Section 3 of this Agreement shall be:
 - a. For the period beginning on the Effective Date, and ending December 31, 2024, the Fixed Rent shall be paid monthly in the amount of \$1.00.
 - b. Should Tenant have timely exercised any options to renew this Agreement beyond December 31, 2024, the Fixed Rent shall be as set forth in the table below:

Renewal Options:

Renewal Term:	Option Term:	Monthly Rent
1	January 1, 2025 – January 31, 2025	\$1.00
2	February 1, 2025 – February 28, 2025	\$1.00
3	March 1, 2025 – March 31, 2025	\$1.00
4	April 1, 2025 – April 30, 2025	\$1.00
5	May 1, 2025 – May 31, 2025	\$1.00
6	June 1, 2025 – June 30, 2025	\$1.00

2. **Parking:** At no additional cost to Tenant, Landlord shall make available throughout the Term, sufficient parking on the Property for Tenant’s staff, students and visitors to the Premises. Parking shall be unassigned and will be available on a first-come, first-served.
3. **Signage:** Unless otherwise mutually agreed upon by Landlord and Tenant, Landlord hereby agrees that any existing signage on the Property associated with the Institution and/or the Program shall be allowed to remain in place until the end of the Term. All such signage will be maintained at Tenant’s sole cost.
4. **Tenant’s Early Termination Rights:** If, at any point during the Term, the New Space becomes available for occupancy by Tenant, Tenant shall have the right to terminate the Agreement without penalty at least five (5) business days following Tenant’s written notice to Landlord that it intends to vacate the Premises.

END OF EXHIBIT “B”