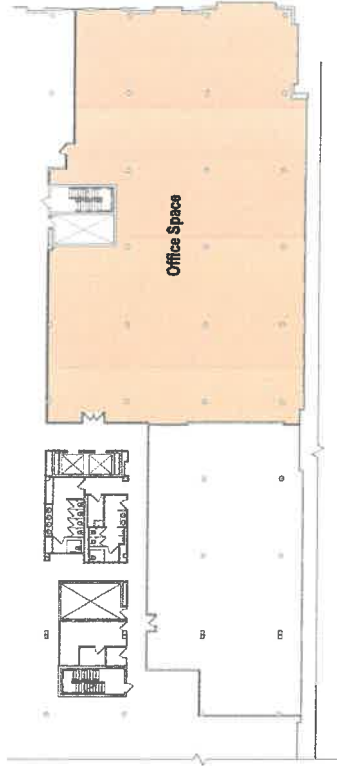


Program Areas	
Space	TRIA 12/01/20 Plan
Level 01	
Office & Sales Demonstration	28,155
Office Space	24,105
Break / Wellness	300
Circulation	3,750
Laboratory / Research	12,531
Cleanroom / Product Assembly	3,930
Product Assembly	3,610
R&D Lab	2,855
QA/QC Inspections	2,136
Storage Spaces	11,785
Product Storage	1,010
Packaging	700
Inventory Storage	4,130

Storage / Service	4,720
Shipping / Receiving	1,225
<b>Total Level 01 USF</b>	<b>52,471</b>
Level 02	
Office & Sales Demonstration	10,060
Office Space	10,060
<b>Total Level 02 USF</b>	<b>10,060</b>
<b>Total Tenant USF</b>	<b>62,531</b>



2 LEVEL 02 PARTIAL FLOOR PLAN  
1" = 40'-0"



1 LEVEL 01 OVERALL FLOOR PLAN  
1" = 40'-0"



**Parking Calculation – 275 Grove Street**

Corindus will be engaged in three uses at the site for purposes of the parking calculation: (i) office, (ii) lab & research (including assembly/manufacturing), and (iii) storage.

- (i) Office. The parking stalls required for office use are 1 per 250 SF up to 20,000 SF, and 1 per 333 SF over 20,000 SF. Corindus will use 38,215 SF for office space.

1 per 250 SF	20,000 SF	80 stalls
1 per 333 SF	18,215 SF	55 stalls
<b>TOTAL OFFICE</b>		<b>135 stalls</b>

- (ii) Laboratory and Research; Assembly/Manufacturing. The parking stalls required for laboratory and research (and for assembly/manufacturing) are 1 per 1,000 SF plus 1 per 4 employees. Corindus expects to use approximately 12,531 SF and to dedicate 76 employees for those purposes.

1 per 1,000 SF	12,531 SF	13 stalls
1 per 4 employees	76 employees	19 stalls
<b>TOTAL LAB &amp; RESEARCH</b>		<b>32 stalls</b>

- (iii) Storage Warehouse. The parking requirements for storage warehouse are 1 per 2,500 SF plus 1 per 4 employees. Corindus expects to have 11,785 SF and no full-time employees dedicated to storage.

1 per 2,500 SF	11,785 SF	5 stalls
1 per 4 employees	__ employees	__ stalls
<b>TOTAL STORAGE</b>		<b>5 stalls</b>

**The total parking stalls required are 172 stalls (135 office + 32 lab/research & assembly + 5 storage).**

The previous tenant occupied the space for office purposes, requiring 208 stalls for 62,531 SF. Therefore, the new use of the space will require less parking than the previous use.

Under the proposed lease terms, Corindus will be allocated a total of 266 stalls, more than enough to cover the required parking.