

## **Exhibit A**

### **SCOPE OF WORK**

The Regents of the University of California, on behalf of California Institute of Energy and Environment at UC Berkeley (CIEE) desires to acquire the right to enter upon and occupy, as specified in this Agreement, a portion of the California Energy Commission's leased property located at 1500 5<sup>th</sup> Street, Third Floor, Sacramento, CA 95814 (the "Building"). Contractor is referred to here as CIEE.

1. The Energy Commission agrees to the following:

The Energy Commission agrees to allow CIEE to enter and occupy approximately 1550 square feet of space at the Building for the sole purpose of CIEE conducting general office work on the behalf of the Energy Commission described under separate agreement(s) between the Energy Commission and CIEE.

The space includes:

- a. 1 management office, 8 staff cubicles, 1 conference room and 1 break room.
- b. Unrestricted access to the Building seven (7) days per week.

The space does not include visitor or staff parking spaces.

2. The CIEE agrees to the following:

- a. The CIEE shall not use nor permit the use of the Building in any manner which will tend to create waste or a nuisance.
- b. The CIEE shall immediately cease use of the Building at the expiration of this Agreement Term or the early termination by the Energy Commission or CIEE, pursuant to Exhibit D, early termination. Upon the expiration or termination, the CIEE shall return the Building in the same condition as when delivered, reasonable wear and tear, damage by casualty, and alterations approved by Energy Commission, the Department of General Services, and the building owner excepted.
- c. The CIEE shall maintain the Building in good order and in a clean and safe condition, and any damage caused by the CIEE shall be repaired and/or replaced at the CIEE's cost and expense.
- d. The CIEE shall have no right to assign its rights under this Agreement.