**EXHIBIT A**

**FORM OF NOTICE TO TENANT-SHAREHOLDERS RE: FLOOD HAZARD DESIGNATION**

*Language in [brackets] is alternative language.*

Based on the Federal Emergency Management Agency flood maps, this building is located partly or wholly in a[n] \_\_\_\_\_ flood zone. According to FEMA, a \_\_\_\_\_ flood zone is a [Special Flood Hazard Area]

[Moderate Risk Flood Hazard Area][ low-risk flood hazard area].

To the reasonable knowledge of the Lessor, this building [has/has not] incurred prior flood damage to the leased premises due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow within the past \_\_\_\_ years. [The Lessor carries flood insurance.]

[**If damage has occurred, describe:]** In 20\_\_\_, the [basement][first floor] of this building was flooded during Hurricane Irene. [The damage was repaired, and a comprehensive drainage system/backflow preventer was installed.][No further flooding has occurred that affects the building.][The Lessor carries flood insurance.]

**REQUIRED FEMA NOTICE**: Flood insurance is available to renters through the Federal Emergency Management Agency’s (FEMA’s) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter’s insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.