

EXHIBIT A – SECTION 10

The Housing Provider seeks in good faith to recover possession so as to:

- i. Demolish the rental unit; or
- ii. Perform work on the building or buildings housing the rental unit or units;
and:
 - a) Such work costs not less than the product of eight (8) times the amount of the monthly rent times the number of rental units upon which such work is performed. For purposes of this section, the monthly rent shall be the average of the preceding twelve (12) month period; and
 - b) The work necessitates the eviction of the tenant because such work will render the rentable unit uninhabitable for a period of not less than thirty (30) calendar days.

EXHIBIT A – SECTION 5

The tenant, who had a written agreement, or an oral agreement the existence of which is established by written evidence, with the Housing Provider which has terminated, has refused after written request or demand by the Housing Provider to execute, within seven (7) calendar days after that request, a written extension or renewal thereof for a further term and under such terms which are materially the same as in the previous agreement, provided that any such agreement that is executed by the tenant shall terminate thirty (30) days after the date the rental unit is transferred to a purchaser for value. The written request or demand by the Housing Provider shall be given to the tenant in the manner prescribed by California Code of Civil Procedure Section 1162.