EXHIBIT J SWING SPACE

SS 1.01 SWING SPACE - LEASE (FEB 2026)

A. The swing space plan and schedule are provided as Exhibit **XX**. The Government must occupy **XXXXX** ABOA SF (**XXXXX** RSF) on **XX** floor at **[Address, City, State]** ("**[Building Name]**") as a temporary relocation of Government employees (including contractor personnel) during the completion of the tenant improvement work. Lessor must be responsible for providing, constructing, and paying for swing space identified on Exhibit **XX**. Lessor must be responsible for maintaining minimum standards for all space that remains occupied during the renovation, including, but not limited to, access to common areas, compliance with fire protection and life safety and air quality standards outlined within this Lease. Swing space must comply with existing standards consistent with the existing space and be fully functional inclusive of fixtures, equipment, and telecommunications and data infrastructure. Fully functional must include, at Lessor's sole cost, any additional costs associated with Government's service providers for tele-data or other required communication links between the swing space and Government-occupied space.

B. The Government must remain operational during its standard operating hours of Section **X.XX** of this Lease, throughout the course of any renovation within its current space and swing space.

C. Post-award, the Lessor must submit an updated swing space plan and schedule to the Government for review and approval. At a minimum, the updated swing space plan must include detailed drawings depicting the various phases and an updated schedule detailing schedule of move. The Government estimates to have approximately **XX** {NUMBER OF AGENCY EMPLOYEES} employees/contractors during the renovation phasing period. This updated swing space plan and schedule must be submitted at the same time as the initial submission of

D. The swing space must have a space layout which allows the Government to function efficiently during renovation of final Space, as determined by the LCO.

E. Unless otherwise specified herein, the swing space must comply with all standards and specifications as outlined within the Lease **XX-XXX-XXXXX** , and the Lessor must continue to provide all services and utilities as outlined under this Lease. Access to common areas, including, but not limited to lobbies, elevators, stairways and restrooms must be maintained at all times.

F. Ten (10) Working Days prior to the completion of the swing space, the Lessor must issue written notice to the Government to schedule the inspection of the swing space for acceptance. The Government must accept the swing space once it is substantially complete, and a Certificate of Occupancy (C of O) has been issued.

G. The Government must pay rent during renovation in accordance with Lease **XX-XXX-XXXXX** and must not pay additional rent for the swing space.

1. Except as otherwise noted, all costs associated with implementing the swing space plan must be at the Lessor's expense, including, but not limited to, the following swing space costs:

   a. The cost to build-out the swing space including, but not limited to, electrical wiring, data cable, security system installation, and partitioning;

   b. The cost to move office furniture and equipment;

   c. The cost to balance the HVAC system;

   d. The cost to store and move all furniture or equipment that cannot be housed in swing space; and

   e. All permitting and certificate of occupancy costs, if applicable.

2. The Government must be responsible for the cost of moving each employee (including contractor personnel) ***one time only***, from the swing space(s) to the final Space. The Lessor must be responsible for the cost of all moves in excess of one move per employee.