

## **EXHIBIT B**

### **DESCRIPTION OF IMPROVEMENTS**

The Improvements may include, but are not limited to, the following:

The remodeling of the Company's existing corporate headquarters at a cost of between \$3,000,000 and \$4,000,000, construction of an additional office building of approximately 200,000 square feet at a cost of between \$39,100,000 and \$45,100,000, and the building of a 1,000 space parking garage at a cost of between \$19,400,000 and \$22,700,000 (collectively, the "Project") on the property described in Exhibit A attached hereto (the "Project Site").