

Landlord's Work Milton Point Broadwell

The following improvements shall be made at Landlord's sole cost and expense and are deemed to be "Landlord's Work." Tenant will provide Landlord architectural layout drawings including elevations and electrical engineering plans so that Landlord can incorporate into its architectural plans. Landlord will provide mechanical, plumbing and sprinkler plans to support Tenant's layout.

LANDLORD WILL CONSTRUCT THE PREMISES AND DELIVER IT TO TENANT IN ACCORDANCE WITH SPECIFICATIONS FOR LANDLORD'S WORK SET FORTH BELOW:

DEMISED SPACE THAT IS PROTECTED FROM THE OUTSIDE ELEMENTS; TO INCLUDE DEMISED WALLS, ROOF, EXTERIOR WINDOWS AND EXIT DOORS.

WALLS MADE AND INSULATED READY FOR TENANT IMPROVEMENT/DRYWALL, BASIC FINISHED CEILING,

CONCRETE FLOOR SUFFICIENT FOR FLOORING.

HEATING, VENTILATION AND AIR CONDITIONING TO BE SET IN PLACE, WITH DESIGN AND COSTS OF DISTRIBUTION THE RESPONSIBILITY OF THE TENANT,

BASIC INTERIOR LIGHTING WILL BE INCLUDED, OR IT CAN BE PROVIDED AS AN ADDITIONAL ALLOWANCE OF \$5,000, FIRE PROTECTION, PER CODE.

THERE ARE 2 COMMON RESTROOMS COMPLETED BY LANDLORD FOR TENANTS USE, ADDITIONAL BATHROOMS AS MAY BE REQUIRED BY CODE ARE TENANT'S RESPONSIBILITY.

SEPARATELY METERED FOR ELECTRIC SERVICE, INCLUDING A DISCONNECT ON THE EXTERIOR OF THE BUILDING, A 200 AMP, 3 PHASE PANEL HUNG IN THE SPACE AND CONNECTED TO THE TRANSFORMER WITH ALL ASSOCIATED FUSES INSTALLED. EXTERIOR LIGHTING IS PROVIDED PER PLANS.

TENANT'S WORK:

TENANT SHALL MAKE IMPROVEMENTS TO THE PREMISES ("TENANT'S WORK") PER THE PLANS AND SPECIFICATIONS APPROVED IN ADVANCE AND IN WRITING BY LANDLORD AND MADE A PART OF THE LEASE AGREEMENT. TENANT SHALL PROVIDE ALL FIXTURES, FURNITURE AND EQUIPMENT IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED. TENANT SHALL HAVE THE RIGHT TO SELECT ITS OWN ARCHITECT AND GENERAL CONTRACTOR, SUBJECT TO LANDLORD'S APPROVAL (WHICH SHALL NOT BE UNREASONABLY WITHHELD)