



EXHIBIT "A"
LANDLORD'S WORK
RETAIL SUITES

DESCRIPTION OF LANDLORD'S WORK

Landlord's work shall be done in accordance with the project specifications set forth below, shall be limited to the work set forth below and shall exclude all other work on the Premises or elsewhere. Any modifications by Tenant to Landlord's architectural design or floor plan shall be coordinated with Landlord's General Contractor and/or its designated Project Manager. Additional items quantities, or modifications requested by Tenant shall be agreed upon in writing by Tenant and Landlord, including design and permitting fees as required by applicable codes and statutes.

At Tenant's request, Landlord agrees to provide to Tenant at no charge an electronic set of plans to the Tenant space in pdf format (CAD format to be provided upon request). Any additional copies requested by Tenant shall be at Tenant's expense.

PREMISES. A single story, separately demised space, slab on concrete podium, warm, dark shell with finished restroom. Premises dimensions extend to the exterior faces of the stud walls, or to the centerline of those walls separating the demised Premises from the adjacent demised premises.

STRUCTURE. The building structure shall be at the Landlord's option of steel frame, reinforced concrete or load bearing masonry construction. All state, local and federal building codes shall apply.

ROOF. Where applicable, shall be a membrane, built up roof system or other such materials as selected by the Landlord.

EXTERIOR WALLS. Shall be steel-framed and faced with masonry, wood, composite, or other such materials selected by the Landlord.

DEMISING WALLS One-hour rated assembly – UL design – U419 which shall initially be composed of 6" metal studs at 16" on center extended slab to roof deck with R-11 insulation rolled faced installed opposing side faced. Tenant shall install interior fire-rated 5/8" gypsum after electrical, plumbing, and mechanical work complete.

RESTROOM WALLS The restroom walls will be 1/2" gypsum board on steel stud partitions.

INSULATION. All insulation of exterior walls and roofs shall meet all applicable codes.

STOREFRONT. The storefront shall be 1" clear insulated glass in all openings except doors and tempered where required by code. The doors, per the based building plans and specifications, shall be the responsibility of the Landlord. Tenant shall not alter the windows, door or doors in any way without the expressed written consent of the Landlord.

REAR SERVICE ENTRANCE DOORWAY. Each Tenant is to have accessibility from at least one exterior door, or corridor, by one door, per the base building plans and specifications. Door will be provided with a cylindrical lock and closer, or exit device where required by code.

INTERIOR DOORS. Each restroom shall be provided with a 3'-0" X 6'-8" pre-hung hollow core wood door. Each door shall have a light commercial grade privacy hardware set.



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FLOOR. The floor is concrete with a hard trowel finish. Restroom floors to have vinyl composition (VCT) tile 1/8" thick Armstrong "Excelon" or equivalent with 4" rubber cove base.

CEILING. All restroom area ceilings shall be 2' x 4' white suspended acoustical tile Armstrong or equivalent with white intermediate duty 15/16" grid support system. The remaining ceiling shall remain open, requiring paint .

FIRE PROTECTION. One (1) Sprinkler control valve is provided per floor. Landlord to provide full distribution within the demised space, based on Ordinary Hazard Group I. No ceilings are provided by Landlord within tenant spaces, except in restroom, so Landlord is providing upright heads. Tenant will be responsible to modify sprinkler system and provide pendant heads as necessary for final layout. All sprinkler work to be performed by Landlord approved sprinkler contractor only.

ELECTRICAL SERVICE. The service shall be 120/208V – 3 phase, 200 amp, 42 slot panel, to be located at the rear of the Tenant space or other such area as designated by the Landlord. One duplex wall outlet will be provided per every 250 square feet of lease area. Signage circuit wiring will be one circuit for one sign. All HVAC provided for by the Landlord shall be wired back to the Tenant panel by the Landlord. A 3/4" 4' x 4' plywood telephone and data board will be provided along with two 1" p.v.c. conduits with pull strings for Tenant telephone and data service. Two (2) exit signs with integral emergency lighting will be provided. Any additional requirements for tenant improvements are at tenant's expense. Each Tenant shall be privately sub-metered by the Landlord.

LIGHTING Each restroom shall have one light fixture per code. Stumble lighting will be provided for the remainder of the space.

H.V.A.C. The standard tonnage of air conditioning shall be based on one (1) ton per **350** square feet of Tenant area. The units will be split system heat pumps, four (4) tons and less with fresh air provisions. A standard heat/cool thermostat is mounted on the wall, as required by local code. The ducting system is to include a main supply trunk line with minimum grill required to provide a balanced airflow for the space. One return diffuser and associated ductwork per system will also be provided. Each restroom shall include an exhaust fan ducted to the outside of the building. All items to be included per applicable code.

RESTROOM. The Landlord shall provide one (1) restroom, containing one (1) tank type water closet, one (1) exhaust fan, one (1) insta-hot water heater and one (1) sink to meet at least minimum code requirements located in the rear of the Premises as per Landlord's plans and specification. One (1) Hi-Lo non-cooled water fountain will be provided by the Landlord if required by code.



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PLUMBING. A valved 1" inch line will be brought to the leased premises and distributed to the rest room, per code. Any additional water/plumbing requirements for tenant improvements are at tenant's expense.

SANITARY SEWER – 4" sewer lateral brought to the premises and connected to the rest room, per code. Sewer capacity allowance is 250 gallons per day. Any additional sewer/plumbing requirements for tenant improvements shall be at tenant's sole expense.

EXCLUSIONS. Any and all items not listed in the Landlord's Work as herein above defined.

{Exhibit B on following page}





EXHIBIT "B"
PROPOSED RETAIL SUITE

RETAIL SUITES

