

LANDLORD WORK

“WHITE BOX”

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 to Landlord’s architectural design or floor plan shall be coordinated with Landlord’s 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 local code. At Tenant’s request, Landlord agrees to provide to Tenant at no charge a full electronic set of plans in pdf format (CAD format to be provided upon request). Furthermore, Landlord shall provide at Tenant’s request one (1) full size hard copy set of plans and specification for their Premises. Any additional copies requested by Tenant will be at Tenant’s expense.

PREMISES A one-story building without basement (see attached elevations, may vary). Dimensions extending to the exterior faces of the walls, or to the centerline of those walls separating the premises from the other premises in the Shopping Center.

STRUCTURE The building structure shall be at the Landlord’s option of a structural steel and metal stud framed building with 4-sided brick veneer, adhering to all Forsyth County UDC Requirements. All state, local and federal building codes shall apply. The dimension from finished floor to bottom of steel joists shall not be less than 14’-6”.

ROOF The roof is a built up TPO system minimum R-19 insulated roof.

EXTERIOR WALLS Masonry or other such materials selected by the Landlord. The front and side walls will be finished with 5/8” gypsum board.

INTERIOR WALLS The Landlord shall provide Tenant demising walls (to roof deck approximately 20’ AFF) and one complete restroom approximately 7’ x 8’ in dimension. Interior demising walls between tenant spaces shall be 6” (nominal) metal studs at 16” centers with minimum 5/8” Type “X” gypsum board from finished floor to the roof deck to meet minimum codes. Firewalls will be provided in accordance with all applicable codes, up to a one-hour fire rating. Walls are taped, floated, sanded – USG Level 4 finish and non-painted. The restroom walls will be 5/8” gypsum board on the exterior of the steel stud partitions from finish floor to roof deck above with sound attenuation batt blanket insulation. 5/8" moisture resistant gypsum wallboard will be used on restroom interiors from finish floor to 10’ AFF. Restrooms walls will be painted ready.

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

STOREFRONT The storefront is 1” clear insulated glass in all openings except doors, tempered where required by code to a height of 8’-0” A.F.F. One (1) door measuring 3’-0” x 7’-0” with narrow stile and 1/4" clear tempered glass w/ 10” minimum bottom rail per code. Bronze frame finish as required by Forsyth County.

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REAR SERVICE ENTRANCE DOORWAY - Space will not have a rear door except as noted on the concept plans.

FLOOR The floor is concrete with a hard trowel finish, ready for tenant finish.

SANITARY SEWER Minimum 4” sanitary sewer line will be located within the concrete in the rear 10’-0” of the Tenant space.

FIRE PROTECTION none.

WATER Minimum 1-1/4” domestic water line will be located in the Tenant’s space overhead in the ceiling area with a tee and shut off valve. A water meter with “Badger” remote water meter reader will be installed for each space to determine Tenant water usage unless jurisdictional water/sewer utility requires individual meters.

ELECTRICAL SERVICE 120/208 Volt, 200 amp, 3 phase, 4 wire system with a 42 pole electrical panel at the rear wall of the Tenant space, with duplex outlets on the wall every 20’-0” on center +/- . One WP/GFI outlet for servicing the RTU on the RTU, one GFI outlet in each restroom and display outlets located in ceiling or above storefront as required by code. Signage circuit wiring will be one circuit for one sign. All HVAC equipment provided by the Landlord shall be wired back to the Tenant panel by the Landlord.

TELEPHONE A main phone cabinet (NEMA 3R) located at rear exterior. A 3/4” x 4’-0” x 4’-0” plywood phone board at rear interior. A 1” p.v.c. conduit with pull string for from main phone cabinet to plywood phone board.

CEILING exposed ceiling

LIGHTING Combo light/exhaust fan to be furnished and installed in restroom.

GAS Service line and meter for HVAC RTU’s shall be connected by Landlord. Service line for any additional equipment shall be by Tenant.

H.V.A.C. Landlord shall provide complete HVAC conditioning system to space at a rate of one (1) ton per **350** square feet of Tenant area. Service will be provided through the existing chill water system serving the development. Landlord shall install rectangular (or round, as designed) ductwork trunk line. Distribution shall be provided by tenant (if drop ceiling not installed, if installed then distribution is included)). A standard heat/cool thermostat will be mounted on the exterior of the restroom wall. Duct smoke detectors provided per local code requirements. Each restroom shall include a light and ventilation exhaust fan combo ducted to the outside of the building. All items to be included per applicable code.

RESTROOM(S) As required by local code and ADA requirements. The Landlord shall provide a maximum of one (1) ADA compliant restroom in the rear of the premises, containing one (1)

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tank type water closet, one (1) sink with insta-hot (or 10-20 gallon electric water heater) and one (1) light and exhaust fan combo. Restroom walls to be framed/hung/tape and finished with 5/8" Type "X" water resistant gypsum wall board ready for paint. One (1) Hi-Lo non-cooled water fountain and one floor sink will be provided as required by code. VCT flooring in restroom to be provided and installed by landlord. Restroom shall have a 3'-0" x 6'-8" pre-hung hollow core wood door. Door shall have a light commercial grade privacy hardware set. Each restroom shall have a sign, one (1) 36" grab bar, one (1) 42" grab bar, one (1) standard 18" x 24" metal framed mirror, and one (1) toilet paper dispenser.

MISCELLANEOUS

EXCLUSIONS All items not listed in the Landlord's Work as herein above defined.

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TENANT’S WORK.

- A. All labor, materials and fees on the Premises other than Landlord’s Work as herein above defined shall be at Tenant’s expense.
- B. In the event the Tenant performs work in the Premises, Landlord shall approve in writing all plans prior to any submissions for permits by Tenant. The Tenant has 30 days to get permit from the date of Landlord approval.
- C. In the event the Tenant performs work in the Premises, the Tenant shall be obligated to submit a set of sealed, architectural and engineering drawings for permit consideration. The architect must be licensed to do business in the municipality of the Shopping Center, prior to the commencement of any of this additional work at Tenant expense.
- D. In the event Tenant performs work in the Premises, Tenant shall be obligated to use contractors and supplies that are licensed to do business in the municipality wherein the Premises are located. Tenants shall submit reasonable information (licenses, certifications of insurance, list of sub-contractors, etc.) to the Landlord for review and approval prior to the commencement of any work. Tenant shall be obligated to use Landlord’s fire protection and roofing contractor.
- E. In the event Tenant performs work in Premises, Tenant shall be obligated to provide a copy of the Certification of Occupancy with all the final inspections signed off or a letter from the Building Department stating that all work has been inspected and approved. Tenant shall also furnish Landlord with Final Lien Waiver or Waivers as applicable, from Tenant contractor and his subcontractors.

GENERAL

- A. Tenant shall furnish, install and maintain fire extinguishers and smoke alarms in strict accordance with Landlords insurance, local, state and national codes.
- B. No Tenant equipment is permitted outside the Premises or on the roof of the Premises, except as specified in the architectural plans approved by the Landlord. NO ROOF OR WALL CUTS may be made without Landlords written approval. If approved, a qualified contractor approved by the Landlord must make such cuts. Any penetration which in the Landlord’s opinion may jeopardize the structural integrity of the building must be signed and sealed by a registered structural engineer. The engineers signed and sealed drawing must be submitted to the Landlord for his written approval.
- C. The Tenant may make no alterations or modifications to the Premises without Landlord’s written consent. All future damage or functional discrepancies which may occur do to the aforementioned unauthorized alterations or modifications and all associated costs thereof shall be borne entirely by the Tenant.
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