

LANDLORD AND TENANT WORK

Landlord's Work

To provide, at Landlord's cost, the shell for the Premises including the following:

- 1) INSULATION & SHEETROCK ON FOUR WALLS
- 2) FRONT GLASS WITH SINGLE DOOR
- 3) REAR DOOR
- 4) FIRE SPRINKLERS FOR EACH UNIT WITH OPEN CEILINGS
- 5) WATER STUB IN CEILING
- 6) SEWER STUB IN BACK OF UNIT
- 7) GAS LINE WILL BE RUN FROM THE METER STUB UP TO ROOF TO UNIT DEMISING WALL ONLY
- 8) AIR CONDITIONING WILL CONSIST OF (1) TON FOR EVERY 350 SQUARE FEET
- 9) ¹ 120/208 ELECTRICAL SERVICE STUBBED INTO UNIT; AT A LOCATION MUTUALLY AGREED TO BY LANDLORD AND TENANT AT THE REAR OF THE TENANT'S PREMISES.
² ELECTRICAL SYSTEM WILL BE DELIVERED WITH AN 84-SPACE BREAKER PANEL, MAIN BREAKER, RTU BREAKER (for LL provided RTU) AND BE FUNCTIONAL AND READY FOR TENANT'S DISTRIBUTION WITHIN THE PREMISES.
- 10) 100% CONCRETE SLAB INTERIOR

Tenant's Work

Tenant shall construct the interior improvements in the Premises in accordance with the approved Tenant's plans and Specifications

Tenants General Contractor will be required to execute and follow the requirements of the Landlords *Tenant Contractor Rules & Regulations* agreement.

¹ The size of the electrical service to be determined by service provider.

² The electrical panel is not a part of the turn over requirements as the tenants panel location must be known and be able to be installed at lease signing.

Turnover is considered completed when 4 walls have been finished and ready for paint, water stub and temp heat & electricity provided