

DESCRIPTION OF LANDLORD'S WORK

The Landlord shall furnish and install, at its sole cost and expense, the following improvements to the Premises:

Construction:

1. Existing interior and exterior perimeter walls, pilasters, and columns.
2. Existing concrete floor troweled smooth and level to a uniform finish
3. Clear double pane tempered glass storefront with floor to ceiling glass at 9' high per Landlord specs.
4. One clear double pane tempered glass 6' x 7' entry door with hardware and weather-stripping per code in two locations on the storefront.
5. Utility services (Electrical, Water, Gas, Sanitary and Telephone) are to be set to the rear of the building. Tenant's electrical and gas will be individually metered for the Tenant's space. Water meter is common to the entire building. Meters to be ordered by the Tenant for installation by the utilities.
6. Interior perimeter walls to be insulated, sheet rocked and taped, ready for Tenant's paint.
7. Acoustic tile and t-bar ceiling with parabolic lighting

HVAC:

8. Retail spaces will have a six-ton split system heat pump with matching indoor air handler with electric auxiliary heat and economizers per code, with programmable thermostats.

East restaurant spaces will provide ductwork for future kitchen hoods

Plumbing:

9. One ADA restroom for the retail spaces, or shared restroom on common area for restaurant spaces.
10. One uni-sex shared restroom in the common area for the restaurant spaces.
11. Fire sprinkler system installed in Premises.

Electrical:

12. 200 amp, 120/208V, 3 phase, 4 wire, electrical service with minimum 200 amp 42-circuit distribution panel installed in rear of Tenant's space per Tenant provided layout. Electric receptacles on the perimeter walls in locations per Code. J-box on the front fascia for Tenant's sign.

Telephone/ Data:

13. Telephone service provide by the local telephone company will be pulled to the building mechanical room. Landlord will install conduit and a pull string to the Tenant's space. Tenant is responsible for running their own trunk line through the conduit to their individual phone board in their space, and for distribution within the space.

Landlord's Work shall be performed in a good and workmanlike manner in full compliance with all applicable federal, state and local laws, rules, regulations, codes and building requirements of the local authorities. Landlord agrees to procure and pay for all necessary permits, licenses and consents required in connection with Landlord's Work. Landlord shall deliver the Premises to Tenant on the Delivery Date in good mechanical and structural condition, in compliance with applicable federal, state and local laws, rules, regulations, codes and ordinances, **Department of Buildings issued Certificate of Occupancy**, free of asbestos and other Hazardous Substances, and with access to the Premises in compliance with the Americans with Disabilities Act.