

RETAIL BUILDING SHELL AND CORE IMPROVEMENTS

At the sole discretion of the Landlord and in accordance with local governing code or authorities, the Landlord shall deliver the Premises "as is" as follows:

BUILDING CORE	<ol style="list-style-type: none"> 1) All building perimeter exterior walls and rated demising partitions shall be constructed to the minimum standards required for the fire rating dictated by the governing code or authority. 2) Standard demising walls shall consist of: <ol style="list-style-type: none"> a) unpainted masonry, or b) drywall over studs, taped and finishes, ready to receive paint or c) other materials permitted by applicable building or fire code.
STRUCTURAL	<ol style="list-style-type: none"> 1) Floor loads shall be designed for 100 psf (80 psf live load plus 20 psf partition load). 2) All penetrations for the Shell and Core construction shall be fireproofed. 3) Curtain wall shall be completely installed and shall be water tight under design conditions. 4) No ceiling grid or drywall ceiling shall be provided by Landlord. Ceiling treatment shall be paid for out of Tenant's Tenant Improvement Allowance. 5) Exterior glass, glazing and storefront systems per existing.
ELECTRICAL	<p>RETAIL (TYPICAL RETAIL SPACE BASED UPON 2,000 USF):</p> <ol style="list-style-type: none"> 1) Tenant shall be allocated a maximum of one (1) meter per 2,000 USF to support (Landlord will not install or provide any of the electrical components described below – Premises are delivered as "cold" shell only) the following: 2) Power Distribution: <ol style="list-style-type: none"> a) Energize main breaker in switchgear for service feeder b) One Hundred Eight Feet (180') 100 amp aluminum feeder c) One (1) 75 kVA transformer per tenant space d) Ten Feet (10') 200 amp aluminum feeder e) One (1) 200 amp, 120/208 volt panel board f) One Hundred Eight Feet (180') One inch (1") conduit from MPOE to tenant space for phone service 3) Power, Lighting and Fire Alarm: <ol style="list-style-type: none"> i) Two (2) Edge lit exit signs ii) One (1) - Title 24 lighting control provision iii) Twelve (12) - Standard duplex receptacles in demising walls iv) Two (2) - VAV box connection v) One (1) - Relocate existing fire alarm speaker strobe vi) Two (2) - New fire alarm speaker strobes
MECHANICAL	<ol style="list-style-type: none"> 1) Tenant shall provide all required water cooled air conditioning equipment with hot water heating. Tenant shall provide all exhaust equipment. Ductwork and associated items shall be per building standards unless otherwise noted. Tenant's HVAC design specifications shall meet or exceed American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards. 2) In accordance with Schedule 3, Utility Services, all costs to provide HVAC equipment; installation; monitoring devices; engineering; and, additional capacity shall be borne by the Tenant. 3) The first retail floor infrastructure shall incorporate a hydronic heating and condenser water loop to provide the most flexibility in accommodating the future retail tenant HVAC design requirements. Condenser water and heating water pipes will be provided within twenty-five feet (25') of Premises. Condenser water system can support not less than one (1) ton per one hundred fifty (150) square feet of the water cooled equipment provided and sized by Tenant. 4) One (1) louver band will be provided at the ground floor retail level for termination of any Type 2 exhaust systems. Fans shall be provided and sized by Tenant.
PLUMBING:	<ol style="list-style-type: none"> 1) Minimum one inch (1") water line and minimum four inch (4") sewer service stubbed within twenty five (25) feet of the Premises.

	<ul style="list-style-type: none"> 2) All plumbing fixtures to be provided by Tenant. All water heaters (provided by Tenant) shall be electric. 3) Gas service is not available.
FIRE AND LIFE SAFETY:	<ul style="list-style-type: none"> 1) The building constructed in accordance with all applicable provisions of the NFPA. 2) Sprinkler system loop and branch distribution piping shall be provided, with exposed sprinkler heads turned up. 3) Multiplex fire alarm system with expansion capabilities shall be provided. The fire protection system riser and PIV's shall be monitored.
TELEPHONE:	Telephone service shall be brought to the telephone equipment room located on the ground floor of the building and one (1) empty conduit for same shall be provided to the Premises by Landlord. Tenant shall arrange for further interior distribution.
WINDOW COVERINGS	Window coverings shall not be provided in the shell. However, in and all window coverings shall be determined by Landlord in its sole and absolute discretion.
SIGNAGE:	<ul style="list-style-type: none"> 1) One (1) conduit and "J" box without wire from Landlord's service panel to designated sign location per Landlord's drawings for sign lighting. 2) Awning signage shall be allowed in accordance with Landlord design criteria. All signage shall be provided for and paid by Tenant.