

**LANDLORD WORK LETTER - RETAIL**

The following are "conditions" provided by the Landlord for the Premises. Note: "Conditions" are specific to the Premises and subject to verification of plans. The Premises will be delivered to the Tenant with the following provided at Landlord's expense, except as noted:

1.       STOREFRONT:                   Consisting of tubular metal frames with single or double glazing to be clear (non-tint), thermal insulated and safety rated. Storefront door will be a minimum size of 3'-0" x 7'-0" and match the surrounding storefront system, weather tight, with hardware consisting of a deadbolt lock, push/pull plates, door closer, and threshold. Front entrance to be at street or walkway level and in compliance with all applicable codes that meet federal, state, provincial, and local building, life safety, and handicap accessibility codes. Landlord to provide a complete and fully functional system, which is inclusive of EFCO fin caps or closure pieces.
  
2.       WALLS:                           Provide drywall for all walls that is taped, sanded, primed and ready for tenant paint. At locations where the restraint is below residential areas, provide a minimum of R-11 insulation full height of walls to limit noise vibration. In all other areas, provide insulation full height of walls, per code.
  
3.       CEILINGS:                       Exposed to underside of structure/2nd floor decking. Ceiling/2nd floor structure shall be a fully fire rated floor/ceiling assembly as required by code for tenant separation for proposed use and the Landlord's use of 2nd floor. Ceiling space between restaurant and residential areas will have Sound Isolated Suspended Ceilings. This consists of spring hangers, R-19 insulation, (2) layers of 5/8" gypsum board and a minimum depth of 18"-20" from bottom of slab to top of ceiling. Piping will be in the cavity space above the isolated suspended ceiling eliminating additional pipe noise control treatments. All floor penetrations to be sealed air-tight. All floor penetrations to be sealed air-tight.
  
4.       PLUMBING:                       1 1/2" domestic water supply line overhead with gate valves to the rear of the Premises. All related tap, meter set, meter deposit and fixture or any similar charges shall be paid for by the Tenant.  
  
   3" pipe connections to plumbing vent system to Tenant space.  
  
   4" Sanitary Sewer line tap connections at or near the rear of the Premises at depth to accommodate code required slope from any point within the Premises. Extension and connection by Tenant.
  
5.       HVAC:                             Owner to furnish equipment for a minimum of one ton of HVAC per 350 sf. Tenant to permit, install, inspect, and commission equipment to premises as agreed upon by the AHJ, Tenant and their HVAC consultants.
  
6.       ELECTRICAL SERVICE:           Furnish and install one 400 amp 277/480v, 3 phase, 4 wire underground electrical wireway. Tenant to provide submeter with main disconnect. Landlord to provide conduit and pull string from service point into premises for connection to Tenant provided and installed panels. Electrical receptacles shall be located per governing codes. Code minimum lighting as required within the shell space.

- Code minimum exit and emergency lighting as required within the shell space.
7. GAS: Natural 2" gas pipe stubbed into the Premises at a location selected by Landlord with intent to provide 2 psi, 1,500 cfh valved natural gas by utility company. Setting of meter and all related service startup expense by Tenant.
  8. SPRINKLER SYSTEM: Code minimum distribution of base building fire protection system with upright heads spaced per by Code. Modifications (additions, relocations, raising or lowering) to accommodate Tenant's requirements are to be done by Tenant, per code, as approved by local municipality
  9. FLOORS: Concrete floor will be reasonably smooth and level, free of trenches, large holes, and major defects. Tenant may need to complete some preparation and repair work in order to install Tenant floor finishes.  
  
In slab on grade conditions, ribbon slab to be provided. Remaining floor construction by Tenant.  
  
At Tenants and Landlords option and mutual agreement, Landlord will provide Tenant with a credit for the complete slab build out for an amount to be determined.
  10. TELEPHONE/DATA: One 2" empty conduit at the rear within the Premises originating from the property's joint telephone point of demarcation. All related set up by Tenant.
  11. FIRE ALARM SYSTEM: Fire alarm devices as required by code for the shell space. Landlord to provide one 2" conduit and pull strings for fire alarm interface to a junction box to base building system.
  12. REAR ACCESS DOOR: If Premises is adjacent to the exterior or a service corridor and if required by governing code, an unpainted metal door and frame of a minimum size of 3' 6" x 7' will be installed. It will be delivered weather tight with hardware consisting of a lever handle latch, lock, door closer, and threshold.
  13. TRASH & WASTE: Trash receptacles and trash removal by Tenant. Receptacles to be stored in space determined by Landlord.
  14. RESTROOM: Furnish and install two toilet rooms (Men's & Women's) located within the premises in a location designated by the landlord and equipped with toilet, lavatory, exhaust fan, standard grade light fixture, GFI electrical outlet, grab bars, mirror, toilet paper dispenser, floor tile and 4" vinyl cove base. All work shall comply with the local accessibility code/ADA requirements. At Landlord option and mutual agreement, Landlord will provide Tenant with a credit for the bathroom build out for an amount to be determined.
  15. SIGNAGE: One J-Box to be provided at one sign location with conduit stubbed into the Premises. Tenant to submit signage package as required by Landlord. All signage to be held to standards set by city/code requirements and approved by Landlord.

16. EMERGENCY LIGHTING: Furnish and install one wall mounted emergency battery packs each with two light heads per governing code. Provide exit signage per governing code.
17. OTHER: All work performed by Landlord or Tenant shall be in accordance with specifications of Landlord, unless otherwise specifically provided herein.