

EXHIBIT B

LANDLORD'S WORK

1. All construction plans and governmental permits associated with the division of the Leased Premises and construction of the demising wall to be Landlord's responsibility. Tenant shall be solely responsible for the costs of any modifications or special requests that increase the cost of the Landlord's Work.
2. Construct, float, sand and fire caulk to a condition ready to receive paint a demising wall at a 6,000 square foot (more or less) breakpoint.
3. Enact precautions to have a visqueen plastic sheeting, or a similar product, installed in the area of the demise as a dust barrier to provide protection to the remaining area of the Leased Premises.
4. Remove and replace ceiling grid and tiles where necessary to facilitate new demising wall.
5. Install a maximum of six (6) electrical outlets in new demising wall in locations provided by Tenant and approved by Landlord's contractors and engineers.
6. Divide electrical service as required to remove vacated space from the reconfigured Leased Premises.
7. Divide HVAC service as required to remove vacated space from the reconfigured Leased Premises.
8. Landlord shall be responsible for any and all other demolition and improvements to the Leased Premises including the painting of and installation of rubber cove base on the demising wall to match existing, any additional exterior penetrations that may be required and the cost and installation of new exterior store front doors and hardware to match existing.
9. Relocate and reinstall intrusion alarm system at doors, windows and motion detectors as needed to ensure fully working system.
10. Relocate and reinstall security cameras as needed to ensure fully working system.
11. Relocate and reinstall storefront signage over new Leased Premises.