

Exhibit A

SHELL SPECIFICATIONS

TENANT SPACE DESIGN:

Tenant is responsible for hiring professionals to design and permit their Tenant Improvements.

TENANT IMPROVEMENT ALLOWANCE:

Tenant Improvement Allowance is intended to cover all work not specified below.

ELECTRICAL:

Landlord provide 200 amp service to the premises to the perimeter wall.

COMMUNICATION:

Overhead conduit from communication service cabinet panel on the exterior of the building to each tenant space for telecommunications and internet service.

PLUMBING:

4" sanitary waste line brought along front of the Premises (underground)
2" cold water supply line to the Premises (Overhead).

STOREFRONT, DOORS, SIGN BAND:

Landlord shall provide, anodized aluminum storefronts and windows with double pane glass. Storefronts will have single entry doors with push and pull plates and locksets. Sign band on building for tenant's signs.

FLOORS:

Finished floor of concrete slab.

TRASH/DELIVERY:

Landlord shall have secured for Tenant the right to use an enclosed, dedicated trash and recycling container located in the Development for Tenant's use in common with other tenants in the Shopping Center.

EXTERIOR/SITE:

Landlord shall be responsible for all exterior lighting of building, including security lighting, security, parking lot and landscaping all through a TICAM allocation.

BUILDING DOCUMENTATION:

Landlord shall provide to Tenant complete drawings in the form of construction documentation and specification of shell building to include where available in DWG file:

- A. Site plan, including utility plan for center
- B. Architectural Building Plans and elevations
- C. Applicable electrical, mechanical, plumbing, drawings for Premises
- D. Building and site plan renderings
- E. Design criteria documents, including sign criteria