



## Exhibit B

### Construction Rider

Landlord agrees to:

1. Paint the entire Suite. (Color to be chosen by Lessee per building standards.)
2. Carpet the entire Suite. (Color to be chosen by Lessee per building standards.)
3. Install matching wood base board throughout the entire Suite.
4. Replace any damaged or missing blinds.
5. Replace all light switches and outlets to be white.
6. Install outlets and light switches per code and in all new rooms.
7. Replace any missing or damaged light fixtures, light bulbs, light ballasts and light covers.
8. Replace any missing or damaged ceiling tiles.
9. Install wood frame glass door.
10. Demo all interior walls as per floorplan.
11. Move existing thermostat.
12. Move A/C vents per floorplan.
13. Build walls as indicated per floorplan.
14. Build door frames and openings as indicated per floorplan.
15. Install plumbing, sink and faucet as per floorplan.
16. Install cabinets and granite countertops as per floorplan.
17. Key 2 interior doors separately from suite door.
18. Reuse all interior doors.
19. Install wood look plank in the breakroom. (Color to be chosen by Lessee per building standards.)