

TENANT FINISH SCHEDULE

Landlord will generally furnish the following:

A. ARCHITECTURAL

1. Office Area: (To be determined by Lessee % of total square footage)

- a. **Ceiling:** Standard, white fishured fiberglass lay-in acoustical tile, 2' x 2', suspended in exposed metal grid ceiling. Height will be 10'-0" above finished floor.
- b. **Walls:** Walls between offices from floor to bottom of roof structure; inside surface to be gypsum board. Finished and painted.
- c. **Floor:** Floor will be standard grade unless otherwise directed.
- d. **Trim:** Baseboard, door and window casing provided

2. Storage Area: (To be determined by Lessee % of total square footage)

- a. **Ceiling:** Standard, white fishured fiberglass lay-in acoustical tile, 2' x 2', suspended in exposed metal grid ceiling. Height will be 10'-0 above finished floor.
- b. **Walls:** Same as office area, except where walls are concrete masonry units (CMU), they will be exposed, painted masonry.
- c. **Floor:** Same as office area.

3. Toilet:

- a. **Fixtures:** Two tank type closets, one instantaneous water heater and two wall-hung lavatories will be furnished.
- b. **Accessories:** 2 toilet paper holders, toilet partitions, grab bars, 16" x 34" S.S. frame mirror, toilet fixtures as shown on plan
- c. **Walls:** 1/2" gypsum board on metal studs, except as otherwise required. Fire walls and masonry walls will be as in storage room.
- d. **Ceiling:** Standard S.A.T. ceiling system. Ceiling height to be 8'-0" above finish floor.
- e. **Floor:** VCT Tile

4. Doors:

- a. **Exterior:** 3'-0" x 7'-0" aluminum frame glass door, single acting with lock and closer. Aluminum will be dark bronze anodized.
- b. **Interior:** 3'-0" x 6'-8" x 1 3/8" flush hollow core six panel wood door with privacy lock and wood frame.

B. HEATING & AIR CONDITIONING

- 1. Heating and air conditioning** to be provided by a single roof mounted unit with a ductwork to the office area. A/C is provided at the rate of 1 ton per 500 S.F. of entire leasable area (office and storage), and heating is also provided.
- 2. Toilet:** A combination light and exhaust fan is provided along with conditioned air.

C. ELECTRICAL

1. Office Area:

- a. Outlets:** 1 duplex receptacle per each 15 linear feet of wall is provided.
- b. Lighting:** 1-2' x 4', 4-40 watt type recessed ceiling fixture per each approximately 90 S.F. of ceiling area. One fixture will act as a night light. An illuminated exit sign will be supplied per code.

2. Storage Area:

- a. Outlets:** 1 outlet for telephone service is provided.
- b. Lighting:** 1- 8' florescent strip lighting as shown on plans.
- c. Panel:** A 200 amp electrical panel is provided.