

TENANT FINISH SCHEDULE

Landlord will generally furnish the following:

A. ARCHITECTURAL

1. **Sales Area:** (To be Determined by Lessee % of total square footage)
 - a. **Ceiling:** Standard, white fishured fiberglass lay-in acoustical tile, 2'x 4', suspended in exposed metal grid ceiling. Height will be 10'-0" above finish floor.
 - b. **Walls:** Walls between shops to be 1-hour rated firewalls (except where higher rating required by building codes) from floor to bottom of roof structure; inside surface to be gypsum board. Finished and painted.
 - c. **Floor:** Floor will be concrete slab on grade.

2. **Storage Area:** (To be Determined by Lessee % of total square footage)
 - . **Ceiling:** Ceiling: Standard, white fishured fiberglass lay-in acoustical tile, 2'x 4', suspended in exposed metal grid ceiling. Height will be 10'-0" above finish floor.
 - a. **Walls:** Same as sales area, except where walls are concrete masonry units (CMU), they will be exposed painted masonry.
 - b. **Floor:** Same as sales area.

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

4. **Doors:**
 - . **Front:** 3'-0" x 7'-0" aluminum frame glass door, single acting with lock and closer. Aluminum will be dark bronze anodized.
 - a. **Toilet:** 3' 0" x 6'-8" x 1 3/8" flush hollow core six panel wood door with privacy lock and wood frame.
 - b. **Rear:** 3'-0" x 7'-0" x 1 3/4" flush hollow metal door in metal frame. Lock: a cover plate will be added to the outside of the door to cover the lock bolt.

- c. **Store Fronts:** Developer will furnish store fronts as standard design. In general, they will consist of glass to a height of 9'-4" above the floor. A single aluminum and glass door will be provided somewhere across the store front or as shown on plan. Aluminum window frames will be bronze anodized aluminum.

B. HEATING & AIR CONDITIONING

1. **Heat and air conditioning** to be provided by a single unit suspended from the roof structure with a duct to the sales area. A/C is provided at the rate of 1 ton per 375 S.F. of entire leasable area (sales and storage), and heating is also provided.
2. **Toilet:** A combination light and exhaust fan is provided. No heating or air conditioning is provided. No instantaneous water heater is provided.

C. ELECTRICAL

1. **Sales Area:** Outlets: 1 duplex receptacle per each 15 linear feet of wall is provided. Lighting: 1-2' x 4', 4 40 watt type recessed ceiling fixture per each approximately 100 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:** Outlets: One outlet for telephone service is provided. A 150 amp electrical panel is provided. 8' Florescent strip lighting as shown on plans.
3. **Toilet:** Lighting: A single combination light fixture and exhaust fan unit will be provided.
4. **Sign:** A junction box will be provided in the front outside wall for use by the tenant to connect an illuminated store sign to wired time clock.
5. **Canopy light** as well as rear security lighting will be connected to the house panel.