

EXHIBIT

STANDARD WHITE BOX SPECIFICATIONS FOR TYPICAL RETAIL SHOP

1. **STOREFRONT:**
 - a. Landlord will provide Tenant area for Tenant's signage sufficient for Tenant to meet Landlord's sign criteria. Tenant shall submit sign proposal to Landlord for approval.
 - b. Storefront wall will be minimum ¼-inch plate glass, meeting applicable local codes, and installed to match existing center.
 - c. Entrance doors will be 3'-0" x 7'-0" glass and aluminum (narrow style) complete with standard hardware, including threshold, sweeps, weather stripping, and closure.
2. **EXTERIOR WALLS:** All exterior walls will match the existing elevation in order to provide consistency with the balance of the center. No changes shall be made without Landlord's written approval.
3. **EXTERIOR DOORS:** Exterior doors (excluding above mentioned entrance doors) will be 3'-6" x 7'-0" hollow metal doors in hollow metal frames. Exterior doors will be provided with standard hardware including threshold, sweeps, and weather stripping. Alarm lock will be provided if required by Code. Each shop will be provided with one (1) rear service door (if required by code). Additional exterior doors subject to approval by Landlord.
4. **DEMISING WALLS:** Demising walls will be built to the underside of the roof deck and sealed to meet Code. Demising walls will be sheetrocked, sanded, and ready for painting by Tenant.
5. **INTERIOR PARTITIONS:** Interior partitions for toilet rooms will be ceiling height, sheetrocked, sanded and ready for painting (by Tenant).
6. **INTERIOR DOORS:** Interior doors will be 3'-0" x 7'-0" hollow core wood door with wood frames (i.e., unless otherwise required by Code) and provided with standard hardware for the intended purpose (e.g., passage, storage, toilet, etc.), or per Code, whichever is the more stringent. Doors and frames will be ready for painting by Tenant.
7. **FLOOR FINISHES:** Shop will have troweled concrete floor. Floor covering, including baseboard, to be provided and installed by Tenant. Toilet rooms will have standard VCT flooring and rubber base. Any changes to toilet room floor will be at Tenant's expense.
8. **WALL FINISHES:** Walls and partitions will be sheetrocked, taped, and sanded for finish by Tenant. Exterior masonry walls will be exposed, ready for paint.

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9. **CEILINGS:** Sales room ceilings will be 2'-0" x 4'-0" prefinished acoustical lay-in that are installed in a standard metal grid system at the height of 10'-0" above finished floor elevation. Ceilings in toilets will be at 8'-0" above finished floor elevation, sheetrocked, and primed ready for paint by Tenant.
10. **PLUMBING:** Each shop will be provided with one (1) unisex toilet room (unless 2 toilet rooms required by code) that will include a tank type water closet, wall hung lavatory, grab bars, mirror, tissue holder, and an instant hot water heater. A wall-hung drinking fountain will be provided, if required by Code.
11. **HVAC:** Electrical or gas (Owner's option) roof top heating and air conditioning unit(s) will be provided. Unit size will be a five (5) ton unit. Ductwork will be provided on the basis of six (6) L.F. for each 100 s.f. of lease area. One (1) thermostat per roof top unit will be provided. Tenant will provide additional heating, ventilation, or air conditioning as may be required to satisfy Tenant's requirements.
12. **FIRE SPRINKLER SYSTEM:** If required by the governing regulatory agency, fire sprinklers will be provided in accordance with the applicable codes.
13. **ELECTRICAL:** The following electrical work will be provided for each shop:
 - a. Service: 200 amp
 - b. Lighting:
 - i) One (1) 4 tube, 2 x 4 lay-in light fixture with standard ballast for each eighty (80) s.f. of lease area.
 - ii) One (1) toilet exhaust fan;
 - iii) One (1) toilet light fixture;
 - iv) One (1) duplex receptacle per ten (10) L.F. of wall, or per Code, whichever is greater;
 - v) Five (5) light switches;
 - vi) Four (4) telephone outlets;
 - vii) Exit lights per Code; and
 - viii) Emergency lights – per Code.
14. **OTHER WORK:** Any and all other work not explicitly listed above shall be the responsibility of the Tenant.
15. **CODES:** All work performed by Landlord shall be in accordance with the applicable codes and regulations of the governing regulatory agency.