

## MINIMUM LEASE SPACE REQUIREMENTS

Landlord will provide the following at Landlord's sole cost and expense per Tenant's plans:

- 1) Smooth finished reinforced concrete slab ready for any floor covering. Slab shall be level with no deviations greater than 1/8 inch in any ten foot direction and free from blemishes, trowel marks and large cracks. Slab shall be designed to support a minimum uniform live load of 125 psf.
- 2) Domestic water line to be a minimum of 1 1/2 inch diameter and to be located within the lease premises. Water service to provide a minimum of 25 GPM at 60 PSI.
- 3) Sanitary sewer line to be a minimum of a 4 inch diameter line at a depth of at least 28 inches below the top of the slab at the entry point into the leased premises.
- 4) HVAC rooftop units (with a minimum capacity of 1 ton per 275 square feet) including roof curbs, structural supports, electrical circuits, heating elements (gas or electric), digital thermostats with control wiring. HVAC system to be comprised of a minimum of two units. Location of thermostats to be provided by Tenant.
- 5) Roof insulation to have R-value of R-19 or higher depending upon building code requirements. Roof insulation to be located between the roof deck and the waterproofing membrane or sprayed onto the bottom of the roof structure/deck.
- 6) Minimum clear distance of 14 feet from the top of the slab to the lowest structural steel or light gauge framing member.
- 7) Two (2) 200 AMP 208/120 volt 3 phase four wire 42 circuit panels OR one (1) 400 AMP 208/120 volt 3 phase four wire 42 circuit panel with one (1) 200 AMP 208/120 volt 3 phase four wire 42 circuit sub-panel. Location of electrical panels to be provided by Tenant.
- 8) Telephone conduit - Minimum of (1) 2" diameter conduit (with pull string) from service point at R.O.W. to within the lease space OR (1) 2" diameter conduit (with pull string) from service point on the building to within the lease space.
- 9) Full height fire rated demise wall(s) as required by local or state code to separate Lease Premises from adjacent tenant's lease space.
- 10) Perimeter walls dry-walled and ready for paint with smooth, Level 4 finish.
- 11) Shell building to be built to meet all federal, state and local fire and life safety codes. This shall include a fire sprinkler system, fire alarm and any fireproofing if required.
- 12) Aluminum storefront system shall be a minimum of ten feet (10') in height and shall be Kawneer Tri-Fab #451 (or equal). Glazing shall consist of 1" insulated low-e clear glass. Door glazing shall be tempered along with the sidelights as well as lower panes at non-door openings if required by code. Entrance door shall be a single 3'-0" x 7'-0" aluminum door with lockset/cylinder cores, closer, door sweep and seals for a weather proof system.
- 13) Exterior rear door shall be 3'-0" x 7'-0" hollow metal door in a welded hollow metal frame with commercial rated hardware to include but not limited to a panic device, closer, threshold, sweep, weather stripping.
- 14) If gas service is available, Landlord shall provide service line from the main building service point to Tenant's demised premises.
- 15) Building shell design:
  - a) Type of construction to meet the minimum requirement of a B - Business Occupancy per all federal, state or local codes.
  - b) Shell building shall meet all federal, state and local mechanical and energy codes and requirements.
  - c) Building shell and surrounding common areas shall meet all ADA/ANSI requirements along with any state or local requirements including but not limited to accessibility, egress and parking.

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16) Demised premises and surrounding areas shall be free of hazardous substances. Landlord shall be fully responsible for the removal and remediation of any known or unknown substances.