

**SCHEDULE "B"**  
**LANDLORD'S WORK and TENANT'S WORK**

**1. LANDLORD'S WORK AT LANDLORD'S COST**

General: 10,000 sf of floor area to be irregular shape generally as shown in [SCHEDULE]. Minimum clear height to be 17.0 feet from finish floor to underside of structure. Minimum width of premises at exterior wall (facing mid-block park/plaza) to be 39.0 ft. Glazed double entry doors to be provided at a location to be determined by the Landlord; vestibule is by the Tenant.

Walls: Concrete, concrete block, or drywall demising wall(s) to the underside of the roof deck, taped, sanded, ready to receive the tenant's finishes and constructed in accordance with code as per the Landlord's standard specifications.

Floor and Structure: Smooth, troweled, level concrete floor. The floor slab will support a minimum load of 100 lbs. per square foot and constructed to a base building standard without penetrations or depressions.

Cooling: Capped base building provisions suitable for 1 ton of cooling per 300 square feet of total leasable floor area. Note that tenant equipment (heat pumps, fan coils, or otherwise) are by the tenant.

Heating: Capped base building provisions suitable for heat loss through exterior wall plus ventilation load noted below. Note that tenant equipment (heat pumps, fan coils, or otherwise) are by the tenant.

Ventilation: Blanked off exterior louver on exterior wall sized to allow for 0.2 CFM per square foot of total leasable floor area. Louver will be complete with insulated backing. All ventilation ductwork to be by the tenant. Location of louver to be determined by the Landlord.

Water: Valves and capped 1" water line terminated at high level at a location to be determined by the Landlord.

Sanitary: Capped 4" sanitary service below the footprint of the leased premises. Capped sanitary vent located at high level within the footprint of the leased premises.

Gas: Assumed not applicable.

Fire Protection: Standard upright sprinkler head coverage to suit an open plan space in accordance with NFPA 13 based on an ordinary hazard group 1 classification.

Electrical: 200A, 600V electrical service terminated in a disconnect switch at a location to be determined by the Landlord within the leased premises. 1-1/2" conduit for IT/Comms terminated at a location to be determined by the Landlord within the leased premises.

Bathrooms: Two individual accessible bathrooms (toilet and sink) will be provided at a location to be determined by the Landlord within the leased premises. If Tenant provides plans by [DATE], Landlord to provide the bathrooms at a location chosen by Tenant.

## **2. LANDLORD'S WORK AT TENANTS COST**

A. Other Openings: The Landlord shall open the floors, walls, or ceilings in accordance with the Tenant's Plans as approved by Landlord.

B. Sprinklers: The Landlord shall modify the sprinkler system in accordance with the Tenant's Plans as approved by the Landlord.

C. Fire Alarm: The Landlord shall modify the fire alarm system in accordance with the Tenant's Plans as approved by the Landlord.

D. Plumbing: The Landlord shall modify plumbing in accordance with the Tenant's Plans as approved by the Landlord.

Tenant is required to submit its working drawings to the Landlord by [DATE].

## **3. TENANTS WORK AT TENANTS COST**

All other Tenant improvements required to construct the premises in accordance with code requirements, and the Tenant's use such that the Tenant can open to the public and operate its business in the premises.