

DELIVERED PREMSIS DEFINITION “Warm Shell”

Below is the description of a premises being “warm shell”. A warm shell build-out typically includes:

1. Walls

- a. The Premises shall be fully enclosed, weatherproof and insulated in accordance with similar new retail properties.

2. Ceiling

- a. When suspended the ceiling shall have a minimum clearance height of 10-feet.

3. Floor

- a. The Premises shall be equipped with a slab concrete floor, broom swept and ready for floor covering.

4. Roof

- a. The roof to be constructed of a 4-ply mineral surface roof system. Roof of Premises shall be delivered in good condition and free of leaks.

5. Door Systems

- a. All doors and storefront glass / door systems to be constructed of double-glazed clear glass, sound and secure and in good working condition.

6. Heating/Air Conditioning

- a. Landlord shall provide a building standard HVAC system equal to 1 ton per 350 square feet of leasable area.

7. Electrical Service

- a. The Premises shall be equipped with a 200 amps - 3 phase, 42 circuit service panel with a 120/208-volt power, 3 phase, 4-wire system. Electrical service shall be separately sub-metered to each Premise.



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8. Fascia Sign Circuits

- a. Each Premises shall be equipped with a 20-amp circuit with J-Box connected to a house timer and meter located within the common building utility room.

9. Sewer

- a. Sewer installed at a depth sufficient to service all points within the facility. Any additional fees and costs related to the Tenant's specific use shall be paid by the Tenant.

10. Water

- a. Water service plumbed to Premises per Landlord's building standards, which shall include a minimum service line of one inch (1'). Water for the Premises will be sub-metered on a case- by-case basis by Landlord at their sole and absolute discretion. Such Premises sub-metering shall be paid for by Tenant.

11. Gas Lines

- a. Each Premise will be stubbed with ½" gas service which shall be individually sub-metered.

12. Fire Sprinklers

- a. If required, the fire sprinkler main line (not including ceiling drop-downs) and other fire monitoring systems installed in the common building utility room as required by local building and fire codes.

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