



TENANT DESIGN HANDBOOK

2017

TABLE OF CONTENTS

I. INTRODUCTION.....	5
II. SITE PLAN.....	6
III. LEASE PLAN.....	7
IV. DIRECTORY.....	8
V. CODE SUMMARY.....	10
VI. TENANT DRAWING SUBMISSIONS	
A. LICENSING & PERMITTING REQUIREMENTS.....	11
B. DESIGN SUBMISSIONS.....	11
C. DIMENSIONAL CONTROL PLAN.....	12
D. PRELIMINARY DESIGN SUBMISSION.....	12
E. FINAL DESIGN SUBMISSION.....	13
F. COMPLETION OF CONSTRUCTION.....	14

TABLE OF CONTENTS

VII. TENANT DESIGN CRITERIA

A. STOREFRONT DESIGN.....	15
B. FLOOR COVERING.....	18
C. WALLS, PARTITIONS, AND DOORS.....	19
D. CEILINGS.....	21
E. MERCHANDISE DISPLAY ZONE.....	22
F. SIGNAGE.....	23
G. FURNISHINGS & TRADE FIXTURES.....	26
H. LIGHTING.....	26
I. ARCHITECTURAL DETAILS	
A1. STOREFRONT.....	26
A2. MALL BUILDING SECTION.....	27
A3. DEMISED PIER.....	28
A4. STOREFRONT PARAMETERS.....	29
A5. PARTITION TYPES.....	30
A6. DOOR DETAILS.....	31

TABLE OF CONTENTS

J. HEATING, VENTILATION & AIR CONDITIONING.....	33
K. PLUMBING.....	37
L. ELECTRICAL.....	40
M. FIRE PROTECTION.....	43
N. FOOD COURT TENANT CRITERIA.....	44
VIII. EXHIBIT A - LANDLORD'S WORK.....	45
IX. LEASE EXHIBIT B - TENANT'S WORK.....	47
X. GENERAL TERMS.....	50
APPENDIX 1 (Design Review Checklist).....	55
APPENDIX 2 (Certificate of Completion).....	58
APPENDIX 3 (Electrical Load Summary).....	60
APPENDIX 4 (Tenant Information Sheet/Schedule).....	62

II. SITE PLAN



III. LEASE PLANS



IV. DIRECTORY

LANDLORD

PMI NewCo, LLC
4 Clinton Square
Syracuse, NY 13202

TENANT COORDINATOR

Robin Genovese
350 Landi Court
Wyckoff, NJ 07481
(201) 485-8262

MALL ADDRESS

The Shops at Ithaca Mall
40 Catherwood Road
Ithaca, NY 14850
(607) 257-5338
General Manager: Gina Speno

IV. DIRECTORY

BUILDING DEPARTMENT

The Village of Lansing
2405 N. Triphammer Road
Ithaca, NY 14850-1013
(607) 257-0424

HEALTH DEPARTMENT

55 Brown Road
Ithaca, NY 14850
(607) 274-6674

BUILDING INSPECTOR

Adam C Robbs
(607) 257-0424 ext. 3

ELECTRICAL INSPECTOR

Floyd Ferris
(607) 257-0424

FIRE/SAFETY INSPECTOR

Brian Quadrozzi
(607) 257-0424

GAS COMPANY

NYSEG
1387 Dryden Road
Ithaca, NY 14850
(607) 347-4131

V. CODE SUMMARY

Code Review:

Use Group: M: Mercantile/ Section 309, B: Business/ Section 304, A: Assembly/ Section 303

Fire Hazards:

Moderate

Construction Classification:

- Type 2B construction for entire building is acceptable (upper level, lower level and majors)
- Type 1A construction for lower level building public “mall areas” –column beam- floor construction

Governing Codes:

- New York State Uniform Fire Prevention and Building Code
- New York State Energy Conservation Construction Code with amendments
- National Electric Code
- Safety Code for elevators and escalators
- American National Standards Institute, Inc.

Professional Liability:

Tenant and Tenant design and construction team are fully responsible and liable for all its work and for full compliance with all applicable building codes and regulations.

VI. TENANT DRAWING SUBMISSIONS

A. LICENSING AND PERMITTING REQUIREMENTS

Proper permitting and licensing is required for the design of Tenant's Work. Tenant shall retain the services of architects and engineers licensed in the State of New York for the design of Tenant's Work. Tenant shall retain contractors licensed in the State of New York for the completion of Tenant's work. Tenant and its contractors shall at all times work in harmony with the Landlord, its contractors, other Tenants and their contractors.

Tenant's architect and engineer shall use the best available technology for energy conservation in designing Tenant's demised Premises.

Tenant's architect and engineer shall design all Tenant work in full compliance with all federal, state and local codes, ordinances, rules and zoning regulations which are applicable to the Shopping Center and Tenant's Premises. Tenant's architect and engineer shall incorporate by reference or duplication to Tenant Design Handbook into the Final Contract Documents.

The landlord shall complete all *Landlord Work* Exhibit "A" under a building permit issued for common area and shell building construction. Tenant shall complete all *Tenant Work* as set forth in Exhibit "B" under a separate and individual building permit, issued specifically for the Tenant's space. The mall management team will prepare and submit the Tenant's building permit. All building permit and code specific questions as they relate to the Tenant's Work must be directly addressed to Landlord mall management team or Tenant Coordinator, and not to local officials.

B. DESIGN SUBMISSIONS

All Tenant improvements and modifications of any nature are subject to Landlord's approval. Using this handbook as a guideline along with the Dimensional Control Plan issued, Tenant shall prepare their preliminary drawings to submit for review and approval. Once preliminary approval is obtained and relayed to the Tenant final drawings are to be prepared and submitted for landlord approval. All modifications made to the preliminary set of drawings should be clearly annotated for clarity.

Failure to provide adequate information during any phase of the drawing submission process may cause unnecessary delays to be incurred. All plans reviewed by the Landlord take into consideration concerns that the building department may have and therefore all drawings should be modified to reflect these comments.

The Tenant Coordinator will review the preliminary design for conformity with the technical data. Preliminary approval made in good faith does not restrict the Landlord from further comments and corrections at the final submittal or in the field.

At the final submittal, drawings should be 100% complete including mechanicals, plumbing and electrical. Any incomplete drawings cannot be accurately reviewed and the required corrections will be requested to be submitted. Again, the Landlord will review documents for conformity with the approved design and technical design criteria. Note that the criteria laid out in this Tenant design Handbook should be represented in your drawings prior to submission.

VI. TENANT DRAWING SUBMISSIONS

C. DIMENSIONAL CONTROL PLAN

Landlord will furnish Tenant with two (2) copies of a Dimension Control plan and one (1) copy of Tenant Design handbook for design of Tenant's Work, which Tenant should review and make available to those persons engaged in the design and construction of the demised premises. Any questions with respect to the information provided should be immediately directed to Landlord's Tenant Coordinator for clarifications. The Dimension Control Plan will be made available following the execution of the Tenant's Lease, if not already previously furnished.

D. PRELIMINARY DESIGN SUBMISSION

Within two (2) weeks (maximum) from date of receipt of Dimension Control Plan and Tenant Design Handbook, Tenant shall submit by an overnight delivery service to Landlord for review "Preliminary Design Drawings" showing intended design, character and proposed finishes. Tenant's submission shall consist of one (1) reproducible set and two (2) blueline sets of prints, including, but not limited to the following:

- Preliminary Floor Plan with Furniture Layout.
- Preliminary Reflected Ceiling Plan
- Storefront Elevation at 1/2"=1'-0" scale, showing intended materials and signage, complete with samples of all finish materials.
- Detailed section through storefront and bulkhead.
- Materials and finish board.

Landlord will return to Tenant one set of prints marked with Landlord comments on Tenant's preliminary submission within ten (10) days after Landlord's receipt. Tenant shall incorporate Landlord's comments into Tenant's final submission.

Tenant's design proposal shall include the best available technology for energy conservation within the Premises. All H.V.A.C., plumbing and electrical work shall be in compliance with ASHRAE Standard 90-80 or the most recent edition thereof.

VI. TENANT DRAWING SUBMISSIONS

E. FINAL DESIGN SUBMISSION

Within thirty (30) days of the later of (a) receipt by Tenant of the Tenant's Dimension Control Plans from Landlord, or (b) date of execution of Lease, Tenant shall submit to Landlord two (2) sets of reproducible prints and (4) sets of blueline prints of Tenant's "Design Drawings" showing final design, character, and finishes. Tenant's design shall conform to the design criteria herein set forth. Tenant's Design Drawings shall include, without limitation, the following for review.

- **ARCHITECTURAL:** Floor plan, fixturing layout, room finish schedule, door schedule, partition types, ceiling plan, interior wall and store front elevations (at 1/2"=1'-0" scale) describing signage elevations and shop drawings, sections and details as may be appropriate.
- **MECHANICAL:** All equipment locations, distribution and return systems, diffuser locations, load calculations, controls, and details as may be appropriate.
- **ELECTRICAL:** Floor and ceiling plans showing type and location of power and lighting, equipment controls, projected loads, total connected KW loads and demand, panel schedules, riser diagram and details as may be appropriate.
- **PLUMBING:** Location and type of fixtures, supply and waste piping schematics and details as may be appropriate
- **SPECIFICATIONS:** All specifications relating to the material and methods of construction for all the above items
- **SIGNAGE SHOP DRAWINGS:** indicating finishes, type, mounting location. Food Court users to submit "menu board" specifications and/ or photographs.
- **MANUFACTURER'S CUTS:** Fixtures and equipment with finishes
- **MATERIAL AND COLOR FINISH:** Sample boards of interior and storefront finishes. 8 W' x 14" max. size
- **DESIGN REVIEW CHECKLIST:** (Appendix 1)
- **TENANT ELECTRICAL LOAD SUMMARY:** (Appendix 3)
- **TENANT INFORMATION SHEET/SCHEDULE:** (Appendix 4)

Sending less than the requested amount of information will delay review and approvals.

Final submission shall be made by overnight delivery service within 30 days from date of receipt of Landlord's design package. All submittals shall bear the seal and signature of an architect (and/ or engineer, if applicable) licensed to practice in the state of New York.

VI. TENANT DRAWING SUBMISSIONS

- * Landlord will return to Tenant one (1) set of prints of Tenant's Design Drawings, marked with review comments and required modifications. If Tenant Design Drawings are returned to Tenant with comments but not bearing approval of Landlord, Tenant's Design Drawings shall be revised by Tenant and resubmitted to Landlord, for review within ten (10) days of receipt.
- * If the final submission of the Tenant's architectural drawings are stamped "Final - Approved for Construction as Noted", it is the Tenant or Tenant's representative's responsibility to distribute copies of the final drawings, stated as such, to the contractors to build from at the job site Landlord should also receive a final revised set of the drawings. Landlord's design review is solely for the purpose of assisting the Tenant and of coordinating the similar design of the various Tenants in the Shopping Center. If in the design review process Landlord does not discover items that are not in compliance with the provisions of the Tenant's Lease including the Design Criteria, the oversight will not relieve Tenant, Tenant's Contractor, Tenant's Architect, or Engineer of their obligations to construct in compliance with the Design Criteria.
- * Any modifications to Tenant's Premises during the term of the Lease must adhere to all provisions of the Lease including this Exhibit or, at the Landlord's option, Landlord's then current design criteria, including design review and payment of therefore.

F. COMPLETION OF CONSTRUCTION

Tenant's contractor shall construct the premises in strict accordance with Tenant's Final Construction Documents.

Tenant's contractor must furnish a signed "Certificate of Completion" prior to the release of \$2,000.00 security deposit.

As a condition of Landlord's approval prior to Tenant's opening of the store to conduct business, Tenant shall submit to Landlord for Landlord's approval permanent project construction files the following documentation:

- (1) a set of reproducible "As-built" drawings containing all of the information required in Tenant's Design Drawings, updated to accurately reflect the actual as-built condition of Tenant's architectural, structural, HVAC, electrical, plumbing, and fireproofing systems
- (2) a pdf file containing all of the information required in Tenant's Design Drawings, updated to accurately reflect the actual as-built condition of Tenant's architectural, structural, HVAC, electrical, plumbing, and fireproofing systems
- (3) a "Certificate of Completion" (see Appendix 2) signed by the Tenant, Tenant's architect and general contractor certifying that the Premises have been completed in accordance with the plans, drawings and specifications previously submitted to and reviewed by land lord. Landlord shall be entitled to rely on this certificate as evidence of Tenant's completion of construction of the Premises pursuant to the provisions of this Lease.

VII. TENANT DESIGN CRITERIA

A. STOREFRONT DESIGN REVIEW & GUIDELINES

Tenant's Storefront design shall be subject to Landlord's approval and shall be in harmony with the overall quality and character of the Mall. Landlord will review each Storefront design carefully to insure the suitability of the design to the merchandise sold within and to the store's location within the Mall. Landlord also reserves the right to modify the design and material selection of the Storefront. All materials, displays, signage, etc. visible from the Mall are subject to the limitations set forth in these Outline Specifications. All designs are subject to review and approval by the Landlord or its representative in order to control the compatibility of adjacent storefront designs and to ensure that Tenant's Storefront design fits within the overall design concept of the Mall Area and the Outline Specifications.

It is the intent of these guidelines to encourage the designing of Storefronts which reinforce the concept of the mall as a streetscape. The streetscape is comprised of the tenant Storefronts varying in their shapes, surfaces and materials and which also vary in the degree to which they project beyond or are recessed from the bulkhead line. The projecting of Storefronts is mandatory for those areas available for Storefront projection as indicated on the Tenant's Dimension Control Plan.

STOREFRONT 'POP-OUT' CRITERIA

The maximum amount of enclosed Storefront projection area in s.f. shall be equal to or less than 3.2(x)-18.

A "no build zone" shall extend 1'-0" along the Storefront at both sides of the demise piers.

20% (.2x) of the width of the Storefront shall not project in front of the bulkhead line. The no build zones are included in this 20%.

Canopies or overhead projections (minimum 8'-0" A.F.F.) may be constructed anywhere within the maximum Storefront projection lines, subject to approval by Landlord.

Below 3'-0" A.F.F., the maximum enclosed projections may be less than the projections above 3'-0" A.F.F.

The projecting portion of the Storefront shall be built to a height of 12'-0". A maximum of only 25% of the total storefront may be constructed of opaque materials.

VII. TENANT DESIGN CRITERIA

CHARACTERISTICS AND MATERIALS

Storefronts may be solid, glazed or open (with security), or a combination thereof. Artificial images such as applied shed roofs, dormers, thatch, veneer brick, veneer field stone, pegboard, cork products, carpet, painted gypsum wallboard or vinyl or plastic or metal laminate are not permitted. Wood Storefronts may be permitted only by Landlord's discretion. The store design and all material selections will be carefully reviewed. Landlord reserves the right to modify any Storefront design and material selection. Tenant is encouraged to design its Storefront with the maximum possible open area.

SECURITY

Security for "open" Storefront areas shall be provided, utilizing coiling, sliding or folding closures of glass, painted steel or anodized aluminum, or other materials if approved by Landlord. All security closures shall be fully concealed when open.

Overhead door soffits shall be constructed and finished in such a way as to conceal all internal areas of the Storefront construction. The opening shall be finished on the inside faces of Gate/ door pocket 12" above the soffit line and 12" inside the side wall pockets.

Side wall gate/ door pockets shall be constructed with flush overlay pocket doors to conceal the door and pocket. All such doors shall have concealed hardware.

NONCOMBUSTIBLE CONSTRUCTION

All Storefront construction shall be non-combustible, as defined by applicable Building Code. Combustible finish materials may not be used.

SAFETY

All Storefront design and construction shall comply with all codes regarding transparent glass doors and fixed adjacent transparent glass sidelights to avoid injury from accidental human impact. All markings on glass expanses shall be subject to Landlord's review.

TEMPERED GLASS

Any glass used in Storefront construction shall be tempered float safety glass or laminated safety glass, and shall be installed in accordance with governing codes.

VII. TENANT DESIGN CRITERIA

KICKPLATE

All Storefront construction, excluding doors, must have a 6" high kickplate, base material shall be contingent upon Landlord's approval, purchased and installed by Tenant.

MAXIMUM PROJECTION

No element of the Storefront, except sign, shall project across Tenant's Maximum Storefront Projection Line. No element of Tenant's Storefront, including signage, shall project across Tenant's Lease Line.

HINGED DOORS

Doors in the Storefront, if hinged, shall swing toward the Mall and be locked in an open position whenever the store is occupied. Such doors shall be recessed in the Storefront so as not to swing past Tenant's Maximum Storefront Projection Line.

NON-SWING DOORS

Non-swing doors such as sliding glass, folding, or coiling grilles are acceptable if they are locked in an open position whenever the store is occupied.

FLOOR TRACK

Any floor track shall be flush with the finished floor.

FLOOR LEVEL

Tenant shall adjust level of rough slab in Premises by flash patching or other method to ensure that the level of the finished floor in the Premises corresponds with that of the Mall. Only cement based products will be allowed.

CASEWORK

All show cases and display cases must be adequately lighted and vented. Direct visual exposure of conventional incandescent lamps will not be permitted. Fluorescent tube lights will not be permitted. Casework, displays, mannequins, etc. shall be set back a min. of 2'-0" from the storefront glass.

VII. TENANT DESIGN CRITERIA

STRUCTURAL SUPPORT

All Storefront work requiring structural support, including sliding door tracks and housing boxes for grilles, shall be supported at their head sections by a welded structural steel framework. Connection to Landlord's roof structure or overhead floor structure for purposes other than horizontal bracing will not be permitted. All overhead rolling grille tube columns shall be specified and installed by Tenant with 4" x 10" x 3/8" or 4" x 7" x 3/8" base plates, fastened with 1/2" diameter by 2" long expansion bolts. Grille tubes larger than 4" x 4" may require larger plates.

ILLUMINATION

Tenant will provide and install Storefront accent lighting, where applicable, in accordance with the Lighting Criteria.

OPEN STOREFRONTS

Where Tenant's Storefront is not enclosed (including any area under a canopy which is not enclosed), Tenant's merchandise or fixtures may not be extended further than a line 1'-6" inside of Tenant's Bulkhead Line.

B. FLOOR COVERING

MATERIALS

Carpeting will not be permitted where the color, quality or weave is no suitable for high traffic areas. Areas of the store subject to high traffic, or specifically designated for purposes of aesthetics shall be surfaced with ceramic, marble, or stone pavers or prefinished durable wood flooring. Vinyl composition tile shall not be allowed in Tenant's sales areas under any circumstances. Any flooring material or installation which poses a hazard will not be permitted.

CUTTING AND PATCHING

Tenant shall cut and patch for any underslab work which follows pouring of the slab. Excavated materials must be removed and the subgrade thoroughly compacted before restoring the floor slab. Penetrations for all mechanical, electrical, or plumbing work will be core drilled.

VII. TENANT DESIGN CRITERIA

FLUSH WITH MALL

Tenant's floor finish shall be flush with Mall floor finish, and Tenant shall provide necessary finish trim where Tenant's floor finish meets Mall floor finish.

MALL-TENANT FLOOR FINISH TRANSITION

The Mall floor finish is to the maximum bulkhead line. Tenant shall extend the mall floor finish from the bulkhead line to Tenant's Storefront projection and to the centerline of the Storefront.

C. WALLS, PARTITIONS AND DOORS

DEMISING PARTITIONS

All demising partitions shall be finished with a minimum of 5 / 8" fire code gypsum wallboard, from floor to deck, with all joints taped. Exposed walls will be finished with three coats of spackling, sanded and left in paint-ready conditions.

All demising partitions on the following use groups will be insulated with a minimum of R-11 sound attenuation blanket with integral vapor barrier from floor to underside of deck:

- a. Food Establishments
- b. Game rooms, arcades, video, music stores
- c. Pet stores
- d. Hair and nail salons
- e. Any other use which produces unusual noise or odor, or heats or cools the Premises $10^{\circ}\pm$ beyond the normal range within the Mall or is deemed by landlord to have a potential impact on other Mall Tenants.

VII. TENANT DESIGN CRITERIA

EXTERIOR/INTERIOR PARTITIONS

All partitions interior to the Premises shall be constructed of metal studs, with gypsum wallboard or other non-combustible finish on all sides. Any combustible materials applied to partitions shall receive a U.L. labeled fire retardant coating, or be placed over a non-combustible substrate material.

All exterior walls and walls adjoining service hallways shall be insulated with fiberglass insulation. Insulation shall have integral vapor barrier with an "R" value of 19 for exterior walls, and R-11 for walls adjoining service hallways. The insulation shall be covered by one layer of 5/8" type "X" gypsum wallboard.

STOREFRONT BULKHEAD

Storefront bulkhead, if any, shall be constructed and finished subject to Landlord's review of signage and storefront design. The Mall side and soffit, if any, of this bulkhead shall be finished by Landlord. All materials applied over the 5/8" fire code gypsum wallboard shall be non-combustible as per code and local authorities. Storefront bulkheads shall have an insulation "R" value of at least 11, see tenant design handbook for locations.

CHASES

Chases whether in Tenant's Premises or beyond, shall be constructed with access panels in full compliance with applicable codes and insulated to prevent freezing of water and waste piping. Plumbing lines are not permitted within demising walls. Tenant must provide chase walls.

DOORS

Service doors which open onto a service corridor or Tenant's exterior service area shall be framed and installed in locations approved by Landlord. These doors must open in direction of exit travel, and must be recessed so as not to restrict use of any service corridor as an emergency exit corridor. Tenant shall cut and patch wall provided by Landlord as necessary. Door frames shall be hollow metal, 14 gauge steel, fully welded, with reinforced head. Doors shall be 3'-8" by 7'-0" 16 gauge, reinforced, hollow metal. Hardware shall include locking device which is always operable for interior, door bumper, corner guards and hydraulic door closure.

Service Doors opening on to a service corridor, doors shall be "B" Label" and shall include a 90° hold open arm. Tenant is obligated to properly identify its Premises with Allenite engraved signs. Material to be Allenite Plastic Laminate Engraved Stock. Letter Type W' Helevetica Medium Uppercase; size 1 W' x length required x W', color as approved by Landlord.

VII. TENANT DESIGN CRITERIA

EXITS

Fire exits shall be clearly marked and maintained in accordance with governing codes and ordinances. Tenant shall not install any hardware or other devices that would prohibit use of an emergency fire exit.

FINISHES

Paint finishes shall be a minimum of two (2) even coat with no skips, runs or sags. Before application of wall covering, the underlying surface shall be prime coated.

D. CEILINGS

SUSPENSION SYSTEM

All ceiling suspension systems shall be metal. Support for ceiling hangers shall be from structural members. Support from metal roof deck shall be permitted.

NON-COMBUSTIBLE SYSTEM

All ceilings, related framing, blocking and accessories shall be non-combustible. No combustible materials may be used above finished ceiling surfaces.

Tenant is encouraged to include creative ceiling systems in its sales areas. The ceiling must be either concealed spline acoustical tile, 24" x 24" acoustical T-bar ceiling with 3/8" revealed edge, suspended drywall, or lath and plaster construction. Acoustical ceiling with 24" x 48" modules (including tiles to simulate 24" x 24" look) will not be permitted in sales areas. Acoustical ceilings in exposed T-bar systems shall be Regular tile with finished 3/8" reveal.

INSULATION

All ceilings shall have an insulation of 'R' value 11. Where ceilings are omitted for aesthetic or other purposes, the deck and structure shall be treated to provide an equivalent insulation value. Ceiling shall have a fire rating of no less than one hour.

VII. TENANT DESIGN CRITERIA

E. MERCHANDISE DISPLAY ZONE

Tenant is required to merchandise the show windows and the area extending five (5) feet back from the show windows (collectively, the "Merchandise Display Zone") in an attractive manner consistent with the character and standards of the Project as determined by Landlord. Tenant's plans and specifications submitted to Landlord for approval shall include a plan of the proposed Merchandise Display Zone.

Except as expressly permitted by Landlord, NO signs, lights, lettering or other forms of inscription, advertising or display device shall be displayed on the exterior of the premises, the Merchandise Display Zone, windows, entrances, doors or transoms, nor shall the same be displayed in any other location within the premises from which said signs, light or other forms of inscription, advertising or display devices may readily be seen from the outside of the Premises without prior written approval of Landlord as to size, material, design and quality thereof.

The first 5'-0" of a tenant store, from lease line, will be considered the Merchandise Display Zone and will be reviewed by the Landlord. The Merchandise Display Zone must incorporate a hard surface flooring material and gypsum board ceiling or alternate hard surface ceiling material.

Within this zone, all fixturing types and layouts must relate to a display-orientated presentation. The use of curtains, drapes and other shielding devices within tenants storefront is not permitted unless specifically approved by Landlord. Full height display fixtures must have integral lighting designed within.

Vinyl or tape window decals or any promotional sales advertising are not permitted.

Security equipment - Electronic surveillance monitors located adjacent to Tenant's entry must be concealed within interior architectural elements or the store construction. Free standing pedestals containing sensor equipment are prohibited.

VII. TENANT DESIGN CRITERIA

F. SIGNAGE

DESIGN

Tenant's sign design shall be coordinated with Tenant's Storefront design, and shall not be installed until design is approved by Landlord. Landlord shall have the right to remove or require the removal of any signs not meeting the Sign Criteria and not expressly approved by the Landlord. The cost of such removal shall be at Tenant's expense.

Tenant shall submit to Landlord for approval, shop drawings of all proposed signage. Submittal shall include, elevation of Storefront with signage completely dimensioned and drawn at a scale of $W' = 1ft.$, material sample board with proposed letter faces, returns, caps, etc., section through letters, fully dimensioned.

Fabrication and installation shall comply with all applicable local, state and national electrical codes and all signage materials shall be UL rated.

All signage shall be incorporated into Tenant's design as an integral part of the storefront.

To add individuality, creativity and variety, Tenant is strongly encouraged to incorporate the following recommendations into their design scheme.

- a. Signage etched in storefront glazing or mirror.
- b. Back painted glass with signage etched & back lit.
- c. Exposed neon. See note below.
- d. Neon graphics.
- e. Dimensional graphic signage.
- f. Illuminated halo effect letters.

STORE IDENTITY

Tenant's sign shall be a store identity sign only, and shall be limited to Tenant's trade name and/ or logo.

VII. TENANT DESIGN CRITERIA

CHARACTERISTICS

Tenant's sign and logo shall be as follows:

- a. Dimensional, individual, internally illuminated metal letters and/ or logo may not be taller than 18", unless in the opinion of Landlord a larger size would be preferable. Maximum projection from storefront shall be 6".
- b. Dimensional metal back-lit ("halo-effect") letters or logo with height of 6" to 18". Each letter must be a least 1" but no more than 3" max thickness and must be projecting from the signing surface with 1" maximum spacers.
- c. Exposed neon tubes forming letters and/ or logos at the discretion of the Landlord on an individual basis. Dimmer switches shall be attached to transformers on all exposed neon tubes.
- d. Non-dimensional letters and/ or logos applied or painted directly on the inside face of the glass Storefront area will be permitted as supplemental signs and only then at Landlord's discretion.
- e. Supergraphic or bas-relief treatments of large amounts of Storefront area will be permitted only at the discretion of Landlord on an individual basis.
- f. Store name or logo used as a safety band on glass. Storefronts will be permitted as supplemental signs only.
- g. Boxed or cabinet type signs are not permitted.
- h. Vacuum-formed plastic luminous letters and/or logos are not permitted.
- i. Signage shall not exceed 5% of the area of Tenant's Storefront or 12 sq.ft. (whichever is greater).
- j. Signage shall not exceed 2/3 of the width of Tenant's demised premises.
- k. Blade signs are prohibited.
- l. Acceptable signage materials are cast bronze, polished brass and polished stainless steel.
- m. Neon signage: No exposed neon crossovers, raceways, ballast boxes, or transformer boxes will be permitted.
- n. Trim caps are not permitted
- o. LED

VII. TENANT DESIGN CRITERIA

PAPER SIGNS

Paper signs, either temporary or permanent, shall not be permitted on storefront, bulkhead, interior sales areas, or on any surface of storefront glazing.

ARTIFICIAL WOOD

Artificial wood and wood grain plastic laminate shall not be permitted as a signage material.

ILLUMINATION

All signing shall be adequately illuminated by Tenant, by such method as approved by Landlord.

EXPOSED WORK

Exposed raceways, transformers or wiring shall not be permitted.

ANIMATION

Animated components, flashing lights, or noise making signs shall not be permitted.

EXTERIOR SIGNAGE

Except for Tenant's approved Mall Storefront sign, no exterior signing by Tenant shall be allowed.

MENU BOARDS

Menu boards and price lists are subject to Landlord review and approval. All such signage shall be compatible with the remainder of the Premises and with the overall quality and design of the Mall and shall be of a Size, color, and illumination level to be readily visible. "Photo signage" shall be reviewed by Landlord. No "supplier" signs or advertising shall be permitted.

VII. TENANT DESIGN CRITERIA

G. FURNISHINGS AND TRADE FIXTURES

All furnishings and trade fixtures shall be new and of first quality, including installation.

H. LIGHTING

The general lighting of the Mall has been designed to allow each Tenant's storefront and sales area to become the prominent focal point of interest. The following required lighting criteria has been established:

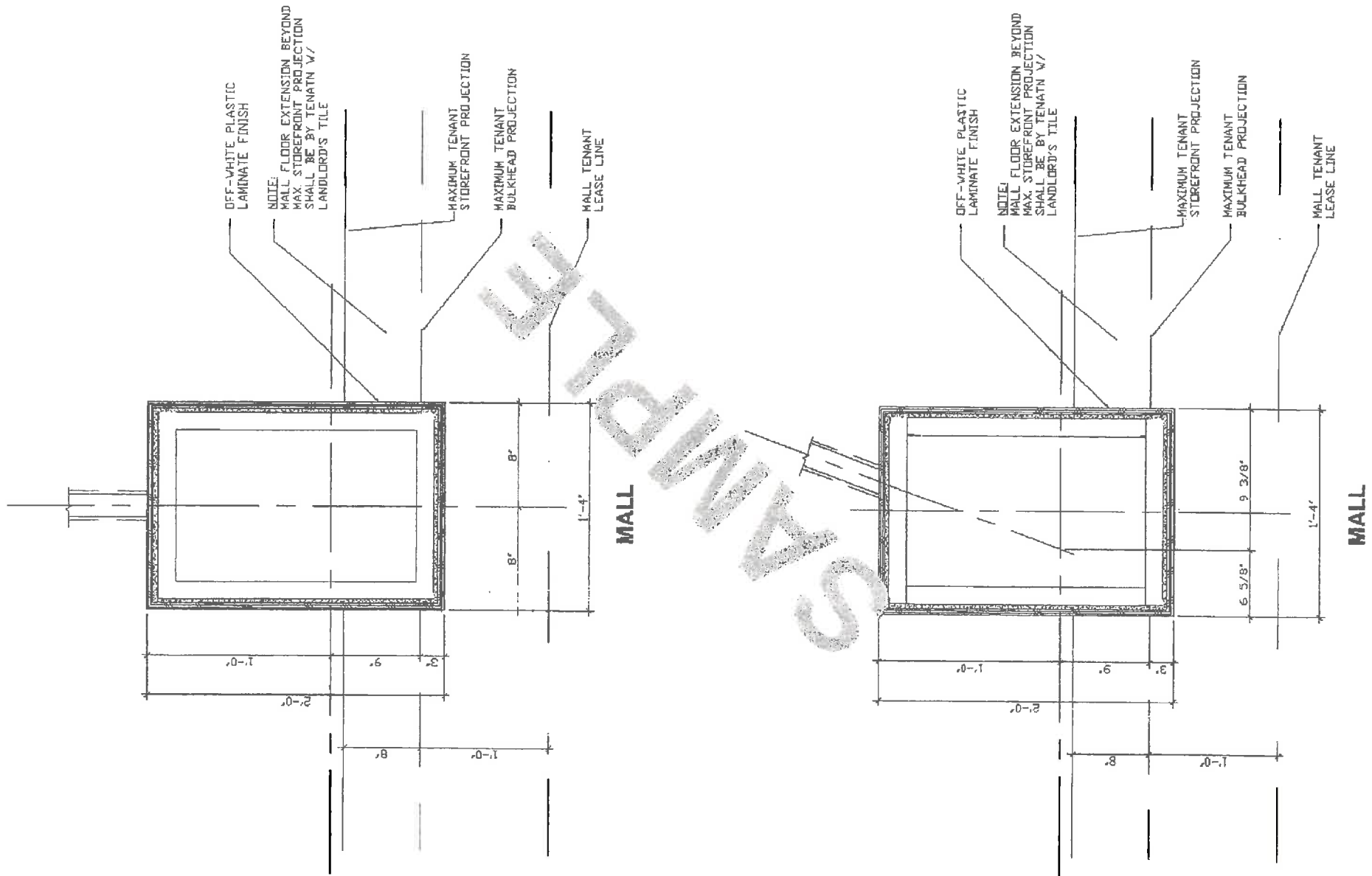
- a. All lighting in showcase windows and pop-out storefronts shall be incandescent. All lighting fixtures shall be adequately vented and screened from the sight of people in the Mall. Track lighting may not project below the glass so as to be visible from the common area.
- b. 150 watt bulbs are adequate for normal lighting and 250 watt par lamps or low voltage spot lights are suggested for accents. All fixtures in pop-out storefronts and showcase windows shall be focused to enhance store merchandise and eliminate brightness to the Mall.
- c. All fluorescent lighting in public areas of Tenant stores shall be non-glare type recessed and have parabolic reflective lenses or deep cell louvers.
- d. All fluorescent lighting shall be low brightness type Acceptable lamp colors are warm white and deluxe warm white. No acrylic lenses or shielded fluorescent tubes shall be permitted in Tenant sales areas.
- e. Fluorescent lighting shall not be permitted within 8 feet of either side of the Mall Bulkhead Line nor within the pop- out storefront area.
- f. All Tenant lighting fixtures shall be non-glare type.
- g. Installation of Tenant lighting in mall common area is prohibited, except as may be expressly approved by Landlord's architect in connection with a creative design of Tenant's storefront or canopy.
- h. Tenant shall comply with all applicable Energy Conservation and Construction Codes.
- i. In order to achieve a high quality of visual continuity, for the benefit of each Tenant, the Tenant's lighting design shall be subject to Landlord's approval.

I. ARCHITECTURAL DETAILS

See the following drawings

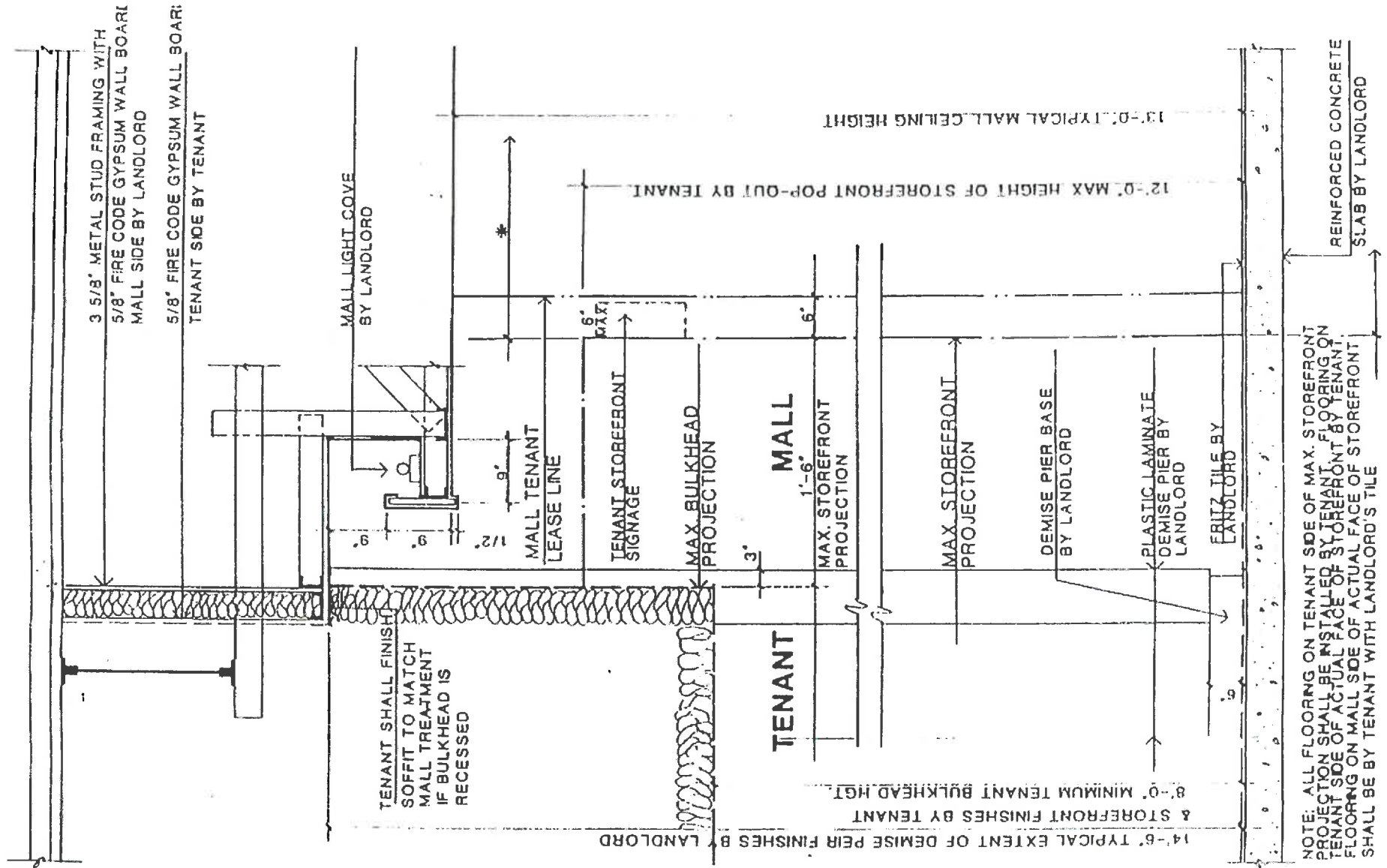
VII. TENANT DESIGN CRITERIA

A1. TYPICAL SECTION AT STOREFRONT



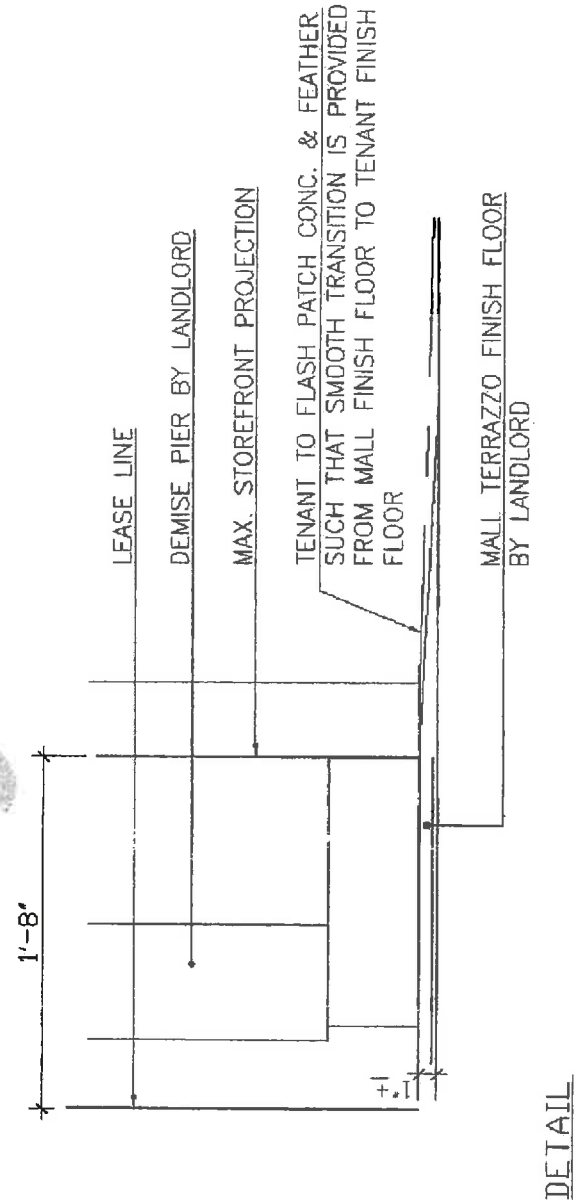
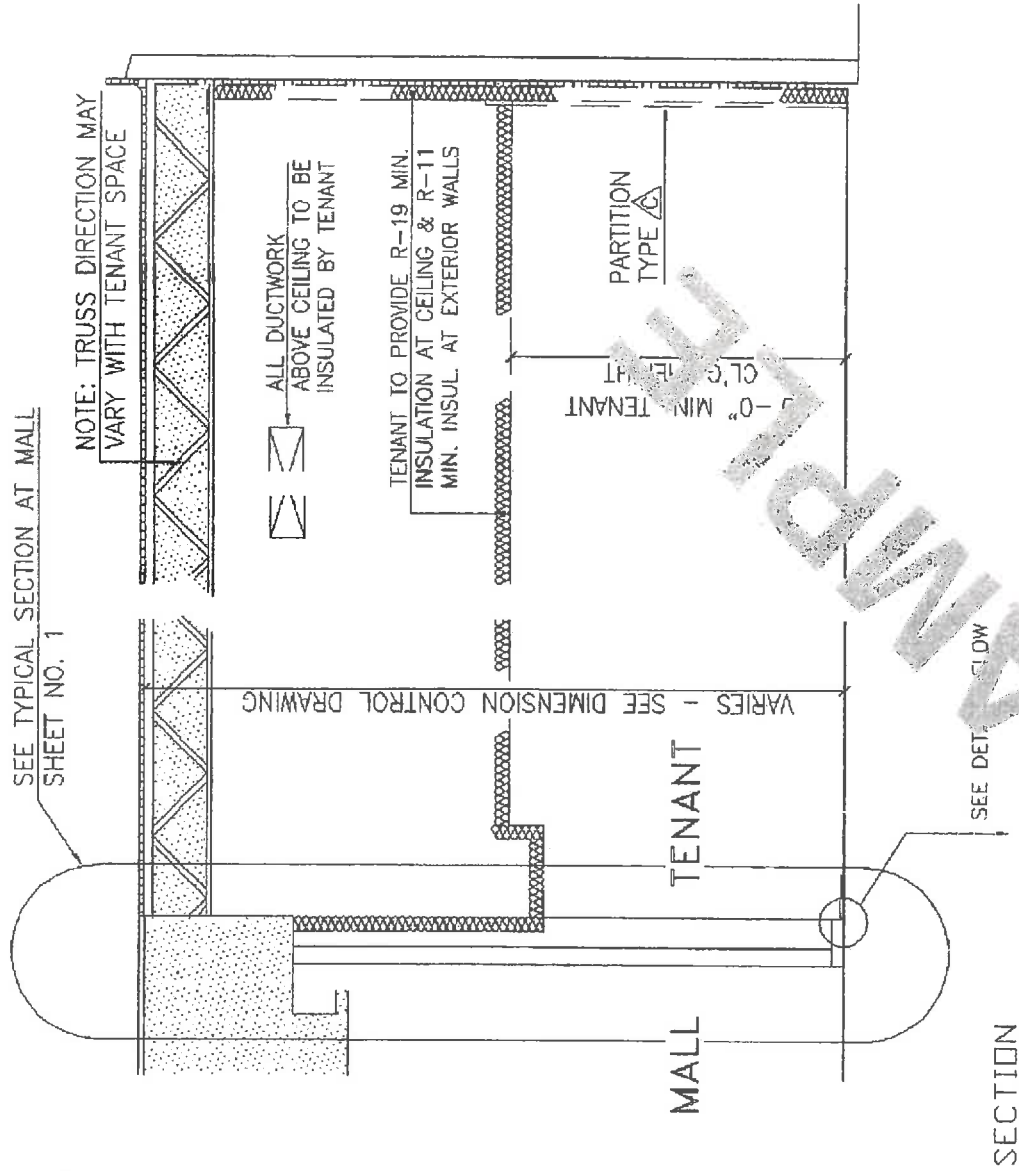
VII. TENANT DESIGN CRITERIA

A2. TYPICAL MALL BUILDING SECTION



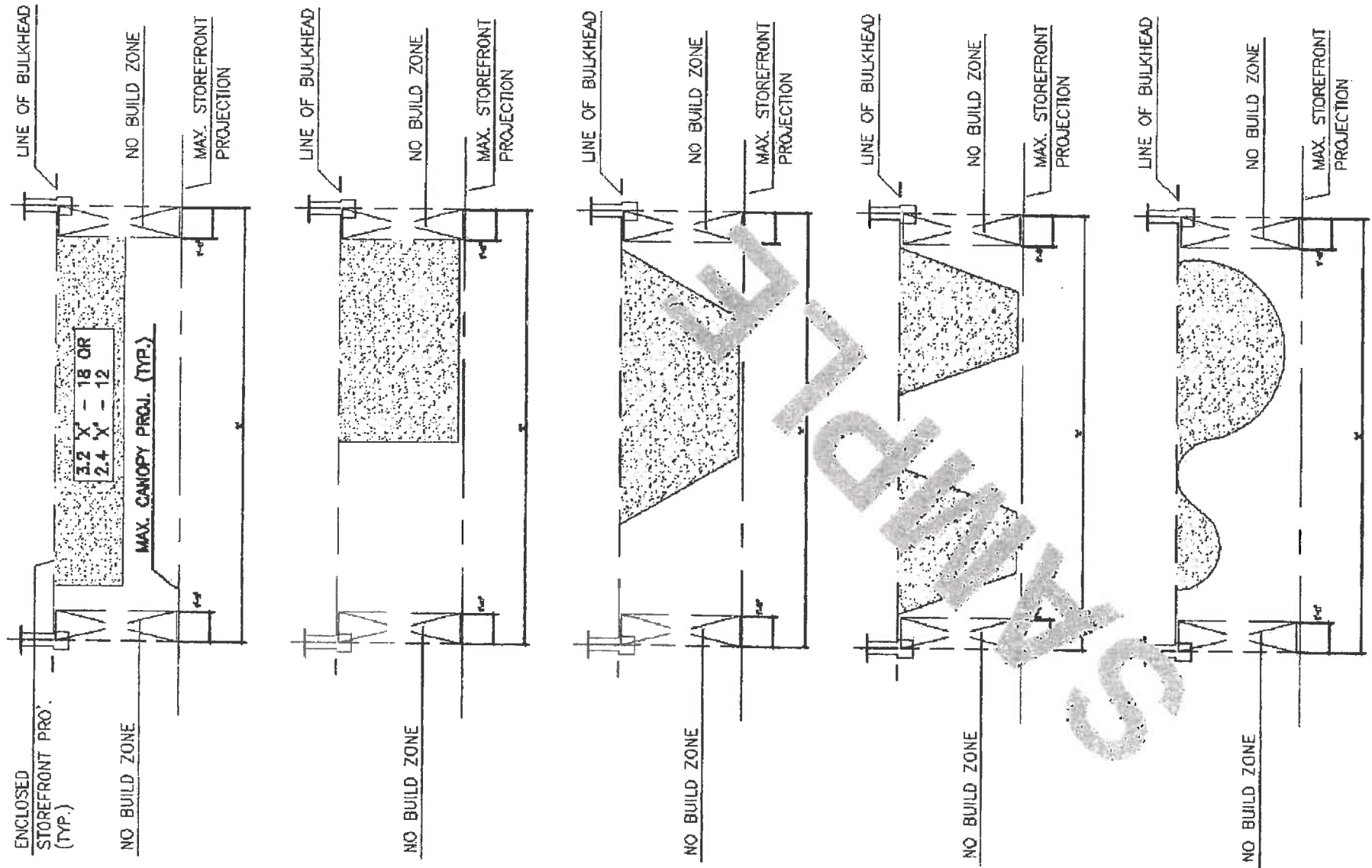
VII. TENANT DESIGN CRITERIA

A3. TYPICAL DEMISE PIER DETAIL



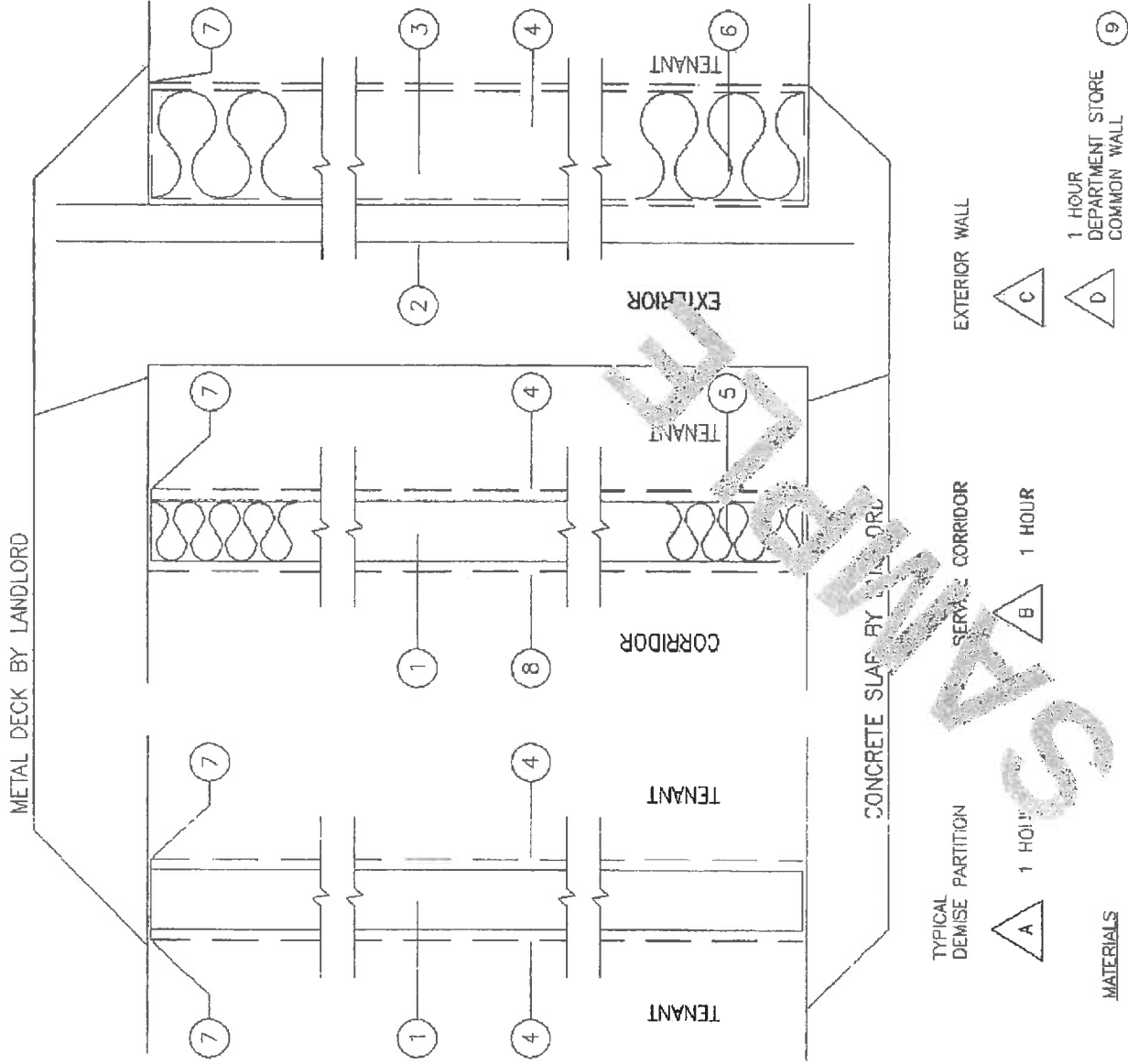
VII. TENANT DESIGN CRITERIA

A4. "POP OUT" EXAMPLES OF STOREFRONT PARAMETERS



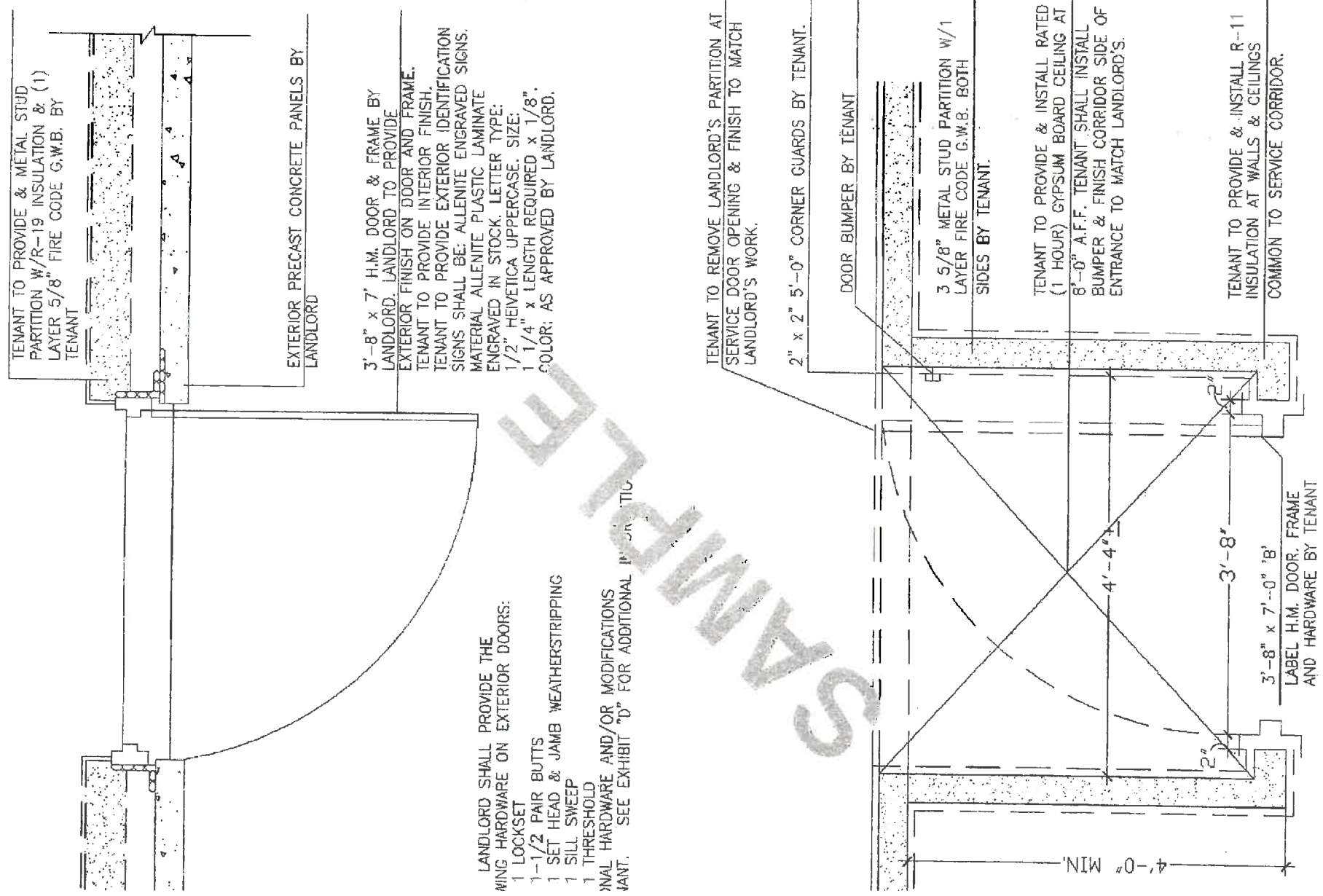
VII. TENANT DESIGN CRITERIA

A5. TYPICAL PARTITION TYPES



VII. TENANT DESIGN CRITERIA

A6. TYPICAL DOOR DETAILS



VII. TENANT DESIGN CRITERIA

J. HEATING, VENTILATION & AIR CONDITIONING

H.V.A.C. requirements shall be sized according to the following criteria:

CAPACITY

Cooling shall be designed to maintain 78° F dry bulb and 50% relative humidity, and heating shall be designed to maintain 68° F, both with outdoor conditions as stated in the 2 lfz % frequency design column for summer and the 97% frequency design column for winter conditions of the ASHRAE guide.

DESIGN

Ductwork shall be sized, fabricated and installed in accordance with ASHRE 90-80 or later edition thereof and SMACNA standards. Ductwork shall be insulated with duct wrap with vapor barrier. Ductwork which passes through fire rated walls shall be equipped with UL approved fire dampers as required by code, and with access to such dampers. All return air shall be run in insulated ducts. Ductboard is not allowed. Tenant must provide condensate drains for all HVAC equipment used by Tenant.

EXHAUST

Tenant shall provide complete exhaust systems, independent of each other, for toilet rooms, equipment requiring venting including refrigeration equipment or hot presses, and cooking, heat, or other processes permitted by Landlord which produce contaminants. Exhaust systems shall discharge through the roof to the atmosphere, properly dispensing odors or fumes away from the building, building openings, and fresh air static pressure drop of .25 w.g. All roof penetrations must be performed by Landlord's roofing contractor. See Exhibit C "Roof Work" for required special protection by flexible roof membrane against exhaust contaminants.

OUTSIDE AIR

All hood exhaust must be installed with tempered makeup air system including ductwork directly through the roof and have a minimum of 95% of its capacity of makeup air introduced into the food preparation area directly from the outside.

All makeup air shall be tempered before it is introduced into the food preparation area with the use of a separate heating unit or other approved means.

VII. TENANT DESIGN CRITERIA

SUPPLEMENTARY HEATING

Tenant shall provide electric baseboard heating units, unit heaters or wall heaters where required at exterior wall exposures to maintain minimum comfortable winter temperature levels. Tenant's design shall provide for a constant ambient minimum temperature of 45° F in Tenant's ceiling plenum are through the use of ceiling transfer grills, electric resistance units, or other methods as approved by Landlord.

TEMPORARY CONSTRUCTION HEAT

During the Tenant's construction period, Tenant shall provide any necessary temporary heat required for protection and completion of Tenant's work.

WATER COOLED EQUIPMENT

No water cooled or heated equipment shall be permitted without being recirculated and may be used only when specific permission is granted by Landlord.

"AS-BUILT" HVAC DRAWINGS

Tenant shall provide Landlord with "As-Built" drawings of Tenant's HVAC system.

HVAC REPLACEMENT CRITERIA

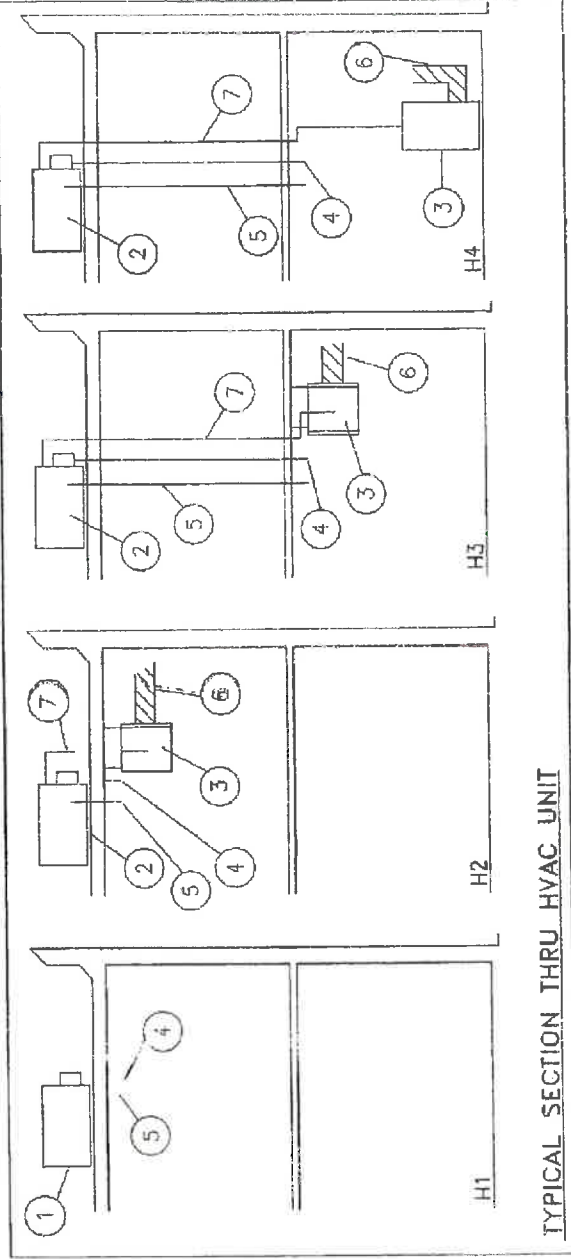
- a. Provide Landlord with quantity, brand, model # and installed weights for the proposed replacement HVAC units
- b. Provide Landlord with quantity, brand, model # and installed weights for the existing units
- c. Provide Landlord with weight comparison for existing verses replacement units - will the new units weigh more or less than existing units
- d. Indicate if the replacement units will be installed in same location as existing units, and on same roof curbs.
- e. Indicate if new roof curb adapters will be installed or indicate if unit will be installed in new location so new roof penetrations & curbs will be required. Whenever a replacement unit weighs more than the existing until, Tenant or their HVAC contractor are required to submit written confirmation that the existing roof structure, trusses and/or roof framing were designed to carry the heavier installed weight load of new HVAC unit(s).

VII. TENANT DESIGN CRITERIA

1. Written confirmation must include the weight of any applicable new roof curbs or curb adapters
2. Tenant or HVAC contractor has to provide Landlord with a wet-signed & stamped letter and calculations from a licensed structural engineer prior to scheduling HVAC replacement work
3. A wet-signed & stamped letter and calculations from a licensed structural engineer may be submitted to landlord via email
4. Allow one week for Landlord to review above information and to prepare an approval letter for HVAC
5. HVAC Contractors must contact the center office a week in advance of installation for their Certificate of Insurance requirements. They may also require a COI from the crane company
6. HVAC Contractors must contact the center office regarding proposed schedule and timing
7. Tenant and/or their contractor cannot attach to, or construct anything onto the bottom chord of the roof trusses and cannot attach into the roof deck.

VII. TENANT DESIGN CRITERIA

HVAC INFORMATION



TYPICAL SECTION THRU HVAC UNIT

MATERIALS

- 1: ROOF TOP HVAC UNIT BY LANDLORD.
- 2: SPLIT SYSTEM CONDENSOR ON ROOF BY LANDLORD.
- 3: SPLIT SYSTEM FAN COIL UNIT FLOOR MOUNTED OR HUNG FROM ROOF/FLOOR.
- 4: DECK IN TENANT SPACE BY LANDLORD.
- 5: POWER WIRING TO BELOW ROOF OR FLOOR DECK BY LANDLORD.
- 6: THERMOSTAT WIRING TO BELOW ROOF OR FLOOR DECK BY LANDLORD.
- 7: OUTSIDE AIR DUCT BY TENANT TO LANDLORD'S OUTSIDE AIR DUCT SYSTEM, OR EXTERIOR, AS DESIGNATED BY LANDLORD.
- 8: REFRIGERATION PIPING BY LANDLORD. EXTENDED AT TENANTS EXPENSE

NOTES***

- 1: TENANT SHALL PROVIDE AND INSTALL 3/4" CONTROL CONDUIT AND PULL WIRE FROM ROOF TOP H.V.A.C. UNIT CONTROL COMPARTMENT OR CONTROL COMPARTMENT FAN COIL UNIT ON SPLIT SYSTEMS, TO LANDLORD BMS JUNCTION BOX. (FIELD VERIFY BMS JUNCTION BOX). EXTENSION OF CONTROL CONDUIT SHALL BE A CONTINUOUS RUN WITHOUT THE USE OF JUNCTION/PULL BOXES.
- 2: TENANT TO EXTEND H.V.A.C. POWER WIRING AND CONTROL WIRING TO LANDLORD SUPPLIED JUNCTION BOX TO NON CONTROLLED ELECTRICAL PANEL.
- 3: TENANT SHALL PROVIDE AND INSTALL A 4" CONDUIT WITH A SINGLE GANG PLASTER RING, LOCATED 60" A.F.F. TO HOUSEHOLD SUPPLIED BMS SENSOR. LOCATION TO BE IDENTIFIED ON TENANT ARCHITECTURAL AND MECHANICAL PLANS. TENANT SHALL PROVIDE AND SUPPLY 3/4" CONDUIT AND PULL WIRE FROM TENANT SUPPLIED BMS SENSOR JUNCTION BOX TO LANDLORD SUPPLIED BMS JUNCTION BOX. CONDUIT SHALL BE INSTALLED IN A CONTINUOUS RUN WITHOUT ANY JUNCTION/PULL BOXES.
- 4: REFER TO TENANT DESIGN PACKAGE OR H.V.A.C. CAPACITY. ELECTRICAL REQUIREMENTS AND SPECIFICATIONS.
- 5: TENANT SHALL FIELD VERIFY EQUIPMENT LOCATIONS AND COORDINATE DUCTWORK INSTALLATION WITH EXISTING MECHANICAL LINES.
- 6: TENANT SHALL FURNISH AND INSTALL SMOKE DETECTOR IN RETURN AIR DUCT TO SHUT DOWN H.V.A.C. SYSTEM WHEN ACTIVATED.
- 7: TENANT SHALL INSTALL FIRE DAMPERS AT RATED WALL AND FLOOR PENETRATIONS IF DUCT AREA EXCEEDS 20'.
- 8: TENANT SHALL EXTEND CONDENSATE PIPING TO DRAIN FOR SPLIT SYSTEMS.
- 9: THERMOSTAT WIRING FROM ROOF TOP UNIT TERMINATED BELOW ROOF STRUCTURE BY LANDLORD. FAN COIL UNIT WIRED COMPLETELY BY TENANT.
- 10: THERMOSTAT SUPPLIED AND WIRED COMPLETELY BY TENANT. THERMOSTAT SHALL BE AN AUTOMATIC CHANGE OVER TYPE. PROVIDED WITH A LOCKING COVER.
- 11: THERMOSTATS SHALL BE NON PROGRAMMABLE AND CENTRALLY LOCATED IN SPACE WHERE BOTH THERMOSTAT AND SENSOR WILL SENSE PROPER SPACE TEMPERATURE AND WILL NOT BE AFFECTED BY DIRECT LIGHTING, DIRECT AIR FLOW FROM DIFFUSERS, OR ANY HEAT PRODUCING EQUIPMENT.
- 12: ALL WORK IS BY TENANT UNLESS NOTED OTHERWISE. INCLUDING ALL WIRING, DUCTWORK INSULATION, CUTTING AND PATCHING.

VII. TENANT DESIGN CRITERIA

K. PLUMBING

QUALITY

Tenant, in designing the plumbing system, shall use the best and most recent technology available for conservation of water and energy. Fixtures shall be of good standard manufacture at least equal in quality to American Standard. Flush valves will not be permitted. All faucets shall have aerating water savers.

HOT WATER HEATERS

Tenants with a high usage of hot water shall install energy recovery preheating devices which shall be used in conjunction with the HVAC system. Water heaters shall be automatic electric, 480 or 277 volt, 3 phase, with all necessary safety controls and drains. Water heaters located overhead shall be supported independently of the Landlord's structural framing system. Tenants whose only water usage is for small toilet room(s) shall utilize "instant hot" hot water heaters or conventional heaters up to a maximum 6 gallon capacity.

HAIR INTERCEPTORS

Individual hair interceptors shall be installed on all sinks, basins, and special sanitary units which may in any way receive human or animal hair. All hair interceptors must be made accessible and maintained.

GREASE INTERCEPTORS

Individual grease interceptors, adequately sized, and in compliance with State, Local and other Government Health Departments having jurisdiction over this project shall be installed and maintained on all pot sinks, scullery sinks, prewash sinks, dishwashers and other kitchen equipment, and they shall bear the seal of the Plumbing Drainage Institute (PDI). All grease interceptors shall be the type that will plug solid if not maintained.

DÉCOR

No fountains or decorative devices shall be used unless they are of the recirculating type.

VII. TENANT DESIGN CRITERIA

SANITARY SEWER VENTS

Tenant shall connect sanitary sewer vent pipes to Landlord's common vent system, or vent through roof as applicable. Any roof penetrations must be by Landlord's designated roofing contractor at Tenant's expense.

TRASH COMPACTORS

All Tenants serving food to the public shall install individual trash compactors within the Premises to pre-compact all trash into sealed, leak-proof, containers.

"AS-BUILT" PLUMBING DRAWINGS

Tenant shall provide Landlord with "As-Built" drawings of Tenant's entire plumbing system including all under slab plumbing work.

SANITARY

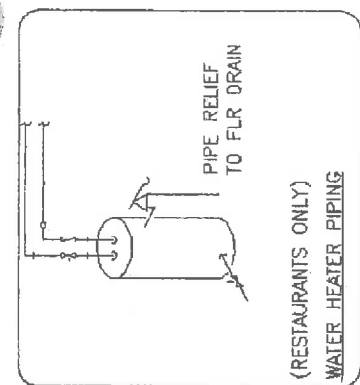
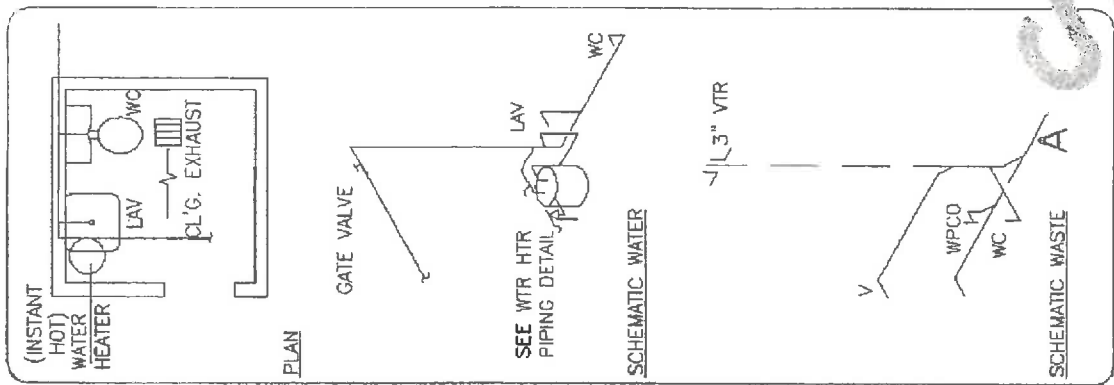
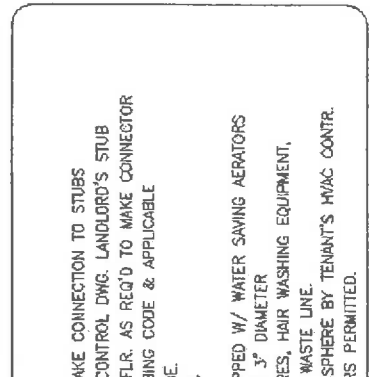
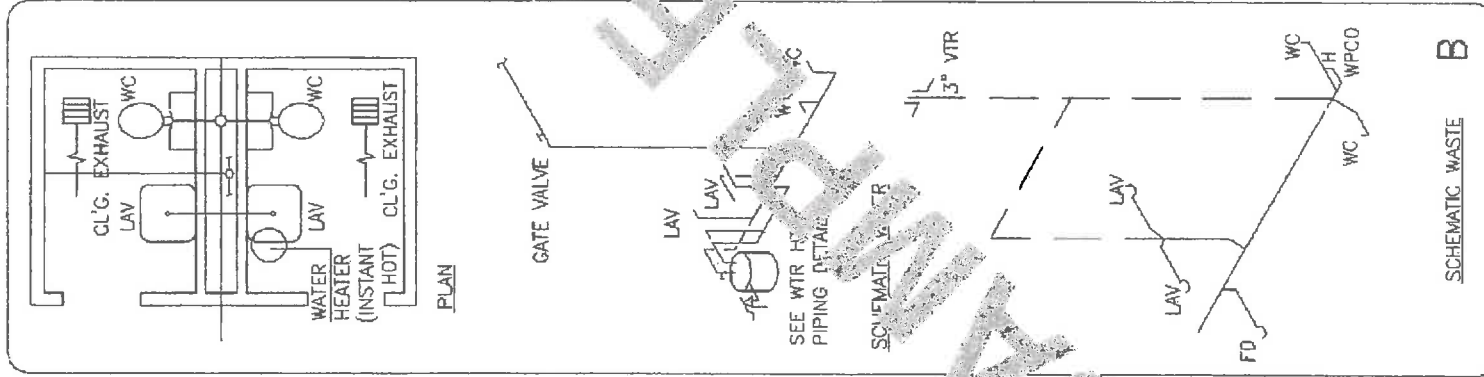
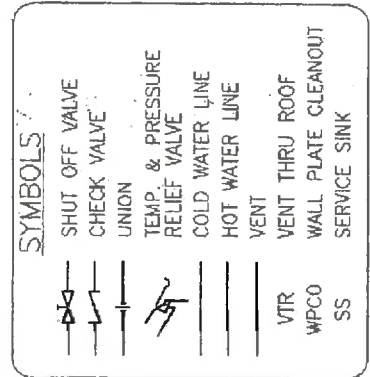
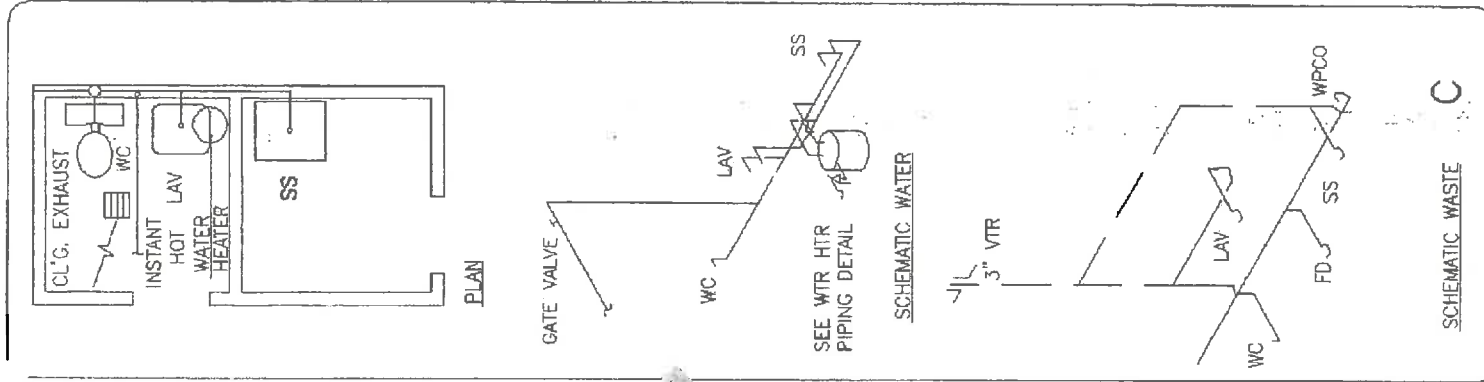
Tenant shall be responsible for toilet requirements per code(s). Public toilets must not be used in Tenant's calculations.

PLUMBING LINES

Plumbing lines shall not be permitted within demising walls.

VII. TENANT DESIGN CRITERIA

PLUMBING INFORMATION



VII. TENANT DESIGN CRITERIA

L. ELECTRICAL

QUALITY

All Materials shall be new, and bear the UL label. Selection of fixtures and lighting levels within the Premises shall be in strict accordance with the provisions outlined in the latest editions of ASHRAE 90-80, the I.E.S. Lighting Handbook and the applicable Energy Conservation Codes.

CODES

All work shall meet the requirements of the latest National Electric Code, all applicable local, State, and Federal codes, applicable regulations of the local telephone and power companies, and ASHRAE 90-80 or latest edition.

CERTIFICATES

Tenant shall make all necessary applications. Upon completion of electrical work, Tenant shall furnish a copy of the certificate of approval, issued by the local authority having jurisdiction.

VOLTAGE

All fluorescent lighting and generally all heating equipment should be operated on 277 or 480 volt current off Tenant's high voltage panel except N.L. at 110 volts.

NIGHT LIGHTING

Provide a separate night lighting circuit on non-controlled panel 2'x 2' light fixture per 2000 square feet and a lock-on breaker for this circuit.

DOOR BELL

Install an electrical, push button operated doorbell immediately to Tenant's service door, mounted at 6'9" height in the door jamb. Installations in exterior wall surfaces will not be permitted.

VII. TENANT DESIGN CRITERIA

CONTROLS

H.V.A.C. and non-constant electrical loads shall be monitored by a Landlord Building Management System. Constant loads, such as night lights, emergency lights, exit lights, exit signs, alarm systems, employee time clocks, computer cash register systems, electric rolling grilles and refrigeration and/ or life safety equipment systems shall be on non-controlled electrical panels. In locations where lighting is not controlled by Landlord Building Management System, as listed in Tenant Handbook (Electrical Information), Tenant shall install a 7- day time clock system with reserve spring capacity to control all non-constant loads.

WIRING

No exposed wiring of any sort (extension cords, etc.) is permitted

CEILING LIGHTING

In Tenant's sales areas, 2'x 4' fluorescent ceiling lighting fixtures are prohibited. Exposed tube fluorescent lights are not permitted. Fluorescent lighting must have parabolic reflective lenses.

"AS-BUILT" ELECTRIC DRAWINGS

Tenant shall provide Landlord with "As-Built" drawings of Tenant's electric system including all under slab electrical work.

ELECTRIC LOAD

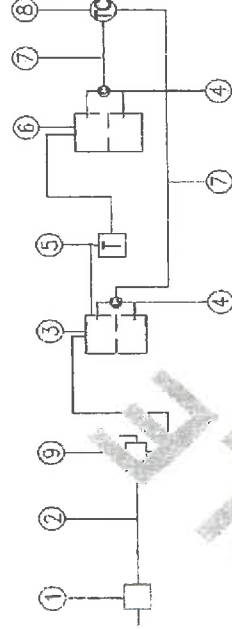
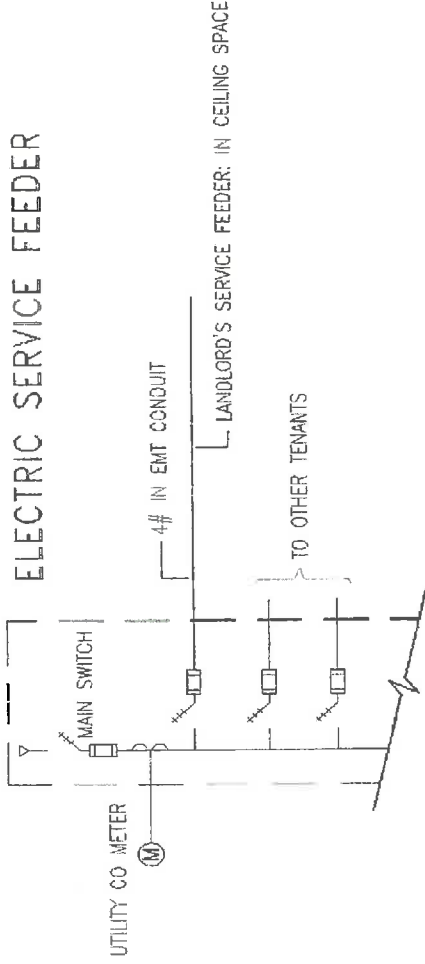
Tenant shall provide Landlord with a Tenant Electrical Load Summary, Appendix 3, completed by Landlord approved contractor, at Tenant's expense, within 14 days of Tenant opening.

ELECTRICAL PANELS

Electrical panels shall not be permitted to be located on demising walls

VII. TENANT DESIGN CRITERIA

ELECTRICAL INFORMATION



- 1: SERVICE FEEDER AND JUNCTION BOX SHALL BE AS LANDLORD'S SUPPLY FEEDER OR TO MEET NEC - 240-21-EX 3.
- 2: 480V 3-PHASE PANEL WITH MAIN LUGS OR SEPARATE PANELS FOR CONTROLLING ALL CIRCUITS THAT LANDLORD REQUIRES. PROVIDE SEPARATE PANELS FOR CONTROLLING ALL CIRCUITS THAT LANDLORD REQUIRES. PROVIDE SEPARATE PANELS FOR CONTROLLING ALL CIRCUITS THAT LANDLORD REQUIRES.
- 3: 120V COIL CONTROL VOLTAGE TRANSFORMER FROM 480V 3-PHASE PRIMARY TO 120/208V 3-PHASE SECONDARY WITH MAIN CIRCUIT BREAKER OR MAIN LUGS AS NEC REQUIRES.
- 4: 120/208V 3-PHASE PANEL WITH MAIN CIRCUIT BREAKER OR MAIN LUGS AS NEC REQUIRES.
- 5: 120V COIL CONTROL VOLTAGE TRANSFORMER FROM 480V 3-PHASE PRIMARY TO 120/208V 3-PHASE SECONDARY WITH MAIN CIRCUIT BREAKER OR MAIN LUGS AS NEC REQUIRES.
- 6: 120/208V 3-PHASE PANEL WITH MAIN CIRCUIT BREAKER OR MAIN LUGS AS NEC REQUIRES.
- 7: 120V COIL CONTROL VOLTAGE TRANSFORMER FROM 480V 3-PHASE PRIMARY TO 120/208V 3-PHASE SECONDARY WITH MAIN CIRCUIT BREAKER OR MAIN LUGS AS NEC REQUIRES.
- 8: 7 DAY DIGITAL TIME SCHEDULE WITH BATTERY BACK UP RESERVE POWER OR 2" JUNCTION BOX FOR BUILDING MANAGEMENT SYSTEMS RELAY.
- 9: MAIN SWITCH PER NEC.

NOTES***

- 1: TENANT SHALL COMPLY WITH NEW YORK STATE ENERGY CODES.
- 2: ALL SERVICE FEEDERS ARE ALUMINUM CONDUCTORS IN E.M.T. CONDUIT.
- 3: FLUORESCENT LIGHTING SHALL BE 277 VOLTS EXCEPT WHERE NOT ALLOWED BY NEC.
- 4: ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF NATIONAL ELECTRIC CODE AND/OR APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- 5: ALL OCCUPIED LIGHTING AND NON CONSTANT LOADS ARE CONTROLLED BY 7 DAY TIME CLOCK OR BUILDING MANAGEMENT SYSTEMS. TENANT TO FURNISH AND INSTALL CONTACTORS, TIME CLOCK, PANELS, WIRING, CONDUIT, ETC.
- 6: CIRCUITS WHICH ARE TO BE ON NON CONTROLLED PANEL ARE AS FOLLOWS: H.V.A.C. EQUIPMENT POWER, EMERGENCY LIGHTING AND EXIT SIGNS, MOTORIZED ROLLING GATES, ALARM SYSTEMS, NIGHT LIGHTS, CASH REGISTER SYSTEMS, REFRIGERATOR AND/OR LIFE SAFETY SYSTEMS.
- 7: REFER TO EXHIBIT B, LIGHTING CRITERIA FOR ADDITIONAL INFORMATION.
- 8: ALL WORK BY TENANT UNLESS INDICATED OTHERWISE.

VII. TENANT DESIGN CRITERIA

M. FIRE PROTECTION

OTHER FIRE PROTECTION

Tenant shall install and maintain above the ceiling any and all fire protection, smoke barriers, etc. as required by code(s) in the jurisdiction where the Shopping Center is located. Tenant shall install and maintain automatic exhaust hood extinguisher systems, and any special equipment or retardant required by the nature of Tenant's design, business, or by applicable codes.

SMOKE EVACUATION TIE-IN

As required

DAMAGE

Any damage caused by Tenant to Landlord's sprinkler system will be repaired by Landlord at Tenant's expense.

HINDERANCE OF SPRINKLER SYSTEM

Tenant's merchandising, fixtures, storage, and other Tenant practices shall not be conducted in such a manner as to hinder the effectiveness of the sprinkler system.

FIRE EXTINGUISHERS

Tenant shall install and maintain type ABC fire extinguishers as approved by local fire department and Landlord's Fire and Casualty insurer.

MODIFICATIONS

All modifications, additions, repairs, or relocations to the sprinkler system required for the Tenant's use shall be performed only by the Landlord's sprinkler contractor, at Tenant's expense.

SMOKE DETECTORS/FIRE ALARMS

Tenant shall install fire alarm system in accordance with Landlord's Fire control Plan and all authority having jurisdiction, at Tenant's expense. Tenant shall install smoke detectors which will automatically shut down the HVAC unit(s) if activated. Smoke detectors are to be ceiling mounted in both sales and stock/storage areas with one smoke detector for every 2000 square foot of each area and/ or in the return or supply air duct as required by governing authority. Depending on the Local Code jurisdiction, the strictest of the three will apply.

VII. TENANT DESIGN CRITERIA

N. FOOD COURT TENANT CRITERIA

- a. All wall surfaces in Tenant food preparation areas shall be faced with glazed ceramic tile.
- b. Tenant shall furnish and install R-11 insulation with vapor barriers from floor to underside of roof structure at all demise walls. At exterior walls, value of insulation shall be minimum R-19.
- c. Tenant shall furnish and install ceramic or quarry tile flooring throughout Tenant's floor area.
- d. Tenant shall have the option to using the following countertop finishes:
 1. Plastic slab (Corian, Avonite Formica 2000X, or equal).
 2. Stainless Steel
 3. Wood Butcher Block
 4. Ceramic Tile
 5. Granite, or other smooth finish stone
- e. Locations for any additional roof top equipment required by Tenant's design shall be subject to approval by Landlord at Tenant's expense.
- f. In addition to submittal requirements, Tenant shall submit with preliminary submittal all proposed finishes on all equipment, signage, etc., which will be visible to the public.
- g. Waterproof Membrane: Restaurant/Food Uses food prep areas must have an epoxy membrane equal to STONHARD (800.257.7953) or better. If an alternative membrane is desired, Laticrete 9325 (203.393.0010) may be used. Complete membranes with a minimum of 4" perimeter return are required underneath the furnished floor material. All pipe penetrations must be sleeved.
- h. All walk-in coolers, refrigerators or frozen boxes, if structurally allowed, shall be provided with the insulated floor systems recommended by the equipment manufacturer. Tenant will install a waterproof membrane over all kitchen, food preparation and toilet areas, including the floor area underneath coolers. Sealed concrete floors will not be permitted in the coolers or refrigerators.

VIII. EXHIBIT A - LANDLORD'S WORK

Landlord shall substantially perform the work described below in accordance with the Outline Specifications contained in Exhibit D of the tenant's lease

FRAME

A structural frame of steel, concrete or masonry construction, or any combination of these, with a floor design to carry and provide for 100 PSF live load and dead loads, and a roof design to carry and provide for live and dead loads in accordance with applicable building codes.

ROOF

A roof, as designed by Landlord and in accordance with applicable building codes.

EXTERIOR WALLS

Exterior walls shall be of non-combustible construction as designed by Landlord.

DEMISE PARTITIONS

Walls dividing leased premises from adjacent Tenants, Landlord will provide stud framing or masonry as determined by Landlord. Studs shall extend from floor slab to underside of structure. Walls dividing leased Premises from adjacent service corridors, if stud construction, shall be surfaced on the service corridor side by Landlord. Walls will be designed for fire rating in compliance with applicable codes.

FLOOR SYSTEM

Landlord will provide a concrete floor slab. Mall floor finish will be installed by Landlord from the Lease line to Tenant's storefront projection. Tenant shall extend mall floor finish from bulkhead line to center line of storefront enclosure. If necessary, mall floor tile may be purchased from Landlord.

LEASE PREMISES DIVISIONS

Landlord will install a vertical neutral line which shall divide the Premises from adjoining Premises at the face of the Mall. This neutral division may appear in the form of a pier, bulkhead or similar, and will be a function of the Landlord's architectural design for the Mall.

PLUMBING

Landlord will provide a 4" sanitary waste and a ½" water supply line, capped adjacent to or within the Premises. Tenants will be provided with a 2" water supply line. Additional service required by Tenant's particular use or design may be provided by Landlord at Tenant's additional expense.

VIII. EXHIBIT A - LANDLORD'S WORK

ELECTRICAL SERVICE

Landlord will provide a 480/277 volt, 3 phase, 4 wire electrical service, sized on a basis of 15 watts per square foot. Additional service required by the specifics of Tenant's use or design will be provided by Landlord at Tenant's additional expense.

BUILDING MANAGEMENT SYSTEM

Landlord shall supply and install BMS conduits and wires to location near Tenant space (location to be field verified.)

FIRE PROTECTION

All sprinkler work will be by Tenant at Tenant's expense using Landlord's approved contractor.

HEATING, VENTILATING AND AIR CONDITIONING

All HVAC work within Tenant space shall be by Tenant.

TRASH REMOVAL

Tenant will be responsible for all trash removal from site. Tenant shall not permit trash to accumulate within the Premises. Approved dumpster locations will be designated by Landlord.

FOOD COURT

Food Court Tenants shall pay to Landlord a capital contribution for Landlord's cost in supplying and installing Food Court furniture and accessories.

EXTERIOR SERVICE DOOR

Tenant will provide and install 3'-8"x7'-0" hollow metal door and frame. Tenant will provide exterior finish on door and frame. Tenant will provide hardware as follows:

- 1 lockset with construction cylinder
- 1 pair butts
- 1 set head and jamb weather-stripping
- 1 sill sweep
- 1 threshold

Additional hardware and finishes by Tenant. All Interior Service Corridor Doors by Tenant.

XI. EXHIBIT B - TENANT'S WORK

Tenant, at its sole cost and expense, and in accordance with the Design criteria and Outline Specifications contained in this manual, will furnish all labor, materials, plans and equipment necessary to complete, in a substantial and approved manner, the work described herein, (hereinafter "Tenant's Work"). Tenant's Work will supplement that work to be performed by Landlord, herein referred to as "Landlord's Work", as set forth in the tenant's lease.

WALLS, PARTITIONS, FINISHES AND DOORS

All walls, except demising wall studs. All sheetrock, insulation, blocking, bracing, doors, (including exterior or service doors where applicable), frames and hardware, bulkhead, curtain walls, paint and finishes including decor.

STOREFRONT

Complete storefront including without limitation bulkhead, security closure, any required depression, and accent lighting (if applicable.)

FLOOR COVERING

All floor preparation, patching and finishing.

CEILING

All ceiling surfaces and systems.

SIGNING

All storefront and internal signing.

FURNISHINGS AND TRADE FIXTURES

All furnishings and trade fixtures.

HEATING, VENTILATING AND AIR-CONDITIONING

Complete H.V.A.C. system. The Tenant's H.V.A.C. system must be in full compliance with Landlord's requirements and authorities having jurisdiction.

XI. EXHIBIT B - TENANT'S WORK

PLUMBING

All additional plumbing lines, vents, fixtures, fittings and equipment, necessary to complete Tenant's plumbing system and final connection of same to supply and waste lines furnished by Landlord. Each Tenant shall have a minimum of one (1) toilet room, or as required by Code.

GAS SYSTEM

Restaurant food service or other Tenants requesting gas may, at Landlord's option, receive gas service if gas is made available to the Mall store building by supplier. If available, Tenant, at Tenant's additional expense, will install a gas piping system to the Premises. Tenant at Tenant's expense, shall provide and install a gas meter, and shall arrange for the service hookup with the supplier

CARBON MONOXIDE DETECTION

New York State implemented guidelines effective June 27, 2015 requiring Carbon Monoxide Producing sources, defined as any appliance, equipment, device or systems that emits carbon monoxide, including all gas powered equipment (i.e., HVAC, grill, water heater, dryer, etc) [1228.4.(b)(6)]. Complete rule can be viewed here: http://www.dos.ny.gov/dcea/pdf/TEXTCO_20150602.pdf

ELECTRICAL

All conduit, wiring, junction boxes, fixtures and equipment necessary to complete Tenant's electrical, telephone, security, music and public address system.

BUILDING MANAGEMENT SYSTEM

Tenant shall run BMS conduits and supply pull wires. Landlord shall make connections to BMS at Tenant's expense.

FIRE PROTECTION

Fireproofing at column, chases, and other vertical elements continuous from roof or floor deck above to floor below, as required by Code, whether in Tenant's Premises or beyond; also fireproofing of beams; deck; ceiling system; above ceiling or other smoke barriers; automatic exhaust hood extinguisher system; and any special equipment or retardant required by the nature of the Tenant's design, or method of conducting business as required by applicable codes. All sprinkler work shall be by Tenant at Tenant's additional expense, using Landlord's approved sprinkler contractor

XI. EXHIBIT B - TENANT'S WORK

ROOF WORK

Any roof work, including without limitation any penetrations necessary for the completion of Tenant's Work shall be performed by Tenant at Tenant's additional expense using the roofing contractor responsible for such work as designed by Landlord. In order to maintain the integrity of the roof Bond and roof Warranty no roof penetration or other roof work shall be permitted unless such work is performed by the roofing contractor designated by Landlord. To prevent exhausted restaurant grease from damaging the roof, restaurant grease exhausts shall be equipped with sand traps, as required by roofing manufacturer. Special protection of flexible sheet membrane will be the Tenant's responsibility when food preparation exhaust equipment is installed on the roof. Any abandoned existing rooftop units for the Tenant space shall be removed from the roof at Tenant's expense.

MEZZANINE CONSTRUCTION

Mezzanine space shall not be permitted without Landlord's written approval. If mezzanine space is added to the demised Premises, the mezzanine construction shall be by Tenant, in full compliance with all applicable codes and Landlord's specifications. Tenant shall submit mezzanine construction drawings to Landlord for review by Landlord's structural engineer, at Tenant's additional expense. Allowing an additional 10 days for Landlord's review process of Tenant's submission.

INTERIOR SERVICE CORRIDOR

All work required is to be by Tenant.

X. GENERAL TERMS

A. OCCUPANCY DATE

Landlord shall notify Tenant of the date (Occupancy Date) on which the Premises shall be available for Tenant's work. Tenant agrees that time is of the essence and agrees to commence installation of Tenant's Work not late than five (5) days following the Occupancy Date.

B. OCCUPANCY PERIOD

The period beginning on the Occupancy Date and terminating on the Term Commencement Date of this Lease shall be known as the "Occupancy Period".

C. ESTABLISHMENT OF SCHEDULE

Tenant and its agents, contractors and employees shall comply with reasonable schedules which Landlord shall establish from time to time, governing submittals by Tenant of design information for Landlord's approval, construction operations, occupancy by Tenant, opening for business, and other occurrences for the purpose of coordination efforts of tenants, contractors, and Landlord. All parties shall cooperate with the Landlord in expediting work, and shall provide Landlord upon request, a schedule and status report updates until Tenant opens for business.

D. FAILURE TO MEET SCHEDULE

Any cost incurred by Landlord as a result of Tenant's failure to meet the schedule requirements herein described shall be reimbursed by Tenant and shall be payable to Landlord upon demand. Any modification to Landlord's Work necessitated by failure of Tenant to undertake or complete Tenant's Work as required under this Lease shall become the responsibility of Tenant. Upon Three (3) days written notice thereof, Landlord may complete, at Tenant's expense, any work deemed by Landlord to Jeopardize Tenant's required Opening Date.

E. CONSTRUCTION RULES AND REGULATIONS OF THE MALL

- a. Tenant shall erect and maintain a temporary barrier throughout the construction period. Said barrier is subject to the following requirements:
 1. Shall not extend beyond 3' into the walking corridors. At all times, a 10' minimum clearance must be maintained in the mall court area.
 2. Shall be constructed of %" or W' fire rated gypsum wallboard.
 3. Shall be taped and finished.

X. GENERAL TERMS

4. Shall be painted, paint number to be specified by Landlord, and shall have a finished vinyl or rubber base.
 5. Shall be 12' high and sealed to contain dust, noise, etc.
 6. Shall have a factory made door with lockset which shall be kept closed. Door shall swing into the store and be equipped with a door closer. A copy of the key shall be left in the Mall Office.
 7. Shall be maintained on a daily basis when necessary, i.e. paint, sheetrock repair
 8. Temporary storefront barrier may not be dismantled until permanent storefront is completed.
 9. Temporary storefront barrier may not be fastened to the finished floor, Demise Piers or any other permanent finishes or fixtures in the Mall.
 10. Advertising of contractors or associated trades will be prohibited.
- b. No jackhammering, or use of other equipment producing a high noise or dust level during shopping hours.
 - c. All materials shall enter via service entrances. For stores without service entrances, all materials shall enter either before or after standard Mall operating hours.
 - d. Doors are not to be wedged open.
 - e. Contractor and employee vehicles shall be parked in areas as directed by Landlord.
 - f. Tenant shall dispose of all waste materials (except concrete, masonry or structural steel) in open top containers located in parking area if provided, or removed from site. Absolutely no waste material is to be discarded in adjoining spaces, other vacant space, Mall space or Landlord's compactor.
 - g. No systems shall be shut down without the express prior permission of Landlord.
 - h. All work shall be performed in a neat and orderly fashion.
 - i. Tenant shall notify mall office of the following, prior to starting work:
 1. Name, address, and temporary residence location of contractors working in the space, and
 2. Starting date and anticipated completion date of work.

X. GENERAL TERMS

F. COMPLIANCE WITH CONSTRUCTION RULES AND REGULATIONS

As a condition to Landlord's approval of the Tenant or Tenant's contractor taking occupancy of the Premises, Tenant or the Tenant's contractor may be required to deposit with Landlord the sum of \$2,000.00 to be held by Landlord as security for the compliance by Tenant and Tenant's contractor with the Construction Rules and Regulations set forth herein and the other construction requirements as set forth in Lease Exhibits. Tenant and Tenant's contractor shall reimburse Landlord for the cost of any damage or disruption caused by the failure of Tenant or Tenant's contractor to comply with the Construction Rules and Regulations. Any such cost shall be first recovered by Landlord from the security deposit made hereunder. Upon the satisfactory completion of the Tenant's Work as required under the Lease including Landlord's Punch list and within thirty (30) days following Landlord's acceptance of Tenant's properly completed Certificate of Completion and "As-Built" drawings as may be required hereunder, Landlord shall return the remaining amount of the security deposit. Request for the return of security deposit must be made to Landlord in writing.

G. COMPLIANCE WITH LAWS

Tenant shall, at its own cost and expense, comply with all applicable statutes, ordinances, rules, orders, laws, regulations, codes and recommendations of governments and their authorized agents which have jurisdiction over Tenant's Work, and, with respect to the prevention of fire and exposure to liability risks, of the Board of Fire Underwriters, Rating Board, and Landlord's and Tenant's insurance companies. Tenant shall pay all fees for, and obtain all necessary permits (with exceptions), licenses and certificates. A copy of same shall be delivered to Landlord and shall be posted in a prominent place within the Premises before the Tenant begins work. Tenant shall furnish the Landlord with a copy of a Certificate of Occupancy prior to Opening for business.

H. NON-INTERFERENCE

Tenant shall perform its work so as to not to interfere with the completion of Landlord's work or other Tenant's Work.

I. QUALITY OF MATERIALS: WARRENTY

All materials furnished and incorporated in Tenant's Work shall be new, unused, and of quality and characteristics specified herein. If the quality and characteristics of certain materials are not specifically set forth herein, materials used shall be that customarily used in first class work of similar nature and character. Tenant shall guarantee and shall require all parties furnishing and incorporating materials in Tenant's Work to guarantee said work to be free from an and all defects in workmanship and material for a period of one (1) year from the date of completion thereof. Tenant shall be responsible for the costs of correction of such defects, which costs shall include all expenses and damages resulting from said defects. Tenant's agreements with its contractors shall contain language so providing and further providing and further providing that all guarantees and warranties shall inure to the benefit of both Landlord and Tenant, as their respective interest appear, and can be directly enforced by either.

X. GENERAL TERMS

J. EASEMENTS

Tenant shall install and maintain proper access panels as may be required.

K. INSURANCE

- a. Tenant shall secure, pay for and maintain, or cause its Contractor(s) to secure, pay for and maintain during the Tenant's construction and fixturing work within the Premises, all of the insurance policies required herein in the amounts as set forth below. Tenant shall not permit its Contractor(s) to commence any work until all required insurance has been obtained and certificates of such insurance have been delivered to Landlord.
- b. Tenant's General Contractor's and Subcontractors' required minimum Coverage's and Limits of Liability.
 1. Comprehensive General Liability, including personal injury and property damage and completed operations, explosions, collapse, and underground operations if any, broad form property damage, contractor's protective liability, in the minimum amount of \$3,000,000 Combined Single Limit. Completed operations to remain in effect four (4) full years after project completion
 2. Auto Liability Bodily Injury and Property Damage (including non-owned and hired vehicles) in the minimum amount of \$1,000,000 Combined Single Limit.
 3. Statutory Workmen's Compensation, Employer's Liability and Disability Benefits.
 4. Excess Liability Umbrella Coverage in the minimum amount of \$3,000,000

Such insurance shall insure the General Contractor and/ or Subcontractors against any and all claims for personal injury, including death resulting therefrom and damage to the property of other caused by accident and arising from its operations and whether such operations are performed by the General Contractor, Subcontractor, or by anyone directly or indirectly employed by any of them.

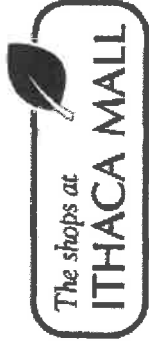
c. Protective Liability Insurance

Tenant shall provide Owner's Protective Liability Insurance that will insure Landlord and Tenant against any and all liability to third parties for damages because of personal injury liability (or death resulting therefrom) and property damage liability of others or a combination thereof which may arise from work in connection with the Premises, and any other liability for damages which Tenant's General Contractor or Subcontractors are required to insure against under any provisions herein. Said insurance shall be provided in the minimum amount of \$3,000,000 Combined Single Limit.

X. GENERAL TERMS

- d. **Tenant's Builder's Risk Insurance- Completed Value Builder's Risk Material Damage Insurance**
Tenant shall provide and "All Physical Loss" Builder's Risk insurance policy on all Tenant's Work to be performed in the Premises as it relates to the building within which the Premises is located. The policy shall include Tenant, its Contractor and Subcontractors and Landlord as insured as their interest may appear. The amount of insurance to be provided shall be 100% of the replacement cost.
- e. All such insurance policies required above shall include Landlord as an additional insured: except Workmen's Compensation Insurance, which shall contain an endorsement waiving all rights of subrogation against Landlord.
Certificates of Insurance shall provide that no reduction in the amounts or limits of liability or cancellation of such insurance coverage shall be undertaken without prior thirty (30) day written notice to Landlord.
All insurance policies required above shall be written by companies authorized under the laws of New York State and satisfactory to Landlord.
- f. **Indemnity**
Tenant shall fully protect, defend, indemnify and save harmless Landlord and Landlord's Managing Agents against all liability judgments, damages, costs and expenses, including attorney's fees, arising from any and all claims relating to the performance or non- performance of Tenant's work.

APPENDIX 1



DESIGN REVIEW CHECKLIST

Tenant _____

Space No.: _____

Complete and return the Final Design submission for Landlord's review. Answer all questions below. If the answer to any question is No, attach written explanation to this form.

Yes (X)

- _____ 1. Drawings have been prepared by, and bear the seal and signature of an architect licensed in New York State. All work is in compliance with the applicable codes, regulations, laws, etc.
- _____ 2. Design submission includes all information outlined in Final Submission Requirements (See Exhibit D, Section C).
- _____ 3. Demise walls are clad with a minimum of 5/8" fire code gypsum wallboard, from floor to deck with fire tape at deck.
- _____ 4. Exterior walls are insulated with minimum R-11 or R-19 insulation (whichever applies) and covered with one (1) layer of 5/8" fire code gypsum wallboard to deck with fire tape at deck.
- _____ 5. Walls adjoining service corridors are insulated with minimum R-11 insulation and covered with one (1) layer of 5/8" fire code gypsum wallboard to deck with fire tape at deck.
- _____ 6. Ceiling is insulated with minimum R-11 insulation.
- _____ 7. Ceiling, if acoustical tiles, is 2' x2', reveal edge tile (2' x4' tile not allowed in sales area) or concealed spline.
- _____ 8. Service door to corridor (if applicable) is recessed so not to swing into the service corridor.
- _____ 9. Mezzanine construction, where applicable, is clearly shown including necessary supports, columns, foundations, or thickened slabs where permitted.
- _____ 10. Storefront finishes indicated are of acceptable non-combustible materials (no paint, vinyl, plastic laminate, wood, or stucco).
- _____ 11. Storefront design complies with required bulkhead height.
- _____ 12. A 6" high mall floor tile base is indicated at storefront (no wood, vinyl, plastic laminate, or stucco).
- _____ 13. Signage details are indicated on storefront elevation, and shop drawing is included showing size,

APPENDIX I

color and materials.

14. Property sized floor plates are indicated fro storefront rolling grille tubes (if applicable).

15. Penetrations through upper level floor system, if any, are noted to be core drilled.

16. Drawings indicate proper connection to Landlord's common mechanical systems for:

_____ Electrical

_____ Water

_____ Sanitary Sewer

_____ Sanitary Vent

_____ Toilet Exhaust

_____ Outside Air (if applicable)

_____ Restaurant Exhaust and special roof protection (if applicable)

17. No fluorescent lighting used within 8 feet of Tenant's Maximum Storefront Projection Line.

18. Storefront accent lighting meets criteria.

19. Riser diagram is indicated on drawings.

20. Night lighting is indicated.

21. Seven-day time clock, with reserve spring capacity, (if applicable).

22. All fluorescent lighting and heating equipment is 277 or 480 volt.

23. All plumbing work is in compliance with the National Plumbing Code and all New York State plumbing regulations.

24. "Instant Warm" type water heater is specified where 1 or 2 toilet room(s) is the only water usage.

25. All faucets are spring loaded and have water saving aerators.

26. All plumbing chases are insulated against the cold.

27. Smoke barriers and vents are indicated in accordance with code.

28. Fire extinguishers are located in store.

29. All ductwork is insulated with minimum R-11 insulation and vapor barrier.

30. Column and duct-fireproofing details are indicated (if applicable).

APPENDIX 1

- ____ 31. Grease traps, hair interceptors, trash compactors, and waterproof floor membranes with floor drains where applicable.
- ____ 32. Smoke detectors, in return air ducts or supply are ducts (whichever is applicable), will automatically shut down the HVAC unit when activated.

State Architect's Seal

Signature

Date

APPENDIX 2



**CERTIFICATE OF COMPLETION
AND
AFFIDAVIT OF CONTRACTOR'S COMPLIANCE WITH APPROVED PLANS**

Construction of: _____

Tenant: _____

Space No: _____

This is the sate that I have made an inspection of the site on completion, and I hereby certify that the Premises has been completed in accordance with the Landlord approved final plans and specifications except as noted below.

Dated: _____, 20____

Tenant: _____

Signature: _____

Title: _____

Telephone: _____

Date: _____, 20____

Contractor: _____

Name: _____

Address: _____

Telephone: _____

Fax: _____

Signature: _____

Title: _____

APPENDIX 2

List all changes, if any, to previously approved plans and specifications required during construction.

As-Built Drawing enclosed (if applicable):

Certificate of Occupancy attached:

Underwriter's Certificate attached:

APPENDIX 3



TENANT ELECTRICAL LOAD SUMMARY

Tenant: _____

Space No.: _____ GLA: _____ sf

Please complete the following form and include as part of the Final Drawing Submittal to the Landlord

Landlord provides 10 watts per square foot as standard, and 15 watts per square foot as standard for Food Court Tenants. The information provided below is necessary in order to properly size the Center's electrical distribution capacity. Upgrades over the Landlord's supplied wattage will be billed to the Tenant.

	Winter	Summer
1. Connected Cooling Load:		
Compressor(s):	_____ Watts	_____ Watts
Inside Fan:	_____ Watts	_____ Watts
Outside Fan:	_____ Watts	_____ Watts
Power Exhaust:	_____ Watts	_____ Watts
2. Connected heating Load:		
Compressor(s):	_____ Watts (Heat pump)	_____ Watts
Inside Fan:	_____ Watts	_____ Watts
Outside Fan:	_____ Watts (Heat pump)	_____ Watts
Heat Coil(s):	_____ Watts	_____ Watts
3. Connected Constant Lighting Load: (not to be included in occupied lighting load below)		_____ Watts
4. Connected Constant Equipment Load: (not to be included in occupied lighting load below)		_____ Watts
5. Connected Occupied Lighting Load: (not to be included in occupied lighting load below)		_____ Watts
6. Connected Occupied Equipment Load: (not to be included in occupied lighting load below)		_____ Watts
7. Total Connected Load: (the greater of item 1 or 2 plus items 3 through 6)		_____ Watts

APPENDIX 3

Completed By:

Electrical Engineer's Name:

Firm Name:

Firm Address:

Telephone Number:

Fax Number:

Date:

Stamp:

APPENDIX 4



TENANT INFORMATION SHEET/SCHEDULE

Tenant: _____ Space No: _____

Opening Date: _____

Owner: _____ Architect: _____

Tenant Contact Person: _____ Contact Telephone Number: _____

Real Estate: _____

Design: _____

Publicity: _____

District Mgr: _____

Store Mgr: _____

Construction: _____

Fixtures/Equip: _____

Ship Date: _____ Arrival Date: _____ Completion Date: _____

Merchandise: _____

Ship Date: _____ Arrival Date: _____ Completion Date: _____

Sign Mfg: _____

Ship Date: _____ Arrival Date: _____ Completion Date: _____

Sign Installer: _____

Ship Date: _____ Arrival Date: _____ Completion Date: _____

APPENDIX 4

General Contractor: _____ Contact Telephone Number: _____

Co Name: _____

Site Mgr: _____

Address: _____ Cell: _____

_____ Email: _____

_____ Fax: _____

Out to Bid: _____ Contract Awarded: _____

Start Date: _____ Completion Date: _____

Notes: _____

Completed By: _____ Date: _____

