

LANDLORD'S WORK

Landlord shall provide the following improvements to the Premises at Landlord's sole cost and expense through its contractor, Beam Construction and Management:

Building shell: Concrete floor, sealed; exposed concrete exterior walls and wood ceiling, painted one of four building standard colors.

Demising Walls: Floor to ceiling, with 4" steel studs, and 5/8" drywall each side, painted building standard color, with rubber base.

Entry Door: 3' x 7' x 1 3/4", single window pane center entry door contiguous to a full height window, framed transom window above. Doorframe to be a Packaged Steel Door Frame, (Timely) pre-finished wooden color. Lever lock, keyed.

Lighting: Brushed aluminum pendant fixture with wire cage placed one per structural bay or approximately 200 square feet or as needed to maintain viable candle intensity at desk level.

Heating: Building-wide, natural gas-powered, high efficiency Water Source Heat Pump (WSHP) system. Premises shall have ducting, vents and an individual thermostat. Natural gas usage is individually metered and will be billed to the tenant as additional rent.

Sprinklers: Sprinklers to meet Fire Marshall requirements.

Electrical: One duplex receptacle per 150 SF of leased space. All electrical power to the tenant is metered and will be billed as additional rent

Telephone: Conduit raceway to phone company terminal block with plugs placed approximately every 250 square feet.

Data: One plug every 250 square feet.