

### Description of Premises

1. Landlord shall provide and install, at no cost to Tenant, the following work to the Premises. All work not cited in here in this Exhibit is to be completed by the Tenant.
2. **Front Door:** 1 clear, double-pane safety-glazed 3' x 7' double-acting entry door with hardware per code and weather stripping.
3. **Storefront:** Clear, double pane glass storefront. Metal mullions around glass and doorframe.
4. **Demising Walls:** Demising walls to be built to the roof deck, insulated, drywall fire taped, and ready for texture and paint. Demising walls to meet all city and fire codes.
5. **Concrete Floor:** Level, clean concrete slab in dry condition. Floor is clean and ready for ceramic tile or stain. Floors to be level or maintain ADA approved standards.
6. **HVAC:** Landlord to supply and install HVAC to provide enough capacity for standard heating and cooling needs.
7. **Electrical:** Landlord to supply and install to the tenants space a 200 amp, 120/208 volt, 3 phase, 4 wire service with distribution panel.
8. **Water and Sewer:** Per permit set plan.
9. **Plumbing:** Restroom, with water heater, per permit plan.
10. **Tap Fee/Impact:** All tap or connection fees or assessments for utilities to be paid by Landlord.
11. **Handicap Accessibility:** Landlord shall meet all ADA requirements for access to storefront.
12. **Municipal Fees:** Landlord will be responsible for payment of any impact fees, sewer tap fees, and any other fees required by the governing municipality for building on Landlord's portion of the Premises.