

STOREFRONT DESIGN CRITERIA

GENERAL DESIGN CRITERIA:

The Architectural and MEP Criteria Drawings are intended to supplement the property's specific Storefront, Signage and MEP Criteria Manual which is included in the Tenant Information Package. Please refer to the Criteria Manual for important property details and design information. If a conflict occurs between the Criteria Drawings and the Criteria Manual, the Manual shall take precedence.

The Tenant's entire storefront opening within the Landlord's building facade shall be designed, fabricated, constructed, installed and maintained by the Tenant at the Tenant's expense. The storefront design shall work in concert with, and be respectful of, the Landlord's building facade, thematic architectural expression, and landscaping. Landlord piers or columns in the Tenant's storefront that are clad or otherwise designed as part of the Landlord building architecture shall be preserved without alteration by the Tenant. Piers or columns in the Tenant's storefront shall be incorporated into the Tenant's storefront design.

No alterations, additions, changes or modifications to the Base building finishes or construction shall be permitted without obtaining Landlord's prior written approval (such approval shall be requested by Tenant under separate cover from Tenant's drawings). If permitted, all work shall be performed by Landlord at Tenant's expense.

All Tenant construction, including storefronts, shall be of non-combustible materials. Treated fire-resistive materials are permitted only with approval by local jurisdictional authorities.

All Tenant storefronts and floors shall be watertight and must properly slope to drain and to meet flush with Landlord's finishes and/or pavements at the storefront. All exterior Tenant storefront materials shall be suitable to outdoor weather, use and wear.

STOREFRONT DESIGN CONTROL ZONE:

The Tenant Storefront Design Control Zone is the area of the store extending from the storefront lease line into the store a minimum of five feet (5') across the entire width of the store. Since the appearance of this zone is critical to the overall store appearance, design solutions and materials are expected to be of the highest quality. The design zone will be closely reviewed by Landlord for appearance and use. No previous tenant storefront, or storefront materials, fixtures, or finishes may be reused.

Ceiling materials shall consist of G.W.B., wood, metal, or other types of hard surface materials. Acoustical ceilings and open ceilings will not be permitted in this zone.

Sprinkler heads shall be fully recessed with cover plates at entry vestibule and storefront show windows.

The backs of Emergency Exit signage/lights (over the entry doors) must not be visible from the Mall.

Storefront security systems, if used, must be unobtrusively incorporated into the Tenant's design control zone. Storefront security system design and installation details shall be included in the Tenant storefront design and drawings submitted to the Landlord for approval prior to installation.

All walls within this zone shall be provided with high quality finish materials - plain painted surfaces are not permitted. Materials such as stone, tile, wood panels, the use of trim and other decorative treatments shall be utilized. Slatwall and gridwall are not permitted.

All plants shall be shown on Tenant's drawings and identified by specie and whether living or artificial. Plants on storefronts shall have photographs submitted as part of Tenant's drawing submission to Landlord for approval. Depressed or slab-level plantings are prohibited. All plants installed by Tenant shall be properly maintained by Tenant at Tenant's expense.

ENTRANCE ALCOVES & CLOSURES:

Store closure is limited to hinged or pivoting doors only. Coiling grilles and shutters are prohibited. Doors glazed with true divided lites are encouraged, as are doors of clear tempered glass and doors with decorative leaded, or patterned glazing. Tall entrance doors of 8'-0" height, or higher, are encouraged; standard height doors with overhead transoms are also permitted.

Out-swinging or pivoting doors shall be recessed to prevent the door swing or pivot from extending beyond the storefront Lease Line. All store doors shall be weatherstripped.

Tenant's vestibule entry shall meet or exceed the finish specifications and standards set forth in the General Design Criteria and Storefront Design Control Zone. The vestibule location, presentation and temperature control are subject to Landlord approval. Tenant's drawings shall include details for foundations, interior/exterior slab conditions and finishes, weatherproofing and drainage.

CEILING:

Ceiling surfaces within the Design Control Zone shall be gypsum board, wood, or other type of hard surface material. The ceiling height shall be a minimum height of 16' or 1' above storefront glazing, whichever is higher. Store exit signs must be located hidden from view from the common walkway. Sprinkler heads in the ceiling must be flush or fully recessed. The cover plates are to be chrome finished or painted to match the ceiling color. Acoustical tile will not be allowed in the Design Control Zone.

ENTRY FLOOR:

Floor finishes in this zone shall be hard, high quality, durable materials. At the entry, the floor finish shall be a non-slip material. Vinyl and/or rubber resilient flooring or sealed/stained concrete systems are not allowed in the design control zone. If carpeting proposed, 32 oz nylon fiber minimum specification required.

The finished elevations at the store entrance must align with Landlord's finishes and/or pavement elevation of the exterior walkway, with a weatherproofed threshold of minimal thickness not to exceed 1/2" provided at the doors. The use of vinyl or metal reducer strips is prohibited. Tenant should provide a metal embedded transition strip flush with the hard surface flooring at all transitions to other flooring types. No trip hazards such as reducer strips, thresholds or other noticeable transition devices shall be permitted between different flooring materials.

STOREFRONT STRUCTURAL SUPPORT:

Do not weld, drill, screw or shoot into Landlord's structure. Use clamps or compression techniques. All storefront work requiring structural support shall be supported at the head sections by a welded structural steel framework provided by Tenant. All storefront framing shall be structurally independent of Landlord's soffit and self-supporting from the Tenant's floor slab. Tenant may connect to Landlord's soffit for finish purposes only and to Landlord's structural members for lateral bracing only (see "Structural Requirements").

STORE DISPLAY AND MERCHANDISING:

Extending five feet back from the storefront glazing, the sidewalks and show windows shall be dedicated for use as a high quality show window display. A creative display is required - standard merchandise racks, wall finishing materials such as slatwall and pre-packaged wall-mounted grid systems are prohibited.

Distinctive, high quality and appropriate display techniques which best showcase the Tenant's merchandise must be used.

At the storefront entry, display fixtures or merchandise, must be placed at least three feet behind the Tenant's entry door. Merchandise rack and display featured must not block customer traffic flow in and out of the store.

Television monitors to be installed at the storefront or within the Design Control Zone require specific approval by the Landlord. Monitors shall be incorporated into the overall storefront design and are to be encased within attractive display fixtures to conceal all surfaces except for the screen surface. The monitors, if allowed, may not emit any sound. No speakers will be allowed in the storefront or store interior which would allow sounds to be heard in the common walkways.

Ceiling materials shall consist of G.W.B., wood, metal, or other types of hard surface materials. Acoustical ceilings and open ceilings will not be permitted in this zone.

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INTERIOR DESIGN CRITERIA

TENANT SERVICE DOOR:

Unless existing, Tenant shall be responsible to install a service door, finished and maintained in good repair. The door and surrounding wall surface shall be finished and sized to match building standards.

When the service door is to be installed in a CMU wall, the opening must have a steel angle lintel header and metal corner guards at the jambs.

The existing exterior door location cannot be altered by Tenant without prior written approval of Landlord.

The Landlord has established standard service door signage for each Tenant service door. No additional signage will be allowed unless approved by Landlord.

TENANT INTERIOR WALL CONSTRUCTION:

Typical interior wall construction is to be composed of non-combustible metal stud framing with 5/8" type 'X' GWB, taped, spackled, sanded and finished.

Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported. Demising wall shall be fire-sealed to floor or roof deck above. Do not attach directly to Landlord's roof deck (see "Structural Requirements").

Prohibited Wall Construction:

- Concrete masonry unit or other masonry partitions, except at existing masonry demising or exterior partitions to infill and match the base building construction.
- Wood stud construction.
- Modifications to the exterior walls of the building shell, without Landlord's prior written permission.

If required by code, Tenant is to install (2) hour fire rated finish for all common duct shafts and walls adjacent to exit or service corridors.

If Tenant's sound transition level through demising walls does not meet a minimum rating of STC 50 or greater, Tenant shall, at Tenant's expense, install sound insulation and/or resilient furring as required to comply.

Tenant shall be responsible for maintaining the code-required fire rating at all demising wall penetrations (ductwork, piping, conduit etc.) This work shall include the installation of fire stops and fire rated penetration seals as required by code.

Sales area wall merchandise display system criteria:

- Wall standards within twenty feet of the storefront are to be recessed flush with the wall finish material.
- Wall standards installed in any demising wall may not compromise the fire rating of the demising wall.
- All slatwall used in the Sales Area must be provided with slot liners which are finished to be compatible with the finish of the slats.

WALL FINISHES AND STORE FIXTURES:

Interior wall finishes are to be high quality, long lasting and durable. Finishes shall comply with all applicable building code and Insurance Underwriter requirements for appropriate fire resistance and flame spread ratings and are subject to Landlord approval.

All trade fixtures shall be first class new fixtures with durable finishes consistent with the anticipated use.

All finished wood shall be millwork quality kiln dried with a durable protective finish where exposed to public contact.

Asbestos containing materials, fiberglass, formaldehyde or any other known hazardous materials are prohibited.

Prohibited Wall Finishes:

- Plywood paneling.
- Reflective wallpaper or tambour.

NOTE: The use of slat-wall, grid-wall, pegboard, artificial finishes, faux products or synthetic stone, brick, wood, etc. will be closely reviewed for extent, finish and visual impact with respect to quality of appearance.

FLOOR FINISHES:

All transitions between floor finishes of unequal thickness are to be accomplished by a gradual transition with floor leveling compound to create a smooth and level walking surface. Tripping hazards such as carpet trim strips and reducer trim are not permitted.

Carpeting, if used in the sales area, shall be of the highest quality. Commercial grade high quality cut pile or loop/cut pile combination carpeting is required.

The reuse of any existing floor finish is strictly prohibited.

Prohibited Floor Finishes:

- Single color, low profile, all loop carpeting in the Sales Area.
- Vinyl tile or any other sheet goods flooring (such as rubber flooring) in the Sales Area.
- Simulated materials, such as simulated wood, of any kind.
- Stick or slippery finishes that may lead to falling.
- Painted, stained, or exposed concrete (unless otherwise expressly approved by Landlord in Tenant's lease).

Tenant shall not drill, screw, weld or shoot into Landlord's structure or structural members. All attachments shall be with beam clamps, clips, wire or bolts with washers. Do not attach any construction directly to Landlord's roof deck. Joists, beams, trusses and girders may be used for lateral bracing an spanning support. Do not support any construction from Landlord's cross-bracing or bridging.

Roof
All roof work, penetrations, flashing and repair shall be performed by Landlord's roofer at Tenant's expense.

WATERPROOFING MEMBRANE:

If the Premises concrete slab is not on grade, Tenant shall install a waterproofing barrier membrane, in accordance with Landlord's specifications, in all areas that may be exposed to fluids or liquids including, but not limited to, restrooms, food preparation and service areas, laundry and dry cleaning areas, and photo processing areas. Said membrane shall extend 6" up all adjacent walls. All drains must be accessible and have cleanouts.

The Tenant shall sleeve, fire-stop, flash and caulk all penetrations so as to provide an adequate seal. Refer to the required waterproofing specifications included as part of the construction manual.

Tenants are required to use a Landlord approved Waterproofing Contractor.

Each Tenant space wet area will be required to undergo an on-site, four-hour flood test to be performed by the Tenant contractor while witnessed and documented by Landlord personnel.

If Tenant currently occupies any portion of the Premises, or, if any portion of the Premises was previously occupied by a former tenant, Tenant shall remove all previous floor penetrations not intended to be re-used (and patch & repair the floor to original condition) and, re-seal all remaining floor penetrations to be re-used utilizing Landlord's waterproofing specifications.

INTERIOR CEILING CRITERIA

Tenants are encouraged to utilize the max height within premises for any planar ceilings within the sales area. The ceiling shall be a minimum height of 10'-0" in the sales area and a minimum height of 16'-0" within the Design Control Zone subject to structural limitations.

Interior ceilings shall be open, drywall and/or acoustical ceiling tiles. No more than 50% of the sales area may have acoustical ceiling tiles. Acoustical ceiling tiles are not permitted for the first third of the depth of the premises. Additional materials may be approved if shown to be integral to the Tenant's design. Ceiling support systems shall attach to structural members only, are not permitted to be attached to Landlord's roof or floor decking, bridging or wind bracing, and shall comply with Seismic Zone bracing requirements.

Acceptable Ceilings Finishes:

- High quality lay in ceilings, maximum size 2'x 2' within a matching color suspension grid are allowed in the furthest 2/3 of the store
- Painted gypsum board ceilings or other high quality non combustible ceiling materials: Tenants are encouraged to utilize coffers or coves to provide design/lighting detail to the ceiling.
- Open sales area ceilings only where all structural, mechanical, and electrical elements above the sales area are painted.

The Tenant shall provide access to all Tenant and Landlord systems & controls within the premises, including direct access to any fire sprinkler valve, through accessible ceiling tile or flush access panels.

GENERAL CONSTRUCTION & STRUCTURAL REQUIREMENTS:

Supplemental Structural Framing

- Supplemental structural support framing shall be designed by a licensed structural engineer employed by Tenant to adequately support the Tenant's suspended equipment within the premises.
- The Landlord may require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.

Structural Alterations

No alterations, additions, reinforcements or modifications to Landlord's structure to accommodate Tenant's work shall be performed, without obtaining Landlord's prior written approval.

The Landlord may require that approved structural or mechanical/electrical modifications be performed by the Landlord's contractor under contract to Tenant at Tenant's expense, and Landlord's engineer at Tenant's expense.

Mezzanine Structures (if approved by Landlord in Tenant's lease)

Mezzanine structures within any Tenant space shall require review and approval in writing by the Landlord's structural engineer at the Tenant's expense. All mezzanines shall be designed to be self-supporting.

Concrete Floor Slab

All concrete work by Tenant for slab on grade or structural slab shall comply with the more stringent of Landlord's project standards, the American Concrete Institute's standards for installation, performance and finishing and ASTM specifications and requirements.

General Structural Conditions

The Tenant's construction, fixturing and normal occupancy load shall not exceed 75 lbs/s.f. loading capacity without Landlord's prior written consent. All storefront construction shall be floor supported only with an appropriate structural system. No vertical load shall be suspended from the Landlord's storefront bulkhead system. Welding to the base building structure is not permitted.

Tenant shall not drill, screw, weld or shoot into Landlord's structure or structural members. All attachments shall be with beam clamps, clips, wire or bolts with washers. Do not attach any construction directly to Landlord's roof deck. Joists, beams, trusses and girders may be used for lateral bracing an spanning support. Do not support any construction from Landlord's cross-bracing or bridging.

Roof
All roof work, penetrations, flashing and repair shall be performed by Landlord's roofer at Tenant's expense.

SIGNAGE CRITERIA

GENERAL SIGNAGE CRITERIA:

All signage is to be of the highest quality design and construction. Tenant Signage must be designed to be proportionate in scale to the elevation to which it is affixed. The signage shall be designed to complement the storefront design and general building design.

Each tenant is required to provide a primary storefront sign for the Premises. One primary building sign is permitted for each tenant storefront and, at Landlord's sole discretion, on building returns. Storefronts that transverse two building types may, at Landlord's sole discretion, be permitted a second sign (smaller in proportion to the primary storefront sign) on the "non-entrance" building front. If Tenant elects not to use a primary building sign, then tenant may elect to use a primary awning sign or primary canopy sign (refer to awning and canopy signs). No tenant signs are permitted on the roof.

The wording of the sign is limited to the tenant's trade name (DBA) and logo. Tag lines (regardless of DBA) and signs advertising products, services, vendors or containing marketing phrases are strictly prohibited. The maximum sign area shall not exceed 30 s.f.

The maximum height of any single letter shall not exceed 24" and the average letter height of the entire sign shall not exceed 18". Stacked signs shall not exceed 30" in height. No sign shall be any closer than 24" to the end of the storefront or the corner of a building.

Non-illuminated signs may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of 1" thick.

All interior signs and graphics that are within 5 ft. of the tenant's storefront must be specifically approved in writing by Landlord.

All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required to support the signage must be concealed from view and be weather resistant.

Acceptable Primary Storefront Sign Types:

- Dimensional wood, metal, glass or other material with a permanent appearance, indirectly illuminated.
- Reverse channel letters with halo illumination, opaque letter-sides and faces and non-reflective background
- Incised signing cast into or carved out of an opaque material, indirectly illuminated.
- Sculptural iconographic elements contextual to the storefront design, indirectly illuminated.

Unacceptable Primary Storefront Sign Types:

- Box or cabinet type signs.
- Signs implying audible equipment, and/or moving, flashing or blinking lights.
- Signs employing exposed raceways.
- Luminous vacuum-formed type plastic letter signs.
- Exposed neon
- Internally illuminated individual channel letters with acrylic faces.
- Cloth, paper, cardboard signs or signs of other temporary or nondurable materials.
- Signs using highly reflective finish materials (ie: polished brass, chrome, etc.).

SHOW WINDOW GRAPHICS:

Decal-type lettering and/or logos may be applied to the interior face of storefront glass as safety markings (not to exceed 4" in height). Credit card decals and store hours may be applied to the inside of the storefront glass (letter height for store hours shall not exceed 1" in height).

AWNING SIGNS:

Awnings are defined as fabric-type structures over windows or doors with light-gauge framing. Tenant may elect to use a primary awning sign as the primary storefront sign. The primary awning sign shall appear as a logo, emblem or insignia on the awning that is over the storefront entrance and, at Landlord's sole discretion, on an awning located on a building return (Individual letters painted or screened onto the awning are not permitted). The maximum size for primary awning signs shall not exceed 6 sq. ft. The primary awning sign over the storefront entrance shall be indirectly illuminated. Storefronts that transverse two building types will not be permitted a second primary awning sign.

Secondary awning signs are awning signs that are in addition to the primary storefront sign. Lettering shall not exceed 6" in height and shall be located on the "apron" edge of every awning.

Awnings shall not be translucent with internal illumination.

CANOPY SIGNS:

Canopies are defined as heavy-framed protective and/or decorative structures over entrances (for example, tenant might have a canopy over the entrance with awnings over the show windows). Tenant may elect to use a primary canopy sign as the primary storefront sign. The primary canopy sign shall be not be internally illuminated but may be indirectly illuminated provided that the light source is not visible to the public. The sign shall consist of individual letters which shall not exceed 14" in height and may be routed out of the face of the canopy, pin-mounted to the face of the canopy or stood upright along the canopy edge. Storefronts that transverse two building types will not be permitted a second canopy sign.

GENERAL NOTE:
These criteria provide general design information and construction requirements. However, for specific information regarding the division of responsibilities of the Landlord and Tenant with respect to the Premises' construction, refer to the actual Tenant Lease or contact the Tenant Coordinator.

BLADE SIGNS:

Blade signs may be permitted at Landlord's soul discretion. The minimum height for blade signs shall be 8' 6" above the sidewalk.

Although the shape of the blade sign is not restricted, the maximum length along any one side shall not exceed 36" and the maximum area shall not exceed 5 sq. ft.

The sign should be fabricated from a single panel and may be constructed of wood, metal, sand blasted glass or other natural solid-surface material (plastic or acrylic materials are not permitted).

The graphic element of the sign may be paint, enamel, applique, dimensional graphic/lettering or may be punched out of the panel material (routed or incised).

The panel shall be supported by a bracket to the tenants storefront with a complimentary design, color and finish.

Blade signs may not be internally illuminated but may be indirectly illuminated.

REAR CUSTOMER ENTRANCE SIGNS:

If tenant is permitted by Landlord to install a rear customer entrance, tenant shall install one primary sign with a maximum letter height not exceed 14" and which shall be pin-mounted to the building. Primary signage shall be externally illuminated using gooseneck-type lighting.

Canopies may be permitted over the rear customer entrance but signage is not allowed on the canopy.

Secondary awning signs are permitted on rear customer entrance awnings in addition to the primary sign.

Logo's or insignia's are not permitted as part of the rear customer entrance signing.

Window graphics and decals, etc. shall conform to the storefront signage requirements.

BUILDING MOUNTED BANNERS AND PROJECTING SIGNS:

This type of sign is vertically oriented and is mounted high and perpendicular to the building and may or may not be illuminated. Signage of this type, if permitted, is usually restricted in number and location. Refer to the Details and Specifications Manual included in the Tenant Information Package to determine if this project allows this type of sign and if there are specific requirements pertaining to same.

GENERAL

SUBMISSION REQUIREMENTS:

Prior to the preparation of Tenant's Plans, Tenant shall visit the Premises to verify existing conditions and construction to ensure that none of Tenant's Work shall be in conflict with any existing Landlord or adjacent tenant improvements and construction.

Tenant shall schedule and sequence all drawing and construction activity to allow the Premises to be open for business as required in the Lease. The following timelines are minimum requirements and do not alter or waive Tenant's obligation to open the Premises as provided in the Lease.

PRELIMINARY DRAWINGS:

Within ten (10) days of Lease execution, Tenant shall submit to Landlord two (2) sets of blackline prints of Tenant's Preliminary Drawings showing the intended design of the store, which shall include, but not limited to, the following:

- Floor plan and fixture plan.
- Storefront and interior elevations.
- Sections through storefront.
- Reflected ceiling plan.
- Color rendering of storefront or photos of tenant prototype.
- Material and color sample board.
- Sign design, size and location.
- Merchandising plan of space including both permanent and moveable fixture locations.

If the Preliminary Drawings are returned to Tenant without Landlord's approval, then the Preliminary Drawings shall be revised by Tenant and resubmitted within ten (10) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Preliminary Drawings.

WORKING DRAWINGS:

Within twenty (20) days of Landlord's approval of Tenant's Preliminary Drawings (but in no event any later than forty (40) days after lease execution), Tenant shall submit to Landlord three (3) sets of blackline prints of Tenant's Working Drawings.

If the Working Drawings are returned to the Tenant without Landlord's Approval, then the Working Drawings shall be revised by Tenant and resubmitted within ten (10) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Working Drawings.

Any changes and/or modifications requested by the Tenant subsequent to the review and approval of the final shall require the written consent of the Landlord or Landlord's Tenant Coordinator.

Tenant's Working Drawings shall be prepared in strict compliance with Landlord's Design Criteria as established in the Tenant Information Package and shall adhere to Tenant's "Approved" or "Approved as Noted" Preliminary Drawings..

Working Drawings shall include, but limited to, the items below:

- Floor Plan, fully dimensioned.
- Item and fixture layout.
- Sections.
- Ceiling plan.
- Elevations and sections of Storefront: Storefront signs and Special Conditions indicated.
- Sections and details of Types of Partitions used.
- Schedule with jamb details, including list of Hardware.
- Sample Board for Storefront and Interior Finishes.
- Plumbing, Heating, Ventilating and Cooling Plans and Riser Diagrams and Electrical Details.
- Submittal forms and other items noted as being required in the Engineering Design Criteria.

Signage Shop Drawings shall also be submitted for Landlord's review in accordance with the requirements listed in the signage criteria.

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JURISDICTION AUTHORITIES:

All Tenant work shall comply with authorities, agencies or entities having jurisdiction over the premises including the Building Department, Fire Department, local utility company, Health Department, Fire Insurance Underwriter and the Landlord.

All construction is to comply with the requirements of applicable codes and laws, including accessibility requirements.

The Landlord does not review the Tenant's drawings for compliance with building code or accessibility requirements. It is solely the Tenant's responsibility to ensure compliance with these codes and the requirements of jurisdictional authorities.

Tenant shall have sole responsibility for compliance with all applicable statutes, code ordinances and other regulations for all work. In those instances where multiple standards and requirements apply, the strictest of such standards and/or requirements shall control unless prohibited by applicable Code.

GENERAL DISCLOSURE:

Landlord's approval of Tenant's drawings is contingent upon Tenant's compliance with Landlord's comments and shall not be construed so as to hold Landlord liable for either the architectural and engineering design of the Premises or the accuracy of the information contained in Tenant's Drawings. Should any conflict arise between any of Tenant's Drawings and the Lease, the applicable portion(s) of the Lease shall be determinative. Landlord's approval of Tenant's Drawings will in no way alter, amend, or waive the requirements or criteria of the Lease.