

STOREFRONT DESIGN CRITERIA

GENERAL DESIGN CRITERIA:
The architectural and MEP Criteria Drawings are intended to supplement the properties specific Storefront, Signage and MEP Criteria Manual which is included in the Tenant Information Package which can be found on Buzzsaw.

The Tenant's entire storefront opening within the Landlord's building facade shall be designed, fabricated, constructed and installed by the Landlord 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. Unclad piers or columns in the Tenant's storefront shall be incorporated into the Tenant's storefront design. Tenant shall be responsible for all work within the premises beyond the storefront, including, but not limited to, finishes within the design control zone.

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 exterior.

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. Security grilles or gates behind storefront show windows or entrance doors are strictly prohibited.

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. (Self-watering pots must be used)

CEILINGS:

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 the storefront opening in Landlord's building. 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 weathertooled 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.

STORE DISPLAY AND MERCHANDISING:

Extending five feet back from the storefront glazing, the sidewalls 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.

SHOW WINDOW SAFETY LOGOS:

Repetitive safety symbols (graphically designed) or lettering will be applied to the second surface (reversed reading, inside the store) storefront glass as approved by Landlord for identifying transparent surfaces for customer safety purposes. Emblems, logos and lettering shall not exceed 4" in height.

STOREFRONT LIGHTING

Display window lighting shall be incandescent, HID or similar color light source, as approved by the Landlord. Light sources and track lighting shall not be visible from the adjacent sidewalk or street scene areas. Sodium lamps are prohibited in storefront areas.

Show windows and display areas shall be adequately lighted and ventilated. Exposed fixture lamps are prohibited without prior Landlord approval; no lamp shall extend below the ceiling or below the display window heads in the Design Control Zone. Displays, show windows and entrances shall be illuminated during Shopping Center's hours of operation, and shall be controlled by an automatic time clock or control system connected to the Tenant's power supply.

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.
- Slip or slippery finishes that may lead to falling.
- Painted, stained, or exposed concrete, (unless otherwise expressly approved by Landlord in Tenant's lease)

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

Demising Walls
Demising walls between Tenant spaces shall conform to UL design U419.

INTERIOR DESIGN CRITERIA

TENANT SERVICE DOOR:

Tenant shall be responsible to maintain 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.

Any 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.

Tenants with exterior service doors are required to install an exterior security light above the door.

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.

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 and 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.

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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. Sald 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 water-proofing 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 the storefront opening in Landlord's building 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.

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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. 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 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 implying 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. The maximum size for primary awning signs shall not exceed 6 sq. ft. (vinyl letters are not permitted - letters must be screened off sewn on). 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 4" in height and shall be located on the "apron" edge of every awning.

Awnings shall not be translucent with internal illumination. Framework shall be powder-coated to match fabric color.

BLADE SIGNS:

Blade signs may be permitted at Landlord's sole discretion. 4' sq. ft. maximum size (the shape is not restricted but, the maximum length along any one side shall not exceed 36". Maximum letter height of 6". Minimum clearance height to sidewalk of 9'-6".

The graphic element of the sign may be paint, enamel, applique, dimensional graphic/lettering or may be pushed out of the panel material for a three-dimensional appearance (routed or incised is also approved).

The panel shall be supported by a bracket mounted at a right angle to the tenant's storefront with a complimentary design, color and finish.

Must be fabricated from one, single panel and constructed of metal, wood, glass, or other solid surface material (no plastic). The blade sign shall not be internally illuminated (but, may be indirectly illuminated).

SIGNAGE APPROVAL PROCESS

Landlord's approval of Tenant's storefront signage shall be based on the size and style of the sign and lettering, the location of the sign within the storefront, and the cohesive integration of the sign into the overall storefront design.

Approval of the Tenant's design or working drawings by the Landlord shall not constitute review and approval of the Tenant's signage. Tenant shall submit one set of the Tenant's sign shop drawings for review and approval by Landlord. Fabrication or installation of the Tenant's signage shall not commence before the Landlord's approval of the sign shop drawings.

The Tenant is responsible to obtain sign and electrical permits as may be required by the local jurisdiction.

SIGN SHOP DRAWINGS

Sign shop drawings must be submitted by the Tenant, for the Landlord review and approval, prior to fabrication and installation of the sign. These shop drawings provide complete information for the Landlord to understand the signage design and appearance.

Sign shop drawings shall:

- provide a store elevation, dimensioning each sign location.
- provide a section(s) through the sign relative to the lease line.
- Identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping. (Photographs of similar signs should be submitted if available.)

Blade sign shop drawings to include, in addition to number 3 above, colored elevation of sign indicating the dimensions of all graphics and elements, including sign height,length and depth. Minimum scale should be 1"=1'-0".

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)day 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.

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 statues,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.

CONTACT INFORMATION:

For questions regarding site access, storefront & architectural criteria, engineering design, delivery dates, construction rules & regulations, the scope of Landlord's and Tenant's work and store opening requirements, please contact your Tenant Coordinator or call 317-636-1600 for assistance.

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.

DRAWING INDEX:

Preconstruction Drawing
A1 / Architectural Criteria
MEP1 / Mechanical, Electrical & Plumbing Criteria
Design Manual / Project Specific Guidelines (in Tenant Information Package)