



Quaker Bridge Mall

**TENANT DESIGN CRITERIA
ARCHITECTURAL HANDBOOK**



Quaker Bridge Mall

Table of Contents

| | |
|---|-----------|
| INTRODUCTION..... | 1 |
| STOREFRONT CRITERIA | 2 |
| SIGNAGE CRITERIA | 5 |
| LIGHTING CRITERIA | 8 |
| DEMISING CRITERIA | 9 |
| TENANT CONSTRUCTION | 11 |
| PRE-CONSTRUCTION REQUIREMENTS..... | 14 |
| SUBMISSION PROCESS | 16 |
| SPECIAL CRITERIA – KIOSKS..... | 19 |
| CRITERIA ILLUSTRATIONS..... | 23 |



Quaker Bridge Mall

INTRODUCTION

To encourage exciting retail concepts within the overall design of Quaker Bridge Mall, the Landlord has established these Design Criteria for Tenant Improvements. These Criteria will guide the Tenant and the store designer in the creation of a merchandising concept and store design which meet the design objectives of the mall and which emphasize the retail identity of each Tenant. The open and bright character of Quaker Bridge Mall, and its excellent store exposure, call for retail design solutions that emphasize transparency, imaginative merchandising presentation and strong retail identity.

The Design Criteria Manual (Parts I and II), together with the Lease and the Lease Exhibits comprise the Tenant Package. Each Tenant should familiarize himself with the intent and details of these documents. The Tenant should also understand the special characteristics of his lease space, including all existing conditions which affect store design.

The Landlord shall have absolute right of approval over all materials, colors and finish selections, plans and designs. The Landlord requires the use of high quality materials throughout the Tenant leased premises. The Landlord may, at his discretion, consider deviations from these Design criteria in the interest of the overall project. Supplemental design criteria may be issued at Landlord's discretion and may supercede portions of these criteria.



Quaker Bridge Mall

STOREFRONT CRITERIA

The Tenant is encouraged to develop storefront designs which are based on the criteria and which produce imaginative displays appropriate to the merchandise or service offered.

Storefronts will be designed, fabricated and installed by the Tenant at Tenant's expense and will be subject to Landlord's approval. Compatibility with existing adjacent storefronts will be considered as a part of the storefront and signage approval criteria.

A Design Control Zone has been established in all Tenant premises. The Control Zone shall extend 5'-0" into the Tenant leased premises, measured from the lease line. The Landlord shall have absolute right of approval over all Tenant design, signage and materials within this Zone.

1. Storefronts shall be designed with an emphasis on transparency and the display of merchandise at the lease line. Storefronts may be all glass at the lease line, or may have recessed areas with display cases and platforms in the design control zone.
2. The storefront shall be designed to create a "sense of entry" into each store. All Tenants are encouraged to consider display windows and recessed entries to vary the retail presentation at the lease line. Archways or surrounds of entry areas, with decorative signage and lighting are encouraged.
3. All storefront treatments must be the full width of store within the demising piers, and the full height of the storefront including the area of the existing sign band, if any, up to the Landlord's neutral bulkhead. Treatment of the Tenant's sign is to be unified part of the storefront design.
4. The following Landlord's areas may not be altered except as provided by these criteria:
 - a. Demising piers
 - b. Neutral bulkhead
 - c. Continuous recessed light strip



Quaker Bridge Mall

STOREFRONT CRITERIA

- d. Public walkway paving
5. Recessed entries require finished ceilings at the top of the storefront extending to the mall bulkhead. The soffit of the recess shall be finished to match storefront construction. The underside of the neutral bulkhead shall match the neutral bulkhead finish with a ¼" reveal constructed by the Tenant between the neutral bulkhead and the recess soffit area.
6. No storefront shall be more than 20% opaque, including graphics. No storefront opening shall be wider than one-half the storefront width or 12'-0", whichever is less. Store 23'-0" wide or less may have 10'-0" openings.
7. Entry doors may be recessed a minimum of 3'-0" and a maximum of 5'-0" from the face of the storefront. Demising walls adjoining a recessed storefront must be designed to match storefront construction and finishes.
8. Glazing of storefronts must be tempered clear glass or safety clear glass, as required by code. Use of butt glazed storefront systems is encouraged.
9. Storefront materials may be architectural woodwork (plant fabricated and of "architectural" quality), glass, marble, granite, ceramic tile, stainless steel, or polished custom metal framing. Standard aluminum storefront systems and anodized aluminum storefront finishes will not be allowed.
10. The use of simulated materials such as simulated brick, stone, or wood, or non-durable materials such as fabric or contact vinyls, is not permitted on storefront. Use of painted gypsum board or decorative polychromatic ter-polymer coatings is prohibited.
11. On the floor of all recessed areas of the storefront, and between leaseline and the point of storefront closure, Tenant must provide the Landlord's mall border tile.
12. No alterations may be made to floor slab. Tenant shall provide a smooth transition to meet mall paver thickness at all openings where there is a change in



Quaker Bridge Mall

STOREFRONT CRITERIA

materials.

13. All storefronts must have a 6" base or kickplate of one of the following materials:
 - a. The mall border tile
 - b. Marble, stone, or ceramic tile utilized elsewhere in the storefront
 - c. Polished metal

STORE CLOSURES

1. No folding doors or opaque doors are permitted.
2. The following are acceptable store closures:
 - a. **Swinging doors**, in recessed storefronts only. Doors are to be single acting, and shall remain fixed in the open position during store business hours. If opening out toward the mall, doors may not extend past lease line. Doors shall be either architecturally in keeping with the storefront design or frameless clear tempered glass.
 - b. **Single track sliding glass doors**. Doors shall be frameless, tempered glass and will slide behind identical sized, fixed tempered glass panels.
 - c. **Overhead grilles** are permitted if they meet the following criteria:
 - (1) Grilles must be a straight link pattern (open grille by Cookson, design #G5014 or equal).
 - (2) All tracks, supports and operating devices must be concealed, and integrated into the store's interior architecture.
 - (3) All grilles shall have a clear anodized finish.
 - (4) All supports for grilles will be provided by the Tenant, and no hanging of the grille mechanism from the building structure will be permitted.



Quaker Bridge Mall

SIGNAGE CRITERIA

1. Each Tenant is required to design, fabricate, install and maintain a sign at the Tenant's expense. All signage is subject to criteria drawings and Landlord's approval before installation. The Landlord reserves the right to reject any sign design if, in his judgement, it is inappropriate or incompatible with the character or aesthetic intent of the project.
2. Signage shall be limited to the Tenant's trade name and logo only, as approved in the lease. No name brands, product names or phrases may appear on the storefront, nor in any area directly visible from the public space without written approval of the Landlord.
3. One primary Tenant identification sign is permitted per storefront elevation. The sign must be located in the Sign Area, a zone 2'-6" high by one half the length of the storefront (see Criteria Illustrations). Letters must be a minimum of 8" and a maximum of 16" in height and must not exceed 4" in thickness.
4. All signs at the leaseline must be internally lit. Signs on recessed planes behind the leaseline may be externally lit from recessed or specifically approved decorative fixtures:
5. Permitted sign types are as follows:
 - a. Letters of single or multi neon tubing. Visible tube supports shall be minimized, and transformers shall be remotely located and concealed.
 - b. Channel letters, either with a translucent face, or without a face, lit internally with neon tubing. Letters shall have solid returns and shall not exceed 4" in thickness.
 - c. Individual solid faced letters, lit internally and held away from back panel, creating a silhouette or "halo" effect. Letters shall be 1" away from back panel and shall not exceed 4" in thickness.



Quaker Bridge Mall

SIGNAGE CRITERIA

- d. Unlit solid block letters of wood (1" minimum thickness) or metal (1/4" minimum thickness). Letters shall be mounted on 1" spacers and illuminated by an external light source within the leaseline.
 - e. Metal Box Signs (letters cut out of box face, backed with acrylic, and internally lit) may not be surface mounted, but must be suspended as part of the architecture, or recessed into the storefront.
6. Additional graphics may be silkscreened, painted, or gold/silver leafed on Tenant side of glass storefront with approval of Landlord.
 7. No animated components, flashing lights, formed plastic or injection molded plastic signs are permitted. No paper signs or decals are permitted. No credit card decals are permitted.
 8. Signs located on the exterior of the mall shall be subject to the approval of the Landlord and to the following provisions:
 - a. Exterior signs (those not within the enclosed mall areas) shall be permitted for the following:
 - (1) Tenants without a mall entrance, having only an outside customer entrance to the store.
 - (2) Tenants with a mall entrance having an approved customer entrance from the parking lot.
 - b. The maximum height of letters shall be 28" for capital letters, and 24" for lower case letters.
 - c. Location, materials, and design of signs shall be subject to Landlord's final approval.
 9. Tenant identification signs will be required on service doors, at a maximum height of 4". Format, location, and letter type to be determined by Landlord, and must be uniform throughout the shopping center.



Quaker Bridge Mall

SIGNAGE CRITERIA

10. All signs shall be fabricated and installed in compliance with all applicable building and electrical codes, and shall bear a U.L. label.



Quaker Bridge Mall

LIGHTING CRITERIA

The Tenant is responsible for all lighting in show windows, storefront displays, signage, entry and the leased premises. Store and display lighting shall not contribute glare to the public area. Brightness of store interior and storefront is subject to Landlord approval. Light fixtures are to be protected in accordance with applicable building codes with respect to fire rated construction requirements.

1. Tenant is required to provide recessed incandescent downlights or wall sconces in entry or recessed storefront soffits.
2. Within Design Control Zone and show windows, only recessed fixtures or high quality track light fixtures shall be used. No exposed bulbs may be used except with specific approval. All show windows shall be illuminated during the hours the center is open. Use of low voltage light sources for show window display is encouraged. No animated or flashing lighting may be used.
3. General store lighting utilizing incandescent and fluorescent fixtures must be equipped with baffles or diffusers to shield lamps from public view above 5'-6" eye level, unless otherwise approved by the Landlord. The Landlord reserves the right to adjust baffles or diffusers at Tenant's expense after installation is completed.
4. Recessed downlighting or track lights shall use incandescent or quartz lamps only.
5. Lighting shall be by deluxe warm white lamps only. All fluorescent fixtures visible to the public require parabolic diffusers.



Quaker Bridge Mall

DEMISING CRITERIA

MALL COLUMNS

The Landlord's Public Mall columns may not be treated in any manner with Tenant finishes on that part of the column which is on the public side of the lease line. Where a column adjoins the storefront as a neutral strip, the storefront must meet that column with a reveal.

NEUTRAL PIER

The neutral pier at the end of the demising wall creates a definite separation between storefronts. It is constructed by Landlord and shall not be for Tenant use. Tenants are required to extend the neutral pier at both ends of the storefront up to the Landlord's neutral bulkhead.

DEMISING WALLS

The party wall between two Tenants or between Tenant and public space, service corridor, etc., shall consist in all cases of 4" metal stud from floor to underside of roof deck above, with a minimum of one layer of 5/8" gypsum board on each side, as required to meet fire ratings. Any openings created in the demising wall during or following construction must be sealed off to maintain the required fire rating.

TENANT SLABS

Concrete floor slabs replaced by Tenant shall be 5" thick, 3000 psi concrete with 6 x 6 – W2.9 x W2.9 wwm and a 6 mil polyethylene vapor barrier.

REAR EXIT DOORS

Rear exit doors from Tenant spaces shall be installed by the Tenant in an approved location. Doors shall be equipped with closures, parallel arm with back check feature, kick plates and wall bumpers. Rated lockset and panic hardware shall be provided by Tenant as required.

EXPANSION JOINTS

Tenant improvements shall not compromise the function of expansion joints which may occur in the floor below or roof structure above a Tenant space. All expansion joints installed in ceilings, walls or floor finishes of



Quaker Bridge Mall

DEMISING CRITERIA

Tenant construction shall be by Tenant at Tenant's expense.

MEZZANINES

Mezzanines should not be part of store design or plans, with the exception of storage areas (only where elevation permits). Adequate support from floor slab and building structure must be verified and approved by Landlord. Tenant will be responsible for cost of additional sprinkler and HVAC load created by this space.

ROOF PENETRATIONS/ROOF-MOUNTED EQUIPMENT

Tenant must secure written approval from the Landlord for any roof-mounted equipment to be installed by Tenant. Tenants providing their own roof-mounted equipment must coordinate their unit locations with the roof structure and comply with the MEP Design Criteria.

Tenants who install roof-mounted equipment shall have the responsibility of minimizing the view of the equipment from parking areas and adjacent roads. Tenant shall provide location, dimensions and weight of all roof-mounted equipment on the plans submitted to Landlord for approval.

The engineering and construction of structural modifications required for roof top equipment shall be by Tenant at Tenant's expense. Engineering drawings must be sealed by a registered engineer.

Where Tenant work requires cutting of the roofing materials, all penetrations, counterflashing and roofing repairs shall be engineered and installed in accordance with standard project roofing details and specifications and the work shall only be performed by the Landlord's roofing contractor at Tenant's expense.



Quaker Bridge Mall

TENANT CONSTRUCTION

Structural columns within the leased premises shall be protected by a U.L. listed, 1-hour enclosure of gypsum drywall and metal stud construction extending to the deck above.

In certain locations, existing mall building or Tenant electrical and/or mechanical services may pass through the leases premises. The Tenant must accommodate these components within the store design, and ensure that appropriate access is provided for mall maintenance and inspection personnel.

CEILINGS

1. Tenant must provide ceilings throughout their leased area. Lower level ceilings shall be U.L. listed, 1-hour rated. Tenant shall be responsible for maintaining this rating throughout the life of the lease (i.e. when subsequent ceiling work is performed). Lower level ceilings shall be 1-hour rated.
2. Ceiling heights may vary within the Tenant space. In general, the maximum Tenant ceiling height is 11'-0", subject to existing conditions and utilities.
3. Soffits and ceilings in recessed storefronts shall be of gypsum board construction. Changes in paint color must occur within reveals. Soffit height may be 13'-0" at the upper level and 13'-6" at the lower level subject to existing conditions and utilities.
4. Ceilings in store areas visible to the public shall be plaster, gypsum board, concealed spline acoustic tile, tegular acoustic tile, wood or metal slat.
5. Upper level Tenants to maintain U.L. listed, 1-hour rated drywall closure above storefront to underside of roof deck above.

FLOORS

1. Carpeting, wood, ceramic tile, terrazzo tile, natural stone, quarry tile, or other high-quality flooring materials must be used within the Tenant leased premises.



Quaker Bridge Mall

TENANT CONSTRUCTION

2. Linoleum, sheet vinyl and vinyl tile are not permitted in areas that are visible to the public.
3. Upper level Tenants whose activity may cause a wet floor must provide floor waterproofing construction consisting of a waterproof membrane and appropriate floor drainage.
4. It is imperative that the integrity of floor expansion joints be maintained.

MATERIALS

1. The use of simulated materials such as simulated brick, stone, or wood-grain laminate or textured paint is not permitted.
2. Unusual or very bright colors, large scale paint patterns and supergraphics require Landlord approval.
3. All materials must comply with BOCA flame spread requirements as per applicable building codes.

FIXTURES/DISPLAYS

1. Within the Design Control Zone, all fixturing shall be for display. Shop windows and displays must be transparent, encouraging views into the store. No solid fixtures, peg-board, or prepackaged wall mounted grid systems shall be permitted. The use of active displays and mannequins is encouraged.
2. Design of sales and service counters should be consistent with overall store theme. Tenant interior layout shall preclude direct view of rear portions of sales and service counters from the front of store.

SECURITY SYSTEMS / SHOPLIFTING

1. Store security systems for control of shoplifting shall be totally concealed or shall be an integral part of the store architecture.
2. No freestanding or exposed security devices or detectors will be allowed.



Quaker Bridge Mall

TENANT CONSTRUCTION

TRASH

Tenants must make provisions to hold their own trash within the confines of their demised premises. In the case of restaurants or food service tenants, trash holding spaces shall be adequate to hold the trash produced by one full day's operation.



Quaker Bridge Mall

PRE-CONSTRUCTION REQUIREMENTS

If there are any deviations between these Design Criteria and the Landlord's Lease or Lease Exhibits, the latter shall apply.

After receiving the Lease Outline Drawing and prior to starting any design or documentation, the Tenant, Tenant's designer and contractors shall make a detailed inspection of the leased space. It is the Tenant's complete responsibility to verify and confirm all dimensions and existing conditions within the lease space.

Prior to starting construction, the Tenant shall submit complete working drawings and specifications for the construction of the Tenant leased premises for the Landlord's written approval. Tenant construction may proceed only with approved drawings.

Engineering design and construction documents must bear the seal of a registered professional Engineer in the State of New Jersey. Architectural construction documents must bear the seal of a registered Architect in the State of New Jersey.

Tenant construction shall proceed only on the basis of drawings approved by the Landlord, Tenant's receipt of applicable building permits, and Landlord's receipt of Tenant Contractor's Insurance Certificate. Landlord's approval must be in writing. Changes made between approved drawings and actual construction will require alterations to comply with approved drawings. Alterations shall be made at the Tenant's expense. The approved drawings must be at the job site at all times.

The Tenant's general contractor shall be required to give Landlord a \$2,500.00 security deposit, in the form of a certified check, prior to the general contractor's admittance to the premises and the commencement of demolition/construction/renovation (hereinafter "construction"). Landlord shall not be required to deposit the security deposit into an interest bearing account.

During the construction process, Landlord's representatives will inspect the premises to determine whether the construction meets mall standards. Should the construction meet mall standards, the full amount of the security deposit will be returned. If it is determined that the construction does not meet mall standards, the



Quaker Bridge Mall

PRE-CONSTRUCTION REQUIREMENTS

general contractor will be instructed to make the required modifications before the security deposit is returned. These modifications must be completed within thirty (30) days after Landlord's instructions, to the satisfaction of Landlord. If the modifications are not completed with thirty (3) days, or the modification are not satisfactory to the Landlord, the Landlord, at its option, may hire an independent contractor to complete the modifications and Landlord will deduct the costs of said modifications from the security deposit and will pay the independent contractor said costs out of the security deposit. A twenty percent (20%) administration charge shall be added to the independent contractor's invoice to reimburse Landlord for its work, which shall also be deducted from the security deposit. The balance of the security deposit will be returned to Tenant's general contractor.

In the event the total cost of said work by the independent contractor and Landlord exceeds the amount of the security deposit, Tenant shall reimburse Landlord the amount of such total cost which exceeds the amount of the security deposit within thirty (30) days of Tenant's receipt of an invoice therefore. Landlord shall also be permitted to pursue Tenant for collection of said costs pursuant to the terms and conditions of the Lease.



Quaker Bridge Mall

SUBMISSION PROCESS

3. Storefront elevation and section (scale $\frac{1}{4}'' = 1'-0''$) indicating placement and use of all graphics and signage.
4. Samples and colors of all proposed finishing materials mounted on presentation boards.
5. Signage and graphics (scale $\frac{1}{2}'' = 1'-0''$) including notes on sign construction.
6. Colored rendering, or photograph of a similar installation.

Plans will be reviewed, and any necessary changes will be indicated. Tenant shall incorporate all changes and resubmit plans for approval before preparing final submission.

FINAL SUBMISSION

Drawings shall be construction document quality and, as a minimum, include the following:

1. Floor Plans (scale $\frac{1}{4}'' = 1'-0''$) indicating construction, materials, colors and finishes, and placement of all fixtures and furniture.
2. Reflected Ceiling Plans (scale $\frac{1}{4}'' = 1'-0''$) indicating materials and heights, location of all light fixtures, including manufacturer's name, catalog number, lamps to be used, mounting and finishes.
3. Storefront elevations, sections and details (scale $\frac{1}{4}'' = 1'-0''$).
4. Sign details (scale $1-\frac{1}{2}'' = 1'-0''$) indicating elevation and section views, letter style and size, all colors and materials, methods of illumination, and voltage requirements.
5. Interior elevations, sections and details ($\frac{1}{4}'' = 1'-0''$).
6. Interior finish schedule.
7. Mechanical drawings, including complete HVAC (with calculations), plumbing and sprinkler documentation.



Quaker Bridge Mall

SUBMISSION PROCESS

8. Electrical and Lighting drawings, including connected load information.
9. Construction specifications including special conditions reflecting compliance with the Construction Rules contained herein.

Upon final approval of Tenant's plans, construction release will be granted by Landlord.



Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

GENERAL CRITERIA

This section is intended as a supplement to the Tenant Criteria Manual. Tenants are expected to become familiar with the entire manual in the development and execution of each store design.

These criteria will guide the Tenant and the store designer in achieving the design objectives of kiosk displays at Quaker Bridge Mall.

Kiosks are freestanding “pavilions” which add interest and atmosphere to the mall environment. They should be designed in keeping with the materials and the general concept of the mall and court area.

The Tenant is encouraged to develop a kiosk design based on the criteria and which produces imaginative displays appropriate to the merchandise or services offered.

STOREFRONT CRITERIA

1. Kiosk pavilion framework shall be as detailed and specified in these criteria and all kiosk fixtures shall be fabricated and installed by the Tenant at Tenant’s expense.
2. Tenants are encouraged to vary the signage area of the kiosk, to create a unique and distinctive identity at each location. Sign panels which span the entire framework are not permitted. No ceiling or roof infill panels or grilles are permitted. Only approved signage and approved lighting may be applied to the frame. Counters must be separate units which may abut the framework structure, but must not be permanently connected to it.
3. The kiosk design should emphasize merchandise displayed in glass display cases. Counter fronts shall be as transparent as possible, but fully open counters are not encouraged. No display counter shall be more than 30% opaque including graphics. Glazing of counters and displays must be tempered clear glass or safety clear glass, as required by code. Height of counters shall be 3’-6” above finished floor.
4. Materials used for counter bases and displays may include: milled hardwoods, glass, marble, granite, ceramic tile, brass, chrome, stainless steel, or custom



Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

metal framing. The use of synthetic materials such as simulated brick, stone, or wood, or non-durable materials such as fabric or contact vinyl, is not permitted. For countertops, use of wood, metal or Corian (or equal) is encouraged. Plastic laminate edging of countertops is not permitted.

5. An opaque storage unit may be provided in the center of a full counter kiosk. This unit may not be higher than 3'-0" with 2'-0" of glass display cabinetry above. Signage is not permitted on this unit.
6. No overhead closures, rolling doors or grilles, folding or opaque doors are permitted. All display cases and counters must be fitted with individual locks, and must lock completely and securely.
7. Mall tile shall extend throughout the kiosk and may not be altered. No recessed are permitted in the floor slab. Carpeting or other temporary floor coverings are not permitted, except during construction.
8. All counters must have a 6" kick plate of a durable material. The base shall be compatible with the kiosk design, or may be the Landlord's mall border tile.
9. An electrical floor mounted Maxicom W/208V and 120V service and telephone wire is available at each kiosk location.

KIOSK LIGHTING CRITERIA

The Tenant is responsible for all lighting within the limits of the leased area, including counters, cabinets, displays and signage. Kiosk and display lighting shall not contribute glare to the public area. Brightness and intensity of kiosk lighting is subject to Landlord approval.

1. Within the kiosk, only high quality track or monopoint light fixtures shall be used. No exposed bulbs may be used without specific Landlord approval.
2. Light track may not be attached to the vertical surface of the kiosk framework, but must be attached to horizontal members as illustrated in this section.
3. Lighting shall be by incandescent or quartz sources only.



Quaker Bridge Mall

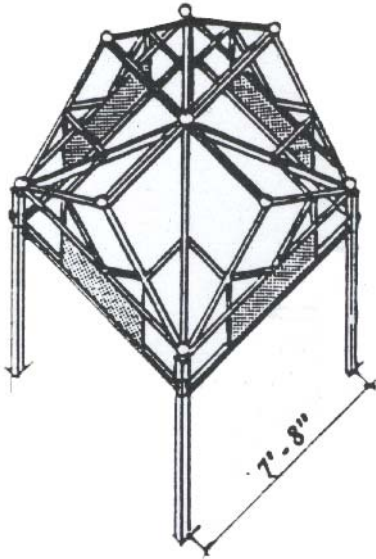
SPECIAL CRITERIA – KIOSKS

4. Use of low voltage light sources for counters and displays is encouraged. Counters are to be adequately lit and ventilated.
5. The kiosk shall be illuminated during all Tenant business hours.



Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS



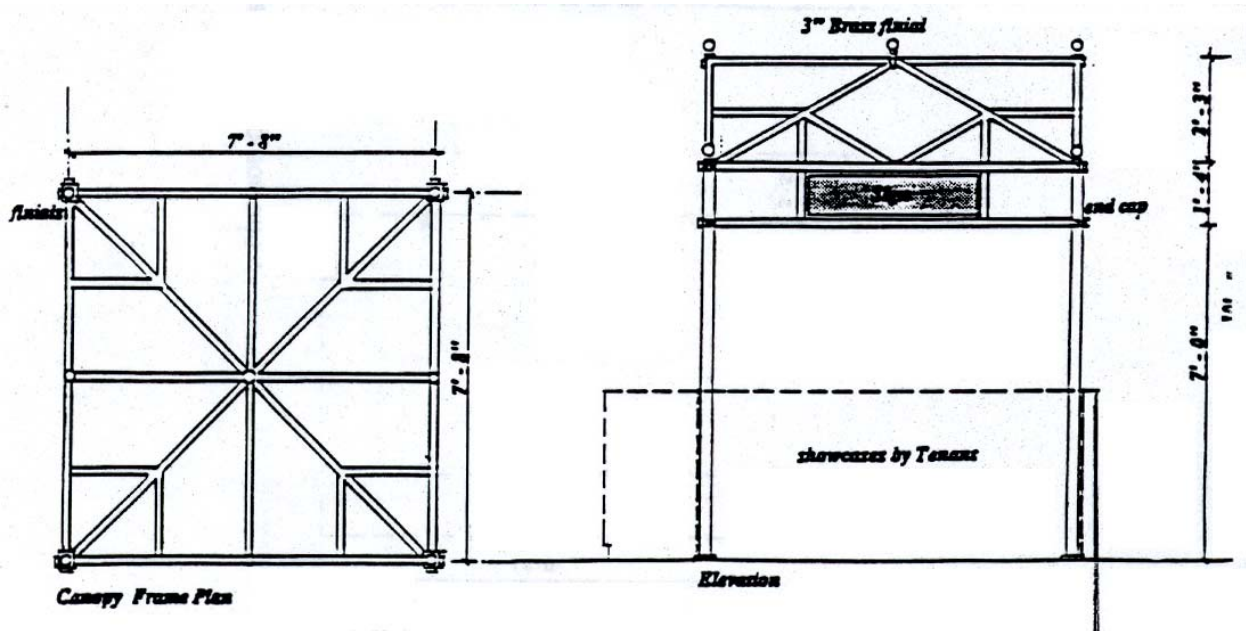
KIOSK SIGN CRITERIA

Kiosk signs shall be custom designed by a graphic artist specifically for this project. The sign shall be internally illuminated. Signage shall be mounted to the sign area as noted in the illustration

All signage wiring and transformers shall be concealed.

Signage mounting hardware should not be visible to the public unless incorporated into the framework design.

One sign shall be displayed at each of two opposite sides of the kiosk, those sides being perpendicular to the in-line Tenants. As an alternate, Tenant may affix signs to all four sides of the kiosk frame.

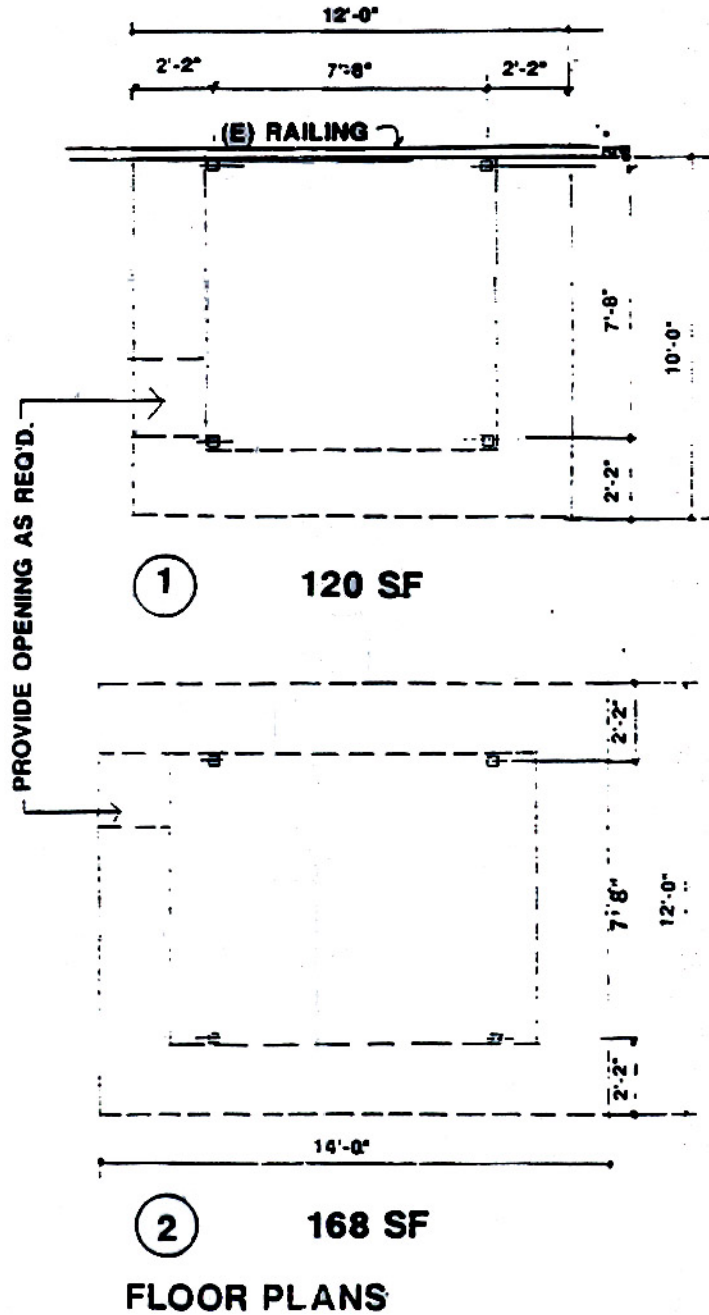




Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS

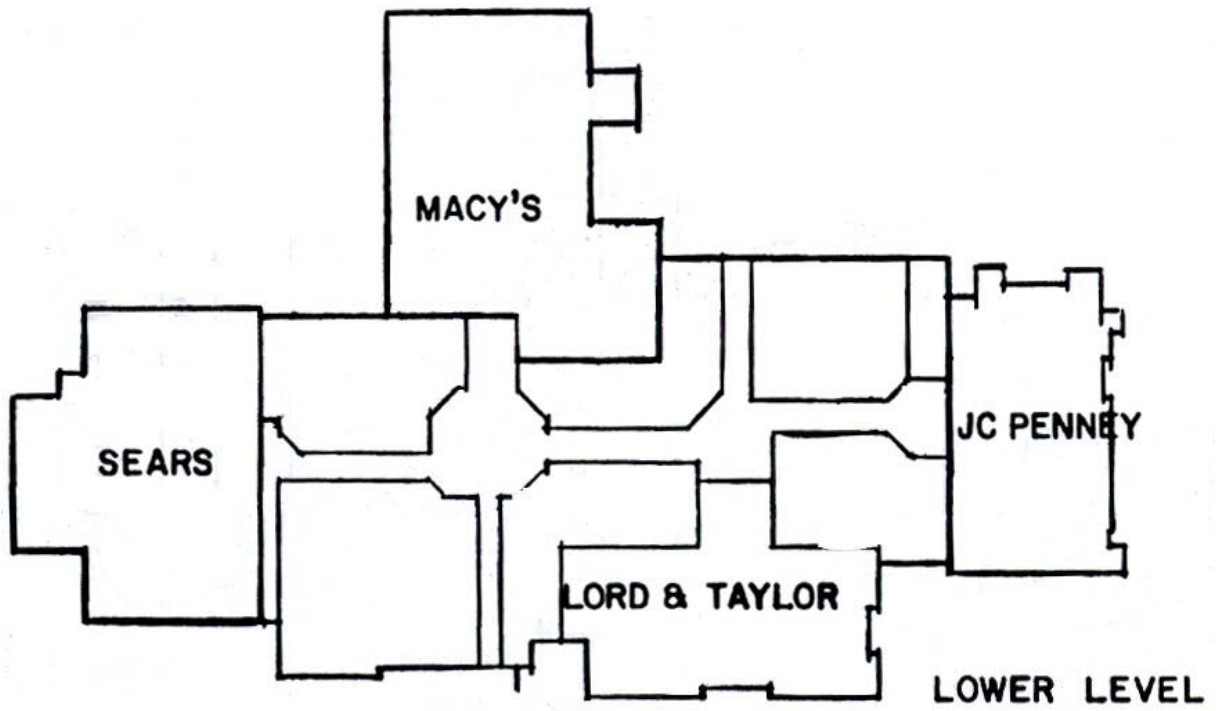




Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS



KEY PLAN

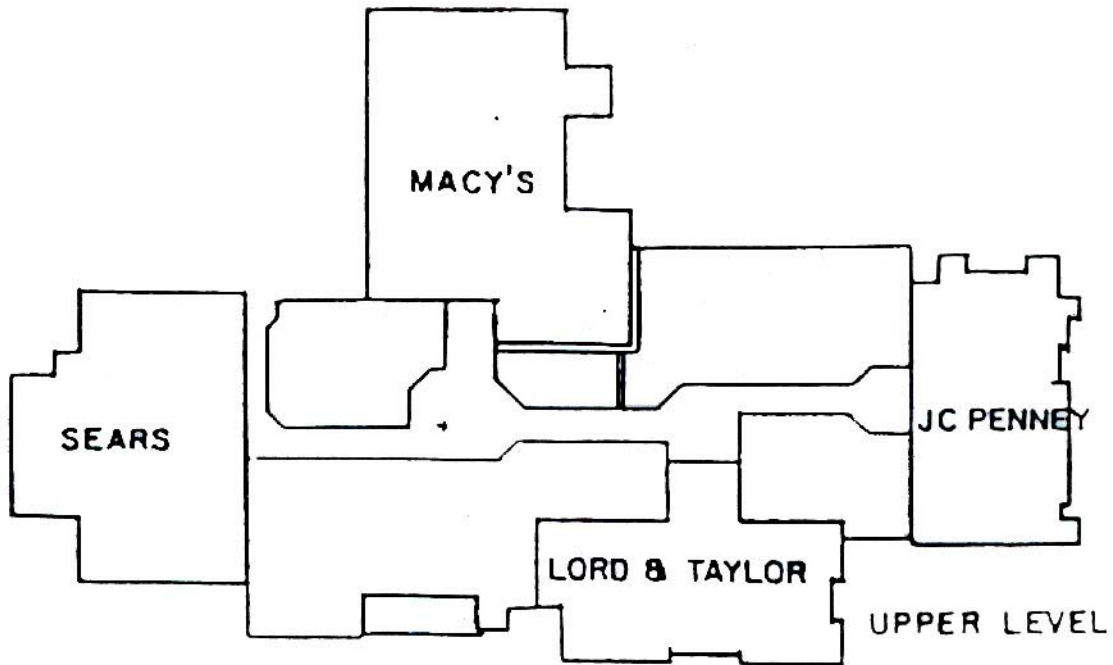




Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS



KEY PLAN



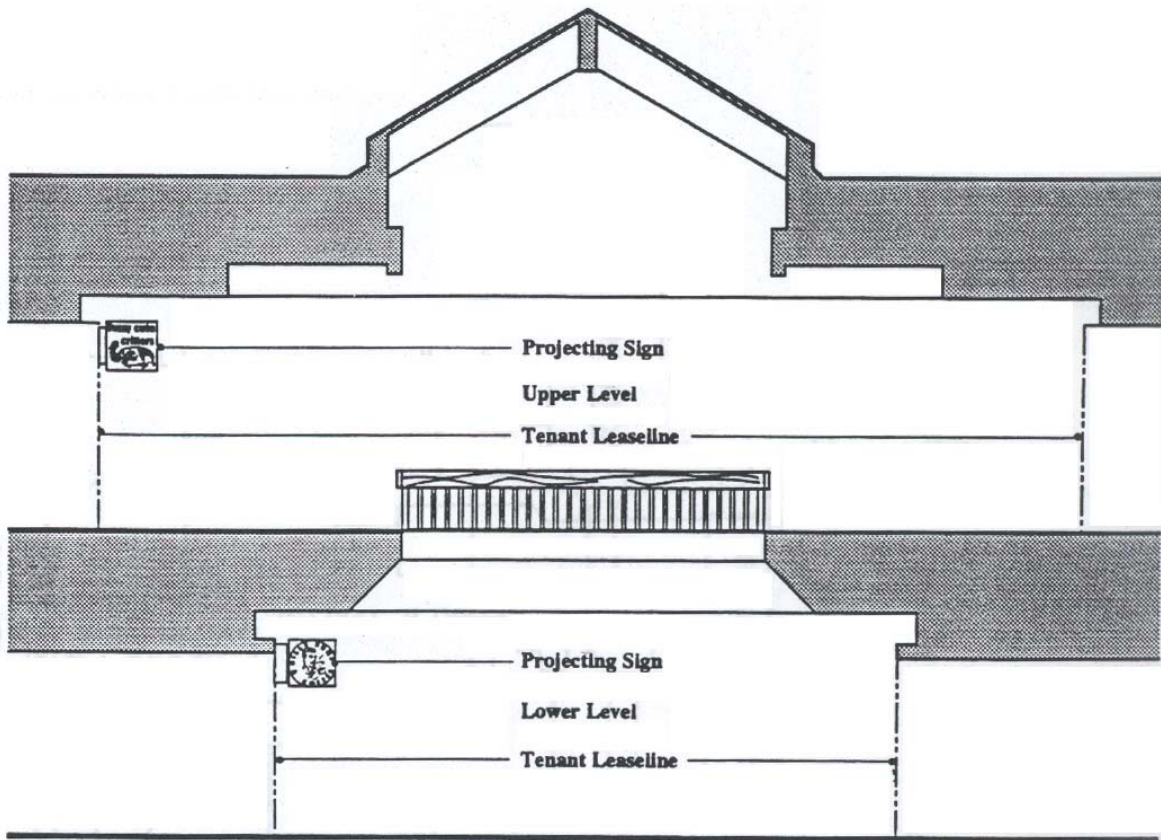


Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS

Typical Mall Section



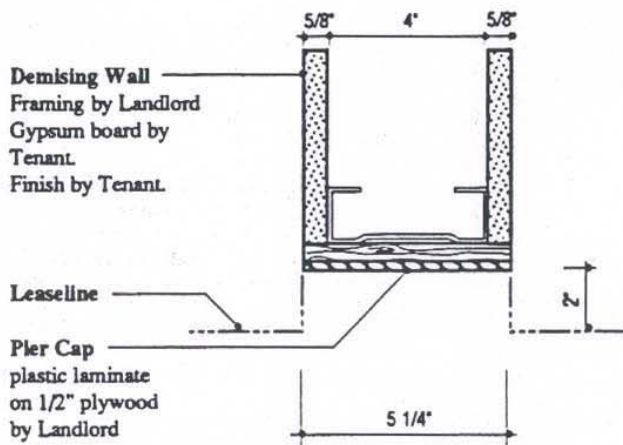
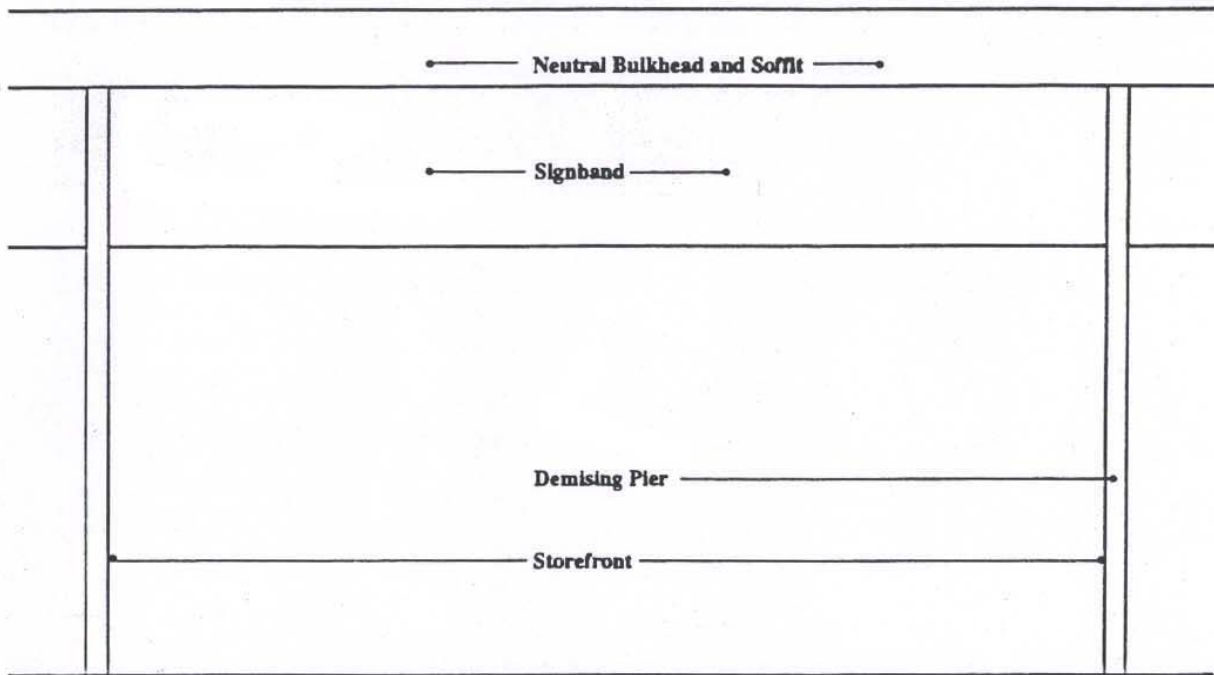


Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS

Existing Typical Storefront



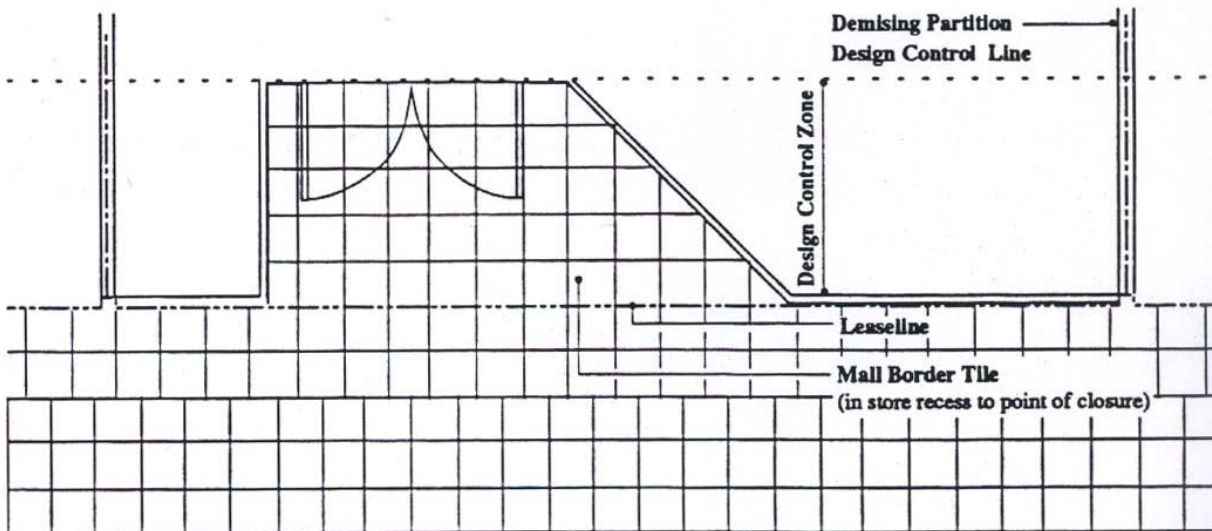
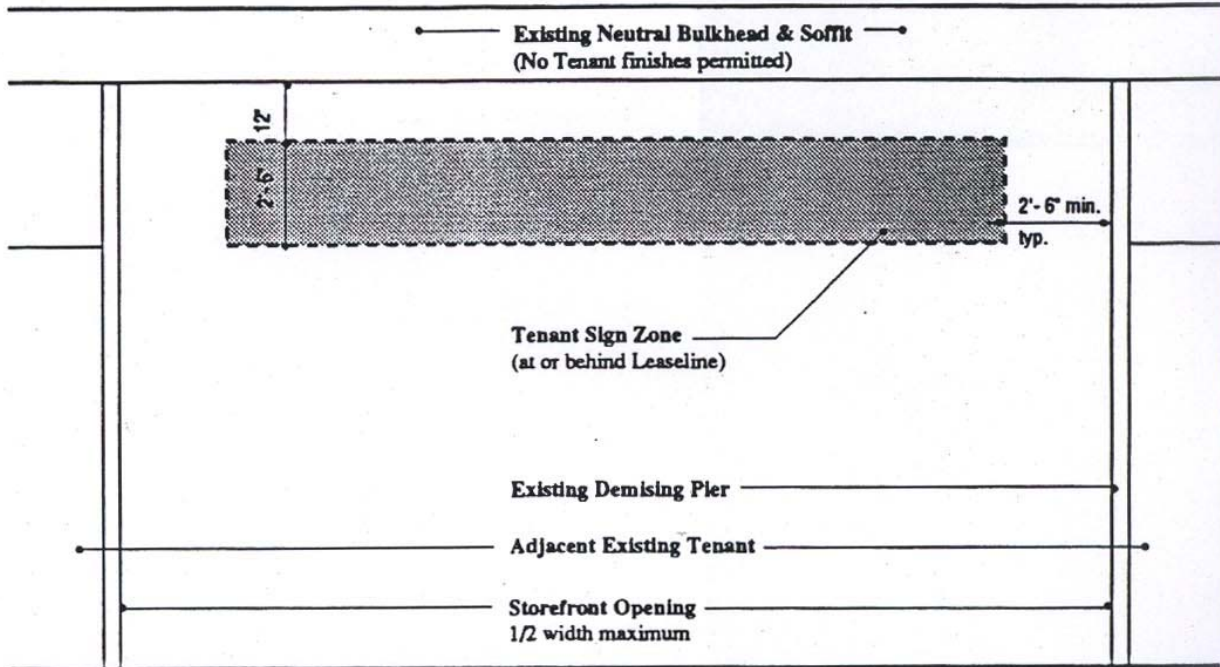


Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS

New Storefront Elevation



Plan

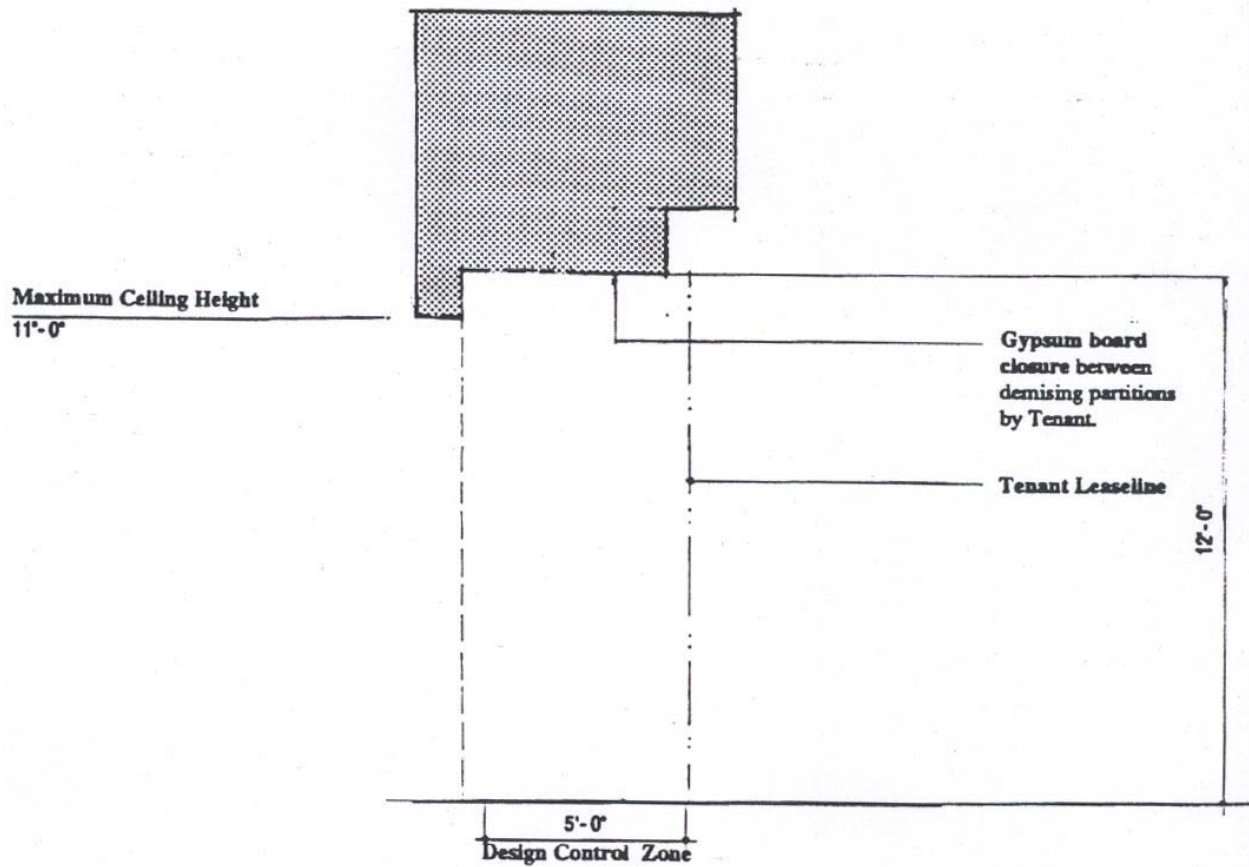


Quaker Bridge Mall

SPECIAL CRITERIA – KIOSKS

CRITERIA ILLUSTRATIONS

New Typical Storefront Section





Quaker Bridge Mall

TABLE OF CONTENTS

| | |
|---|-----------|
| BUILDING CODES | 1 |
| CONSTRUCTION RULES | 2 |
| TENANT CLOSE-OUT PROCESS | 9 |
| AFFIDAVITS & LIEN RELEASE FORMS..... | 11 |



Quaker Bridge Mall

BUILDING CODES

Tenants shall be responsible for obtaining all necessary approvals and permits, and for compliance with all Federal, State and Local codes and ordinances for their occupancy type.

It is the sole responsibility of the design professional to determine all applicable codes and their most recent modifications. At the time these criteria were issued the following codes were applicable:

- Building: BOCA (current edition) and the New Jersey Uniform Construction Code (New Jersey Administrative Code, Title 5, Chapter 23)
- Plumbing: National Standard Plumbing Code (current edition)
- Electrical: National Electrical Code (current edition)
- Mechanical: BOCA Mechanical (current edition)
- Barrier Free: Barrier Free Design Regulations for the Handicapped
- Health: As issued by local County Health Department.



Quaker Bridge Mall

CONSTRUCTION RULES

1. CHECK-IN

All Tenant contractors are required to check in with the Mall Manager before beginning work. Contractors will not be permitted to start work until they:

- a. Furnish proper evidence of required insurance coverage.
- b. Sign for and take possession of keys to service door of premises (if any) and acknowledge proper installation and operation of said service door.
- c. Furnish names and phone numbers (office and home) of contractor's supervisory personnel and all prime subcontractors.
- d. Acknowledge receipt of information concerning all concealed piping, conduit, etc. that is installed below, within or above the premises.
- e. Acknowledge receipt of a copy of these Construction Rules.
- f. Have secured all required permits from all applicable building code authorities.
- g. Have filed contractor waiver of lien forms in County Courthouse.
- h. The Tenant's general contractor shall be required to give Landlord a \$2,500.00 security deposit, in the form of a certified check, prior to the general contractor's admittance to the premises and the commencement of demolition/construction/ renovation (hereinafter "construction"). Landlord shall not be required to deposit the security deposit into an interest bearing account.

During the construction process, Landlord's representatives will inspect the premises to determine whether the construction meets mall standards. Should the construction meet mall standards, the full amount of the security



Quaker Bridge Mall

CONSTRUCTION RULES

deposit will be returned. If it is determined that the construction does not meet mall standards, the general contractor will be instructed to make the required modifications before the security deposit is returned. These modifications must be completed within thirty (30) days after Landlord's instructions, to the satisfaction of Landlord. If the modifications are not completed within thirty (30) days, or the modifications are not satisfactory to the Landlord, the Landlord, at its option, may hire an independent contractor to complete the modifications and Landlord will deduct the costs of said modifications from the security deposit and will pay the independent contractor said costs out of the security deposit. A twenty percent (20%) administration charge shall be added to the independent contractor's invoice to reimburse Landlord for its work, which shall also be deducted from the security deposit. The balance of the security deposit will be returned to Tenant's general contractor.

In the event the total cost of said work by the independent contractor and Landlord exceeds the amount of the security deposit, Tenant shall reimburse Landlord the amount of such total cost which exceeds the amount of the security deposit within thirty (30) days of Tenant's receipt of an invoice therefor. Landlord shall also be permitted to pursue Tenant for collection of said costs pursuant to the terms and conditions of the Lease.

2. INSURANCE REQUIREMENTS

Each and every Tenant Contractor shall provide evidence of the following in-force insurance coverage before commencing any work on the project:

- a. Comprehensive Liability Insurance (including complete operations and auto and truck).
- b. Bodily injury - \$500,000/1,000,000 (per occurrence)



Quaker Bridge Mall

CONSTRUCTION RULES

6. TRASH REMOVAL

Tenants, Tenant contractors and all sub-contractors and suppliers are required to remove trash and construction debris from the premises and off the shopping center property daily. Accumulations of Tenant trash and debris within the store, in the mall, in service corridors or loading courts will be removed by Mall Manager at Tenant's expense.

7. PARKING

Parking for construction personnel will be permitted in designated areas only, as defined by the Mall Manager.

8. LOADING COURTS

To the greatest extent possible, loading courts will be kept open for deliveries. **Parking is strictly prohibited.** Vehicles delivering materials or merchandise must be completely unloaded at curb side and then be moved out. Unattended vehicles in loading courts will be tagged or towed at the expense of the tenant being served by the vehicles.

9. TEMPORARY UTILITIES AND SERVICES

- a. **Electricity** – is available in the service corridor behind the store space. The Mall Manager will direct the contractor to these locations. Tenant's electrical contractor should immediately commence installation of Tenant's electrical system so that permanent electrical power may be provided. Electric consumption thereafter will be billed on the basis of electrical meter readings.
- b. **Water** – for construction purposes is limited, but is available at direction of the Mall Manager.
- c. **Telephones** – pay telephones are available in the mall.



Quaker Bridge Mall

CONSTRUCTION RULES

10. FIRE PROTECTION

Tenant's contractor shall provide fire extinguishers within the premises as required by insurance company and/or public safety officials.

11. TEMPORARY STOREFRONT BARRICADE

- a. Tenant contractor must erect a painted plywood or gypsum wallboard temporary storefront barricade to protect the mall from construction of the space and to allow construction to proceed without interference to adjacent operating stores. Barricade is to completely enclose the store opening from the mall floor to the ceiling, to act as a dust and noise barrier. The mall standard barricade colors and design, if any, must be used.
- b. Barricade is not to be installed more than 3'-0" into the mall from the lease line. Exceptions must be approved by the Mall Manager.
- c. Sliding doors will be installed in barricades of stores that are open for business during remodeling. These doors are for customers ONLY. Barricades for new stores are not to have door openings to the mall. Access to new stores during construction shall be through service doors only.
- d. No signs are to be placed on the barricade unless approved by the Mall Manager.

12. UNDERSLAB WORK

All underslab work by the Tenant shall be done in accordance with the following:

- a. All cutting of existing concrete floors shall be done with proper masonry saws. Use of pneumatic jack hammers is not permitted. Concrete used to infill the floor shall be 3,000 psi and shall be installed to match and meet adjoining surfaces. Wet concrete must be brought through service doors only. It may not be brought through the mall without prior



Quaker Bridge Mall

CONSTRUCTION RULES

approval of the Mall Manager and without extensive protection of the existing mall floor.

- b. No underslab work is permitted without specific written approval of the Mall Manager. Extensive protection of the existing lower level Tenant space must be undertaken during all work.

13. WORK PRACTICES

Conduct and work practices of construction workers in Tenant spaces must be consistent and compatible with that expected by Mall Management. If it is determined that conduct or work practices are inappropriate, Tenant shall be responsible for the termination of those practices or the removal of those workers from mall property.

14. USE OF MALL

Access to the mall shall at all times be subject to control by the Mall Manager for security reasons. Areas to be used by Tenant contractors and their employees for meals, rest breaks, etc., shall be designated by Tenant with Landlord's approval and shall be separate from public mall areas.

15. PROTECTION OF WORK AND PROPERTY

Tenant and Tenant's Contractor shall protect their work from damage and shall protect the work of other Tenants and Landlord from damage by Tenant, Tenant's Contractor and their employees and subcontractors.

16. STRICTLY PROHIBITED WORK AND PRACTICES

The following are strictly prohibited:

- a. Use of any combustible materials above finished ceiling or in any other concealed, non-sprinklered space.
- b. Imposing any structural load, temporary or permanent, on any part of the Landlord's work



Quaker Bridge Mall

CONSTRUCTION RULES

or structure without the approval of Landlord.

- c. Cutting any holes in Landlord-installed floors slabs, walls or roof without proper approval from Landlord and conformance with instructions herein and proper construction procedures.
- d. Asbestos related materials are prohibited for use in any construction project. This directive applies to new construction as well as renovation.

TENANT'S CONTRACTOR ACKNOWLEDGMENT

I have read, understand and agree to observe the above Construction Rules, Numbers 1 through 16.

Contractor: _____

By: _____

Date: _____

Working in Store No.: _____

Tenant: _____



Quaker Bridge Mall

TENANT CLOSE-OUT PROCESS

1. The Tenant is responsible for the Close-out process. The following steps must be accomplished before the Tenant's Construction Account can be closed:
 - a. The store must be 100% complete, in accordance with the approved plans and specifications, and must be open for business.
 - b. The Tenant must have obtained all required Certificates of Occupancy from any governing agencies having jurisdiction.
 - c. The Tenant must have made payment of all rent charges and construction charges due. Construction charges shall include, but are not necessarily limited to the following:
 - (1) Rear Door Sign.
 - (2) Any items required and requested by the Tenant, that the Lease designates to be at Tenant's expense.
 - (3) Any other work performed by Landlord for Tenant at Tenant's request and with Tenant's authorization.
 - (4) Necessary removal of Tenant construction, fixturing or merchandising trash.
 - (5) Repair of any damage to Landlord's construction caused by Tenant, its agents or contractors.
 - d. Tenant must have furnished Landlord with a complete set of Lien Releases (with original signatures) from:
 - (1) General Contractor
 - (2) Prime sub-contractors
 - (3) All major suppliers of materials, equipment and furnishings.



Quaker Bridge Mall

TENANT CLOSE-OUT PROCESS

2. An itemized statement of construction charges, with copies of back-up material, will be sent to the Tenant as soon as practical after construction is complete.
3. Payment of construction charges must be made within 30 days of receipt of the Statement in accordance with the terms of the Lease.
4. If the Lease contains provision for a construction allowance, Landlord may, at its option, deduct the full amount of the construction charges from the allowance. If Landlord chooses this option, its allowance payment to Tenant shall be accompanied by a detailed statement of the construction charge deduction, along with copies of back-up material.

NOTE: Samples of General Contractor's Affidavit and Lien Release are on the following pages. To avoid delays in the close-out process, **BE SURE TO USE THESE FORMS.**

AFFIDAVITS & LIEN RELEASE FORMS

(see following pages)

