

CONDITION OF SPACE: WHITE BOX

Landlord to provide store per tenant's specifications, which includes, but is not necessarily limited to the following, which will be attached as Exhibit A in the lease:

1- **DEMOLITION** -The Landlord is responsible for demolition and removal of debris and load bearing partitions and nonload bearing unless permission given by Tenant.

2- Delivered in broom clean condition and free and clear of any/all personal property and/or debris.

3- **STOREFRONT** –
(LEASING REP NEEDS TO CHOOSE ONE A or B)

A- **STRIP OR DOWNTOWN:** Full height glass panels and aluminum mullions are the entire width of the storefront with roll down gates over the entire storefront. In Hurricane prone areas Landlord to provide Hurricane Shutters. . The storefront to have centered double 3'- 0" x 7'- 0" glass doors side-by-side having no center post. If a knee wall is required to match other stores in the center it can not exceed 18" high from ground.

B- **MALL Storefront** - Butt joint glass windows with a pair of 3'- 0" x 7' – 0" frameless glass doors with no center post with hold open feature and butt joint glass on either side.

4- **CEILING** – Are to be constructed according to Local/State/Federal Building & Fire current codes. All new layouts to be approved by Rainbow/5*7*9 construction dept
(LEASING REP NEEDS TO CHOOSE ONE A or B)

A- **MALL**- New Armstrong ceiling tiles, 2x4 Second Look 2 Cortega, a minimum 10'-4" above finished floor but 11 ft to 12 ft is preferable/accepted. Hard pan ceiling installed across the total front of the demised space 5' from the storefront line.

B- **STRIP OR DOWN TOWN** – New 2x4 Second Look 2 Cortega, a minimum 10'-4" above finished floor but 11 ft to 12 ft is preferred/acceptable.

- If there are any open ceilings, they must be delivered free and clear of any/all loose or abandoned wiring and conduits. All wiring must be encased in conduit if required by code. Open ceiling fire sprayed and painted three (3) coats of Super White Benjamin Moore paint.
- If there are any hard finished ceilings they shall be free of cracks and peeling paint. Delivered with a fresh coat of white paint.

5- **Flooring** –
(LEASING REP NEEDS TO CHOOSE ONE A or B)

A- **STRIP OR DOWN TOWN** –Entrance Mats (J&J Commercial Carpet Style Catwalk Modular) are required and approved by Rainbow.

B- **MALL**-
ALL STORES

- Sales Area-Concrete slab –Any change in grade across the space must be leveled and per code. Vinyl floor per tenants spec (Vinyl "concept 2000 wood grain" in Rainbow stores. ["Violet wood grain" in 5*7*9 stores.) Installed. 6" pine base painted per Mall requirements or 4" – 6" Johnsonite, to match Rainbow wall, or Carpet Base if allowed. Vinyl base where vinyl is used and carpet base where carpet is used.

Transition strips (Johnsonite Style ctaxx) are required by Rainbow

- Fitting room floor tiles Vinyl "concept 2000 wood grain" in Rainbow stores. "Violet wood grain" in 5*7*9 stores.) Installed. Johnsonite base 4" – 6" to match walls
- Stock/Bathroom area- Vinyl "concept 2000 wood grain" in Rainbow stores. "Violet wood grain" in 5*7*9 stores. Johnsonite base 4" to 6" to match walls
- Landlord is required to provide a drawing showing locations and dimensions of all columns or obstructions within the store.

WALLS- All walls shall be sheet rocked from floor to ceiling and fire taped or caulked to roof deck (As code required) and multiple layers (If code required), taped, spackled, sanded and painted three (3) coats of Tenants specified paint. (Benjamin Moore Super White – "Egg Shell" finish on selling floor. Semi-Gloss White in restrooms and stock room)

ELECTRICAL- 120/208 V, 3 phase, 200 amps for stores up to 7,500 Sq. Ft., and 400 amps for stores over 7,500 Sq. Ft.

- Two (2) dedicated power and two (2) phone lines to the cash desk must be concealed via a floor trench to the desk, from the nearest wall – two (2) 115 V AC, 20 amp dedicated circuits and two (2) minimum of 2 pair wires phone lines inside ¾" conduits.

Circuit Breaker Box delivered per code, labeled and sufficient circuits to carry tenants load.

- Quad Box to be installed above ceiling centered over cash desk area
- Duplex outlets to be installed every 12' on all walls [closer if required by code] including fitting rooms and stock rooms. A duplex at the entrance to fitting rooms.
- A Quad box is to be installed above the ceiling in the center of the stockroom area.

Dedicated outlet installed on both sides of entrance doors for EAS device [on one (1) dedicated circuit].

- EAS pedestal (Ketec, Inc. Elite Model) type device at entrance doors.
- A dedicated outlet required next to breaker-box for alarm.

LIGHTING- All new layouts to be approved by Rainbow/5*7*9 Construction Dept.

LEASING REP NEEDS TO CHOOSE ONE A or B)

A- **MALL-** 2' x 2' Nine [9] cell parabolic lenses and reflectors with cool white lamps, selling floor requires one per every 48 sq. ft.

B- **STRIP CENTER/DOWN TOWN-** 2x4 Acrylic lenses and reflectors, 4 lamp fixtures w/cool white #841 lamps one per every 48 sq. ft.

ALL STORES

Stock Room- Double four foot (4') fluorescent lamp with reflector OR 2x4 acrylic lenses with 4 lamp, cool white bulbs T-8 lamps at one per every 75 sq. ft.

Track lights- Mounted to ceiling grid at 3' to 4' from perimeter walls. One (1) Gimbal Track head every 2' (Eiko Par 3/23/41 K) Track lighting fixture & track to be finished "white". Contech Track is required to be used. Track to be installed along the storefront 1' off the glass, storefront and around the entire sales area perimeter.

Fitting Rooms - One light fixture to be installed over each fitting room [2' x 2' over smaller and 2' x 4' over ADA] and install one light fixture every six (6) feet in the fitting room hallway the type being the same as the selling floor.

Exit & Emergency Lights- All lights must be working and per all codes.

FITTING ROOMS- All new layouts and locations to be approved by Rainbow/5*7*9 construction dept. Stores with a minimum 2000 sq. ft. One (1) handicap and two (2) 4'x4' fitting rooms Gypsum Board construction with solid core door, self closing, 50" high with locking hardware (Schlage CSV Apollo Storeroom Lever Handset in satin chrome.) including handicap grab rails and seats. Interior of each room to include 2'x 6' mirror [unless larger is required by code] and (1) clothes bar Use Moen 9" Satin Nikol Handicap Bath Grip #LR2250SN For each additional 1,500 sq. ft. of sales area there shall be one (1) 4x4 fitting room. Fitting rooms are to be constructed at tenant's desired location, per drawings provided by Landlord.

Construct new fitting rooms as designated.

Half door at entrance with 8" (D) shelf top Paint semi-gloss.

Supply and install each fitting room. Garner Dreamwall Mirrors, 16"x58"x1/8" with 1/2" bevel from Lowes. Install benches in all fitting rooms, Garment 9" bar (Use Moen 9" Satin Nikol Handicap Bath Grip #LR2250SN) Block walls for benches & garment bar.

Fitting room doors shall all have self closing hinges and self locking locks, all keyed with the same. (Schlange CSV Apollo Storeroom Lever Handleset in Satin Chrome, model #791286).

Insure that air ducts have been extended into fitting rooms

11- **SALES/STOCK PARTITION WALL** - to the understructure with a 3' x 7' solid core wood door or fire door if required by code with locking hardware. All new layouts and locations are to be approved by Rainbow /5*7*9 construction dept.

There can be no columns or other obstructions on the selling floor without prior permission from the tenant. Landlord to provide a drawing showing locations and dimensions of all columns or obstructions. Metal Fire rear exit door to have a Detex device installed, and no rust or defects in door.

Rear exit to have a doorbell hardwired.

12- **SIGNAGE/SIGN-BAND** -Sign band area free and clear of any existing signage, holes filled in and painted to match surrounding area and ready to accept tenant's signage.

- A minimum of one storefront sign. Corner locations, one sign each side.
- Pylon sign(s)-two signs for each side of pylon sign
- Double faced under canopy signage at entrance of store.
- A dedicated circuit with seven-day timer to sign band area.

13- **UTILITIES**-Directly billed by and payable directly and separately to the public utility company. Landlord shall, at its sole cost and expense, cause to be installed the necessary mains, conduits and sewer facilities, natural gas, electricity, telephone and other utilities are available to the Premises that are necessary for Tenant to conduct business. All utilities hereunder shall be separately metered by the Landlord. If multiple meters exist Landlord to combine

14- **HVAC (LEASING REP NEEDS TO CHOOSE A or B)**

A- **[If new units]** Provide new Carrier, Lennox, York or Trane. One ton per 350 square feet, delivered in working order and with all distributions ducts, drops, economizer and diffusers and to meet code from smoke and fire. The Landlord is to guarantee all parts and labor for 5 years from commencement date. Copies of all manufacturers papers and guarantees to be given to Rainbow. **Insure that air ducts have been extended into fitting rooms**

B- **[If existing units]**A representation that the existing HVAC system shall be in working order and shall be a minimum of one ton per 350 square feet delivered in working order. Landlord to guarantee maintenance, repairs, and/or replacement for entire base and option periods. Landlord to provide survey that will provide the following information;

Unit # _____, Type of Unit (package or split, etc) _____
Manufacturer _____ Model # _____
Serial# _____ Size (tonnage) _____
Date Manufactured _____

15- **CERTIFICATE OF OCCUPANCY (C.O.)**- Landlord to provide C.O. Landlord to cooperate with Tenant in processing Tenant's C. O. However, if Landlord work requires a C. O. and or permit for Landlord work, then Landlord shall provide the same. Landlord to provide all blueprints required for C.O.

16- **PERMITS** - The Landlord to provide a copy of the Landlord's permit and copies of "passed" inspection reports by local governmental authority for all areas of landlord's work. Typical inspections may include but are not limited to: Framing, plumbing, sprinkler, electrical, Low Voltage, above ceiling, Fire, life safety, alarms, utility, meters and Building Final.

All Landlord work to be constructed per Local, State, Federal and ADA codes

17- **ARCHITECTURAL DRAWINGS**-Landlord to provide full set of drawings showing elevations, architectural, mechanical, electrical, fire alarms/dampers and sprinkler work designated as Landlords "white box responsibility". Plans to be provided to us in an electronic (**PDF and AutoCAD 2000 Format**) and paper scale plans. All new layouts to be approved by Rainbow /5*7*9 Construction Dept.

18- Landlord shall, at its sole expense, maintain, repair and replace all of the structural elements and exterior surfaces of the Premises, as well as the roof, roof membrane and roof covering, walls, concrete slab, footings, sidewalks, electrical, plumbing, and conduits exterior to the building. Tenant shall maintain, repair and replace the interior non-structural portions of the premises, ceiling, plate glass and doors.

19- **ENVIRONMENTAL AND ASBESTOS REPORTS**- Landlord is responsible to remove any/all haz-mat or asbestos material at the premises, if governmental authorities require their removal. If a report is required for the premises to indicate that the premises are hazard free Landlord shall provide the same.

20- **FIRE SPRINKLER AND FIRE/SMOKE ALARM/DAMPER AND DUCT DETECTORS AND EXIT AND EMERGENCY LIGHTS**- as required by code and approved by Fire Marshall. All work must be completed to code with tenant's proposed wall locations in mind and prior to tenant's possession and must meet codes for an occupied space.

21- **BATHROOM(S)** - as per local and ADA code with new hot water tank, drinking fountain[s] and slop or mop sink per code.

22- **PHOTOS**-Landlord/Broker to provide full set of photographs showing storefront, storefront doors, all interior walls, ceiling, exterior walls, roof, exterior doors, bathrooms, floors of existing space have been completed.