

EXHIBIT C LANDLORD'S WORK

The following work shall be performed by Landlord in order to prepare the Premises for Tenant's occupancy (hereinafter ("Landlord's Work")) and shall be completed within 150 days from the date Tenant waives all contingencies and provides Landlord with all plans needed for Landlord to submit to the City of Livonia to obtain permits necessary for Landlord's Work.

Landlord shall split the space for Tenant's use of the Premises. Landlord will deliver the Premises (including all access points to the Premises) in sound, whitebox condition both structurally and mechanically; water tight, with all systems and utilities serving the Premises in good working order and stubbed to the outer wall in compliance with applicable laws; free of materials harmful to persons or property (including toxic molds, biotoxins, radon, asbestos and other hazardous materials regulated by law); and free of latent defects.

If Tenant discovers any noncompliant delivery condition in the Premises (after notice to Landlord and Landlord's failure to correct within sixty (60) days), Tenant may perform the corrective work, seek reimbursement for the cost thereof, and, if Landlord fails to promptly reimburse, offset those costs against Base Rent.

Unless Landlord has the option to provide a credit to Tenant, Landlord shall perform Landlord's Work at Landlord's sole cost and expense (including the cost of obtaining all applicable building permits). Should Landlord elect such an option to provide a credit to Tenant for any of the following work, Tenant shall perform the applicable Landlord's Work and shall be entitled to a credit to Base Rent in the amount of all its costs incurred to complete the work.

HVAC

LL will provide and install a complete, functioning HVAC system designed to condition space to comply with local area design requirements and Tenant's specifications. Landlord shall provide a transferable warranty for the HVAC to Tenant.

1. Rooftop or split HVAC system – LL will provide and install new rooftop or split heating and cooling system. Capacity of system will be 1 ton per 150 square foot minimum.

System to include the following:

- A. Main trunk duct drop and distribution ductwork per Tenant's design.
- B. All power and control wiring in accordance w/ tenant design specs, local codes, and manufacturing specs.
- C. All required permits, inspections, and all associated roofing by landlord roofing contractor

ELECTRICAL

LL will provide and install complete electrical service to the tenant space. Service to be 400 amp minimum – 120/208v, 3-phase, 4 wire minimum including but not limited to the following: CT block, meter base and meter located per Tenant's plans and specifications.

1. 42 circuit, 400-amp panel with breakers; one (1) with feed through lugs at location designated by tenant.
2. Main feeder from service point to panel, main breaker and main disconnect to be dedicated for tenant's use only.

3. All required permits, inspections and approvals for Landlord's work.

PLUMBING

LL will provide and install the following, **or provide a credit if new construction:**

1. 4" sanitary waste line brought within demised space at suitable depth to drain per local code from any location within demised premises.
2. 1" domestic water supply line w/ a minimum of 55 psi located per tenant's plan; pressure including valve set at a maximum 70 psi, in line water meter, gate valve and backflow preventer.
3. 3" vent located above proposed ceiling brought within demised space from proper flashed vent through roof.
4. ¾" water line feed and hose bib at rear of building for clean-up. Exterior drain to waste system.
5. 750 LB in ground grease trap, if required, or above ground unit under sink to comply with all state, local and federal codes Zurn Light Commercial #2700. Architect shall co- ordinate with local jurisdiction to determine local grease interceptor requirements, how- ever, unit is always determined by local building and utility department requirements.
6. 50 gallon electric or gas (per tenant plans) high recovery hot water heater.
7. All water tap-in fees.

RESTROOMS

LL **shall provide a credit to Tenant, or** will provide and install two fully functional handicapped accessible restrooms meeting all applicable codes, installed pursuant to tenant's plans and specifications to include but not limited to the following:

1. Handicapped approved toilet, lavatory, faucet, grab bars, signage and door hardware.
2. Exhaust system.
3. Recessed ceiling 2'X2' light fixtures.
4. Hard gypsum ceiling at 8'-0" A.F.F.

FIRE PROTECTION

LL will provide and install compete sprinkler system for the tenant space (if required by code for tenant's use) including the following:

1. Distribution piping and heads based upon an open space layout in accordance with local, state and national fire codes. Tenant will be responsible for final drops and modifications based upon Tenant plans.
2. LL will be responsible for all flow switches, tamper valves, and other control and monitoring devices.

WALLS

1. All demised walls shall be framed with 22-gauge studs, 16" o.c. insulated, drywalled and taped up to the roof structure, seal joint airtight with foam sealant.
2. Drywall to applicable fire and building codes and standards
3. Finished, taped and sanded smooth ready for paint.
4. All demising walls shall comply with code tenant separation requirements.
5. Tenant separation, sprinkler and alarm systems and protection of all structural members, columns, beams and roof deck shall comply with current code requirements for subject space surrounding building and any fire district requirements

STOREFRONT

LL shall provide non-tinted, standard storefront with entry doors per tenant's location.

FLOORS

LL will provide clean and level concrete slab. Floor is prepared ready for tenant's floor finish.

CEILINGS

1. Bathrooms to be at 8'-0" AFF, Gypsum Board ceiling on metal stud frame, smooth finish, prep to paint, **or credit if new construction.**

**EXHIBIT D
TENANT'S WORK**

Tenant shall provide a description of Tenant's Work to the Landlord within the 60-day contingency period.

**EXHIBIT E
SITE PLAN**

**EXHIBIT F
SUBORDINATION**

**EXHIBIT G
FRANCHISE ADDENDUM**