

EXHIBIT C

LANDLORD'S WORK

All of the following shall hereinafter be referred to as "Landlord's Work":

- Entry: ADA compliant entry way with a minimum of one (1) 36" glass door with a minimum of 12' in width of windows. All windows must meet local code requirements.
- Egress: Appropriate paths of egress as per local code, (including emergency lighting and exit signs).
- Electrical: Minimum 200 AMP, 208 volt, 3-phase electrical service with circuit box distribution to a live 42-breaker panel within Premises, as illustrated by the Tenant's floor plan.
- Water: Minimum 1" water line to maintain a minimum of 50 lbs. of constant pressure with adequate drainage stubbed to Premises Minimum of 80-gallon gas fired water tank.
- Waste: 4" sewer line stubbed to space, depth of line predicated on code requirements.
- Natural Gas: 1/4" supply-line stubbed to Premises, (separate from HVAC gas line), to maintain a minimum of a 7 inch water column.
- Perimeter Walls: Perimeter walls to be properly & lawfully subdividing Premises between any contiguous units. Perimeter walls to be dry-walled, taped, sanded and ready for Tenant's finishes.
- Flooring: Grade-level smooth concrete floor (4 inch minimum) throughout Premises ready for Tenant finishes or an appropriate credit given for tenant finish.
- Grease Waste Pipe: If required by local code, grease waste pipe connection to be provided from within the Premises to and including an Exterior Grease Interceptor.
- HVAC – The Landlord will supply and install new rooftop or split heating and cooling system whichever is applicable per the Tenant's plans and specifications. Capacity of the system will be a total of 15 tons, consisting of either (2) two 7.5 or (3) three 5-ton units located on rooftop or suspended from the structural roof members below the rooftop per the Tenant's plans and specifications.
- Landlord will provide and install two fully functional handicapped accessible restroom meeting all applicable code, per tenant's plans and specifications per following: (i) Handicapped approval toilet, lavatory, faucet, grab bar, door and door hardware on both restroom, to include urinal in men's room, tempering valves at the lavatories, mirrors and accessory coat hooks. (II) Exhaust system and switch motion detector. (III) one overhead 2'-0" (x) 4'-0" LED and white acoustical grid ceiling with white vinyl covered gypsum ceiling tiles. (iv) porcelain floor tile and quarry sanitary base tiles. (V) all required permits and inspection.