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Exhibit B
DESCRIPTION OF LANDLORD'S WORK

Landlord agrees to construct for Tenant the Premises as set forth herein ("Landlord's Work"), and shall deliver to Tenant Landlord's Shell Plans ("Shell Plans").

I. LANDLORD'S WORK:

Landlord's Work shall include the following:

1. GENERAL SITE PREPARATION:

- a. The Premises shall be free of all Hazardous Substances (including, but not limited to, asbestos, underground storage tanks, etc.)
b. All ADA requirements and all other governing codes must be adhered to in all aspects of the site and building development.
c. If new construction, Landlord to provide a copy of the survey of the parcel.

2. SITework:

Landlord shall install and provide the following pursuant to Landlord's Shell Plans:

- a. Parking, Driveway and Delivery Areas:
b. Sidewalks and Pedestrian Ways:
c. Landscaping:
d. Demolition: Necessary demolition to prepare the site for Landlord's Work and Tenant's Work.
e. Utilities: Landlord to provide electrical, gas, sanitary and sewer service to the Premises and pay all connection and hookup/tapping/development fees associated with the same.
i. Water Service: Water service to be provided at a minimum of 1 1/2" with a guaranteed consistent residual pressure of 35-60psi at a residual flow of 35 GPM downstream of an air, air, sub-meter, RPZ or PRV.
ii. Natural Gas Service: Landlord shall supply and install a natural gas pipe from the building's gas service main and meter location extending to a point adjoining the Tenant's premises.
iii. Sewer Service: 4" minimum sewer line stubbed into the premises at an invert elevation no less than -30" below finished floor.
iv. Telephone/High Speed Service: Two inch (2") minimum conduit with pull string and other hardware as required by the telephone company from the nearest telephone service facility and terminating on a plywood backer at a location in the Premises to be determined by Tenant.
v. Electrical Service: As per Section 7.
vi. A separate mail box installed by Landlord if required by United States Postal Service and per United States Postal Service specifications.

- f. Exterior Lighting: The average maintained light level within fifty feet (50') of the Premises, measured from the storefront of the Premises, shall be five (2-3) foot candles measured at the ground level. All site lighting to be LED fixtures.
g. Trash Enclosure: A concrete pad, concrete apron, enclosure and other components required by applicable building codes, laws, rules, and regulations shall be installed.
h. Storm Water/Site Drainage: Site drainage/catch basins throughout parking and planted areas shall be installed by Landlord per applicable building codes.

3. BUILDING SHELL: per Landlord's Shell Plans

- a. Structural components in accordance with the Plans and applicable building codes. Building height shall accommodate (i) a ten foot (10') window frame height, (ii) a minimum eight foot six inch (8'6") height Exterior Insulation Finish System (EIFS) sign band and applicable structural supports for Tenant's signs(s) & awning(s), five-eighth inch (5/8") plywood for sign band & 2' x 6" blocking for awnings (see attached building look) (Landlord to verify sign band height and length with Construction Manager prior to start of Landlord's Plans), (iii) with a minimum twelve foot (12') clear interior unobstructed space above the floor, and (iv) a minimum fifteen and one-half foot (15'6") floor to bottom of roof deck height. All systems and components, including, but not limited to, lights, ducts, sprinkler system, telephone lines, conduit, plumbing, roof drains, and structural elements shall be installed above twelve feet (12').
b. Complete roofing system, with a minimum ten (10) year transferable manufacturer warranty. Ventilation and insulation shall conform to applicable building codes. Rigid Insulation shall be installed on the exterior of the roof deck (R30 minimum value or per local code). The roof shall not pitch toward the entrance of the building. Roof material shall be 60 mil EPDM (Rubber) membrane roof or Ultraply TPO roof Membrane.
c. Exterior wall system shall include adequate backing for Tenant's signs & awnings. Landlord shall use Tenant's Latest set of Guide Plans to design the building with their own architect. Such guide plans have all specifications within. Any deviation from the guide plans will need to be approved by the Tenant. (A set of guide plans can be sent to you upon request) Final elevations are to be approved by Tenant.
d. Exterior surfaces and trade dress to be finished and painted if needed by Landlord per approved elevations. Landlord shall provide building address numbers in accordance with applicable building codes.
e. Perimeter walls shall be drywall ready or furred out with either 2" hat channel or 2 x 4 studs. All Perimeter walls shall be insulated with an R value of R19 or applicable to local building codes. Exterior walls shall have a functioning vapor barrier installed. (If applicable to climate) Tenant will install all drywall.

f. Tenant separation walls shall be constructed with six inch (6") twenty gauge (20 ga) metal studs spaced @ 16" on center from floor to underside of roof deck. 2" insulation shall be installed for sound attenuation. No drywall on Tenant's side of wall shall be installed.

g. All energy calculations, if required by governmental authorities, will be made in accordance with Tenant's plans and specifications.

4. FLOOR SLAB AND FINISH: A smooth and level concrete floor slab, free of leveling products, with not more than one-eighth inch (1/8") variation in ten feet (10'). Pending timing of Lease Execution, Landlord is to give Tenant (3) three weeks' notice prior to pouring the floor slab so Tenant can install their underground plumbing and electrical. All floor coverings to be installed by Tenant. If the slab is existing, an ardex (concrete based) leveling product can be used to obtain the specification listed above.

5. STOREFRONT/DOORS/WINDOWS: Per Landlord's Shell Plans

- a. Storefront window frames:
b. Doors:
c. Glass:
6. PLUMBING: Landlord shall provide plumbing as follows:
a. Exterior: Landlord shall provide a minimum of two (2) insulated, exterior hose bibs for free standing projects only.
b. Roof Drains: Landlord shall provide roof drains and complete storm drainage system as required per applicable building code and in locations approved by Tenant. Roof drains are to run and drain to the back of the Premises. If roof drains run and drain to the entrance side of the Premises, such drains must be interior wall roof drains and must be connected to and run into an underground storm drain for drywell. If Landlord installs interior roof drains, the drains shall be insulated and the location of the drains shall be subject to Tenant's prior written approval.

Fire Sprinkler System: Landlord shall provide, when required by code, a fire sprinkler system in a basic 10 x 10 grid pattern to cover the open space. Tenant to make all modifications to the system to conform to Tenant's layout. If Tenant is required to use Landlord's Fire sprinkler sub-contractor, the bid must be reasonable and within 5% of the lowest competitive bid for such work or Landlord shall increase the TIA in the amount equal to the difference or allow Tenant to use another qualified sub-contractor for such work.

7. ELECTRICAL:

- a. A 400 Amp 120/208V 3 phase service will be made available by Landlord for Tenants use. Landlord shall provide and install service to a meter box & fused disconnect (including fuses) for the electrical service dedicated solely to Tenant in accordance with metering requirements of the utility company. Landlord shall install the meter box & fused disconnect (including fuses) in a location acceptable to the local utility company. Landlord shall be responsible for all installation related service fees. Tenant will pull the service into the building through a properly sized conduit installed by LL. The conduit will terminate within the Tenants mechanical room in the vicinity of the electrical panels.
b. Landlord or utility company shall provide main switchgear, properly sized conduit, switchgear pad, bollards, main electrical service cable, contactors, disconnects, and conduit sweeps. Conduit and wire sizes are per National Electrical Code. All wire and bus shall be copper. Final location must be verified with Tenant prior to installation.
c. Fire Alarm System: Landlord shall provide, when required by code, a fire alarm system which shall be installed to the open floor plan which includes the main fire panel. Tenant to make all modifications to the system to conform to Tenant's layout and tie back into the main panel supplied by the Landlord. If Tenant is required to use Landlord's Fire alarm sub-contractor, the bid must be reasonable and within 5% of the lowest competitive bid for such work or Landlord shall increase the TIA in the amount equal to the difference or allow Tenant to use another qualified sub-contractor for such work.

8. HVAC:

- a. Landlord and Tenant to coordinate the installation of any new roof top units ("RTUs"). Landlord shall give Tenant (3) three weeks' notice prior to installation of the roof so Tenant can install their RTU curbs prior to the roofing being installed. Landlord shall provide all structural modifications to the roof structure to accommodate Tenants RTUs. Landlord to flash all curbs (including fan curbs), at no additional cost to tenant, only if tenant installs curbs prior to the original roof install.

II. FORCE MAJEURE:

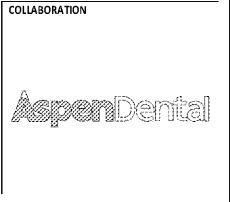
In the event Landlord or Tenant is prevented, delayed, or stopped from performing any act, undertaking, or obligation by reason of an "event of force majeure," including excessive adverse weather, strikes, lockouts, labor disputes, failure of power, acts of public enemies of this state or the United States of America, riots, insurrection, war, civil commotion, inability to obtain labor or materials, and/or any other cause (except financial) beyond the reasonable control of the party whose performance is so prevented, delayed, or stopped, then the time for that party's performance shall be extended one (1) day for each day's prevention, delay, or stoppage by reason of such event of force majeure.

III. DISCOVERY OF HAZARDOUS SUBSTANCES DURING CONSTRUCTION:

If conditions suggesting the presence of Hazardous Substances are discovered during construction of Tenant's Work, Tenant shall promptly notify Landlord. Landlord shall cause its environmental consultant to investigate the Premises and/or to perform tests to determine whether there are any Hazardous Substances (as defined in the Lease) which require remediation under applicable laws, rules and regulations. Remediation shall include those steps required to eliminate, remove or otherwise mitigate the presence of Hazardous Substances. If asbestos containing materials are discovered in the Premises, Landlord shall remove the same in accordance with applicable laws, rules and regulations. If remediation is required and the proposed remediation will (i) result in more than a ninety (90) calendar day delay in Tenant's Work or (ii) result in a reconfiguration of the Premises, the Common Area or the Shopping Center which, in the exercise of Tenant's reasonable business judgment, will materially affect Tenant's business operations, then, in either event, Tenant may terminate the Lease upon thirty (30) days' written notice to Landlord delivered within thirty (30) days after discovery of the occurrence of either (i) or (ii) above, as the case may be. After delivery of notice from Tenant to Landlord, the Lease shall terminate as provided in the notice unless the termination is due to (ii) above, in which event if Landlord is able to reconfigure the Premises, Common Area and/or Shopping Center, as the case may be, within such thirty (30) day period, such that the reconfiguration does not, in Tenant's reasonable business judgment, materially affect Tenant's business operations, the Lease shall not terminate. The Minimum Rent Commencement Date shall be extended one (1) day for each day of delay resulting from required remediation. In any event, Landlord shall be responsible for the reasonable increases in the construction costs of Tenant's Work, and related out-of-pocket costs and expenses, caused by such delay, remediation, reconfiguration and/or termination. All required remediation shall be diligently completed by Landlord at Landlord's sole cost and expense. The remedies provided herein are in addition to any other remedies available to the parties pursuant to the Lease.



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PROJECT INFORMATION

TENANT BUILD-OUT FOR:
ASPEN DENTAL
660 W. LINTON BLVD., STE. 380 • DELRAY BEACH, FL 33444

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE MAY 29, 2019

REVISIONS

Table with 2 columns: Description, Date

JOB NUMBER

1931400

SHEET NUMBER

T2.0