

LEED EXHIBIT

- Use a white TPO roof
- Provide landscaping utilize native plants that can survive without much irrigation after the first year of establishment
- Starbucks Coffee Company will need to coordinate with HVAC subcontractor during the commissioning process to ensure that the systems are installed and functioning correctly
- Starbucks Coffee Company will require an appropriate dumpster space for recycling. This is critical for the MEP1 recycling prerequisites
- Landlord needs to make sure that the exposed ceiling and concrete floor are good enough to finish floors in order to take advantage of the Building Re-Use credits (MPC1, 2016)
- The HVAC units they provide will meet the minimum outdoor air requirements in EC4.1 (appropriate calculation to be provided). Essentially, provide a system that meets the requirements of ASHRAE 62.1-2004 or at least provides 10 CFM per every 30 square feet
- Provide canopies over every window
- Bicycle Counting - Please confirm bike rack location and installation as part of the site report
- Outdoor Air Delivery Monitoring - We need to confirm the Outdoor Air Ventilation. The rule of thumb is based on ASHRAE 62.1-2004, 10 CFM per every 30 sq. ft. per attached

Name: Towner Page 3 of 11 Tenant Date/Initials: Landlord Date/Initials: _____

LANDLORD WORKLETTER
EXHIBIT C-1
TENANT'S CONSTRUCTION REQUIREMENTS

1. Landlord Construction

Towner has provided Landlord with Tenant's requirements for Landlord Workletter, which is a package of information that includes Tenant's standards, specifications and other details of documents pertaining to Landlord's work (defined below) in the leased premises. "Tenant's Requirements" Additionally, Landlord will be required to coordinate certain aspects of the work with Tenant under Tenant's Construction Document as defined in this workletter.

Landlord will provide the Tenant with a copy of Landlord's construction schedule, including the name, phone number and address of Landlord's contractor and architect, and copies of all Tenant and governmentally approved Landlord's Plans (as defined in the lease, or as defined in the lease, "Landlord's Plans" will mean the Tenant and governmentally approved plans for Landlord's construction of the leased premises and any other portions of the building and the shopping center of which such leased premises are part, coordination of Landlord's Work, Tenant's draw-through traffic, if any, and the parking area, if any, and copies of all changes to such Plans as shall have been approved by Tenant. The foregoing shall be provided to Tenant by the delivery date for such items as set forth in the lease for, if no such delivery date is set forth in the lease, at least ninety (90) days prior to the Scheduled Delivery Date as defined in the lease, or, if the Scheduled Delivery Date is not defined in the lease, the date set forth in Landlord's construction schedule for completion of all Landlord's Work, which date shall be referred to herein as the "Scheduled Delivery Date". The construction schedule must include completion dates for key construction milestones, which milestones shall include completion of accessways, completion of Tenant parking field, installation of permanent utility services, and a Certificate of Occupancy for the building and the shopping center to which the leased premises are a part. All of which must occur prior to the Scheduled Delivery Date.

The Tenant's Requirements, together with the provisions of the Lease governing Landlord's Work, this Landlord's Workletter, and the Landlord's Plans, are referred to herein, collectively, as the "Landlord's Work Documents."

If not otherwise defined or expressly described in the Lease, "Landlord's Work" shall mean all items described in the Landlord's Work Documents and any work necessary to bring the leased premises and the building and the shopping center of which the leased premises are a part, into the condition required under the Landlord's Work Documents together with obtaining, at Landlord's sole cost, all permits and licenses in connection with the Landlord's Work and the preparation and execution of Landlord's Plans. Landlord's Work is defined as all construction, installation, and operation of Tenant's equipment and facility.

3. Incorporation With Lease

This Landlord Workletter is attached to and forms a part of the Lease and is intended by the Landlord and Tenant to be interpreted as if it were a part of the Lease and all the terms, conditions and provisions of the Lease (including, without limitation, the terms, conditions and provisions of the Lease, if any, governing delivery dates and the rights and obligations of the parties in the event of a breach of the Lease) shall apply to the Landlord's Work and the preparation and execution of Landlord's Plans. Landlord's Work shall be completed in accordance with the Lease and this Landlord Workletter, and shall be subject to the terms, conditions and provisions of the Lease and this Landlord Workletter.

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EXHIBIT C-2
DESCRIPTION OF LANDLORD WORK
NEW AND/OR EXISTING CONSTRUCTION

STANDARD DRIVE - THRU COMPONENTS

Scope (Element)	Details
Site Primary Driveway	Design, permit and install driveway from the service point to a separate access to a location designated by Tenant, clear of all other structures and in accordance with Starbucks MEP (Mechanical, Electrical and Plumbing) Guidelines and Tenant Specifications for Gas, Water and Electrical services.
High Voltage System	Design, permit and install distribution from the service point to a location designated by Tenant, clear of all other structures and in accordance with Starbucks MEP (Mechanical, Electrical and Plumbing) Guidelines and Tenant Specifications for Gas, Water and Electrical services.
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OWNERS:
ESTEL DEVELOPMENT LLC
763 NE 193RD TERRACE
MIAMI, FL 33179

SCALE
REVISION

DRAWN BY: _____
DATE: 8/14/20
NO. DATE

PROJECT LOCATION
ESTEL PLAZA
2890-2894 WEST BROWARD BLVD
FT LAUDERDALE, FLORIDA 33312

SHEET TITLE
STARBUCKS WORK LETTER

SHEET NO.
A0.0

JOB NO.
2020-002

Order Plans

Order Plans

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
9788 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA 33156
(305) 561-1152
REGISTRATION NO. M-0002785