LEED EXHIBIT Use a white TPO roof Provided tendscaping utilizes native plants that can survive without much irrigation after the first year of establishment.

- Starbucks Coffee Company will need to constinate with HVAC subcontractor during the commissioning process to ensure that the systems are installed and functioning
- Starbucks Coffee Company will require an appropriate dompater space for recycling. This is critical for the MRp1 recycling pranequisite.
- Landlerd 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-Lise credits MRC1.2515.
- The HVAC tanks they provide will make this inhibition to substone oir requirements in EQp1, (opprupriate calculation tool to be provided). Essentilially, provide a system that meets the requirements of ABHRAE 82.1-2004 or at least provides 10 CFM per every 35 square feet.
- Provide canonies over every window.
- Bloycle Commuting Please confirm trike tack location and installation as part of the atternmental
- Guidator Air Delivery Monitoring We need to confirm the Outside Air Ventitation. The rule of thumb is based on ASHRAE 62.1.2004, 10 CFM for each 35 sq. ft. ~ per sitached.

Page 2 of 11 Februar Date/foblishe ______/ Landlord Dure Britisis:

LANDLORD WORKLETTER EXHIBIT C-1 TENANT'S CONSTRUCTION REQUIREMENTS

Landford Construction

Todam has provided carefuled with Tenant's femolioments for tanders! Westerter, which is a package of information that incluses Tenant's sendings, specifications and other details or documents personing to Laudous's West Information that incluses the sending of the sending of

Israelikust will be required to considerate certain inspaces of the work with honoral unifor framet's Construction December to address of surface with Workstein.

Israelikust will provide the Toronal with a copy of Carellandis's construction packetische, including the name, below countries and address of standardis's construction and empired manager, and captes of all information provides the construction of the construction of the provides and provides of the construction of th

The Tenant's Requirements, together with the provisions of the Lasse governing Landford's Work, this Landford's Workletter, snot the Landford's Plans, are referred to henem, collectively, as the "Landford's Work Documents,"

2. Parties Obligations, upon Delivery and Passession

Landlord shall notify Tonant in writing at level ten (10) days (if not otherwise set forth in the Usase) prior to the date that Landlord acticipates that the beased prentises will be ready for Yenant's couppacy and Tenan

Page 3 of 11 Tensot Date/Initials

shalf arrange primagally to issued the lessed previous to determine whether Lisufficial's Work has been completed in accordance with the Lisuffour's Work Documents. At the little of Terent's impectation Linations and demonstrate that all of Lindon's Work and all enterolated systems for the lessed permission one is good working order; promoted beganger, but if electrical between it one connected at the time of the little order of the little order or the little order order order order order or Documents, Terent's impectate just him the despents complete and leaders shall not be demonst to their backgrounds. Terent and leaders that the despents complete and leaders shall not be demonst to their shall consider and leaders demonstrated that of all cardioals who have the recipitor complete in shall consider and the control order or the control order order. Includes without limits don't have the time the time the control order or the control order.

reaches plan.

If the companion of Tenant's inspections, Tenant shall deliver to Lendord within 72 hours a vention pound: Six of all incompositor of Service years have of construction or reschariors intended on, and own recessory mechanical adjustments and finish own funded to string the Inseed continued and Entertain and

accurately, with the 1-lower or a feed first Schmondergenests of tracevery and Strateginize 4 of deviewly a prescription from 1 on a part of the topic of the schmondergenests and the budging of which is the same prescription of a deview of the 1-lower of the

3. Incorporation With Lease

4. Interpretation from season and the control of the control of

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

	STANDARD DRIVE - THRU COMPONENTS
Scape Category	Briefk
Site Primary	Design, purpose and install distribution from the service point to a separate motor to a location
Utilities	designated by Tenunt, clear of all drive thru compensate and in accordance with Starbucks MEP
	(Mechanical, Electrical and Plannbing) Guidelines and Tenuri Criteria Specifications for Gas, Water and Electrical service.
	Design, parasit and insoli distribution from the sample point to a location dissignated by Teanst, all of all drive driv components and in accordance with Starbucks MSP Guidelines and Teanst Criteria Starbucks for Data and Palestones service.

Bldg HVAC	Formish and install NEW HVAC System including (IVAC Unit(s), plenum drops, all electrical
System:	enapactions, chartriest decrements, condensede piping, ger transcritons (if applicable) and temporar thereuselets/PVAC months in accordance with Scatnacks Meritarical drawings for dispersion.
	Furnish no less than one (1) for machine to conting capacity per 125SF prochamost coding capacity with heating capacity and nutside make up air in accordance with Starburg machanical drawings for this project.
	Secretarial support for the TMAC System wall be provided in accordance with treats of the Landschot of the Companion of the C
	Provide appropriate construed maintenance of accordation men has been familied a sout specifications, operations regularly and equipment period accorders.
Bidg Electrical Distribution	Provide a segurage and a service of the segurage of the segurage and a segurage a
e de la constante de la consta	If personers electricated is non-district at the Scheduled Delivery there as delited in the less
· '/////	temponery service in the program by Landbord. Temp power needs to be of edequate size for
	in generation should be the service of the service
V	
5:00x7:303	Page 5 of 11 Tenant Determinate:/
	Londland Date/Intrials:

STANDARD DRIVE - THRU COMPONENTS modific Tensoral's Space. Learning to the desagonal by Tensoral modification and the Medical Interest Space in Learning to the desagonal by Tensoral Space in Learning to the desagonal by Tensoral Space in Learning to the desagonal by Tensoral Space in Learning Space in the second of the processor in the provided by not learning space in Learning Space in Learning Space in Learning Space in the Space in Learning Space in Le proceduration. Principle and Install profit lights in the previous for and at some regiment and oppose in provide an information Egistrum (and of 1 5 most conceive on product. Founds and installer, assembly light, consensing of a compact fluorescent or mustal habide language sufficient to previously an assistance of 200% teachers on principle configuration of a configuration of 200% teachers on the foundation of a configuration of 200% teachers of a configuration of a configuratio Furnish and restale exterior highling flictores to provide even illumination, with no dark areas, and high tevels per Seatuscke Electrical Design Chickelores and code requirectores. Page 6 of 11 Tennes Date/Initials: /

STANDARD DRIVE - THRU COMPONENTS scrimonded as now sensore orderious processors are the consensors are summary and an account of the consensors and processors or producery exterior trighting as required by code.

Localized dealt consensus all precising our the promises usedde the building area per just afficiently approved Civil Eugineering plans. Lundlard shall provide parking led striping izolading accessible stells, pedestrian access markings, tenant spec drive thru striping sati wheel stops at all parking spaces adjacent to Tenants sidewalk author parking. embled points.

In locations where practing lobe and disping already exist, Landland shall reconfigure perking be tradified from so excessors to exconnections. Proceed excessors.

Landland shall perceive and Exact all larefee and softwarder indicating user pertinence status and electrical states and softwarder indicating user pertinence status and electronic fielding cores. All crafts and gothers are to the formal crammers. Extrated applied or extracted connectes curbs and gottess may not be used. Provide all accessory passessations, cards, shapper, condenses incustring supports, processades audion guide to accessance and a public public to accessance and a public public to accessance and a public public and Cristian Specifications.

Topical finations.

Topical finations. Blog Roof Specificacione.

Roud incubrace trype to be regid on tops of coord or rigid cycle branche with patentially seaffice of soulier coord direct to secret all applicables useds; selecteding recept if holder.

France tood skeedily any real and generated property interes no process and the protection type to the decoration. Demokels, researce and logally decount of all prior ensures improvements including, but not besized to boundard, when the prior of the Provent count "resolition.

If Landardon: consistent countries of the construction," a LEED credit of building. Transcrences that android provide conflictation decumentation to Texass. per Starbacks LEDD Program Decument.

Texast place in any office decumentation to Texas. per Starbacks LEDD Program Decument.

Texast place in any office decomentation, to composition with Texast places out LEDD decumentation, in aggregate of Texasts. Values builded LEDD conficiency hoppons with the 15 Leaves buildings Consect Landardon in the contribution of texast places are also the conficiency of the Leaves Landardon in the contribution of texast to determine class periodes as into effect, if required by the Leave Contribution of the Contribution of t Teagnt day habel such teagnt improvements, Exhance, Bristen, controllinement reviews infrastructure in or about the Premises as Tenant thems i desirable.

on december of the	
	Utilize minimum 2" conduit, or size per requirements of the local service providers. Provide labeled, end to end pull strings to all conduits. Refer to Forunt's Tenant Criteria Specifications.
Drive Thru Window	Difficing Denorts approved vendor and pricing, furnish and issual the drive-thre service window, tensors and satisfats, exterior shelf and electrical servicus, per manufactures specificatives, and Teneral Crisicas.
	Bright of service window self-must be 36° atture intenset fatished than and 42" above the extotion drive-data tope surface.
Bidg Gymun Wall Boord	Principle detailed until all persistent walls insulated as seen strange and code requirements, if interest and disorbed as level 4 fluids from them as automate of read deck with SNN minimum gyption wall board (GNP) per Tearnt Otterta. Dentaling walls to be the rated if required by local principles.
	Seal around joists and all penetrations sirtight, with properly rated the stopping materials, as required.
	As respected by Local Jurisdiction as secure Tenant's Cartificate of Occapancy, Lundmot shall complete the assembly by finishing the opposite side of the demising wall from the Tenagy's space.
	All CMC visits must be fremed-not, invulnied, and GWB finished in accondance with Versia Criteria. Specifications.
	Constitute the installation of GWB with Tenant wall rough in.
Site	Provide Landscoping with exp irrigation or drought tolerand and provide generation Africanding
Lundecaping	tenante spacy and throughout the drive fora area as appropriate of the space region per Tenant Space abus Cotoria.
	Design double adventing coin and comparing rose and Consert (1991) utilize any object plants with particular any object of the control of the
	Principle a must are in the second property of the property of
	See an appearance sunoun exposoil to presting are found optimum picat health.
P	icle a nutrición de nuce tucho. El or entre para función beste in tude drip irrigation endem, por entre por maioris de la companion endem, por entre porte por entre porte por entre por e
	Sold the Region find year until established attended albeit one year to ensure proper new dones, albeit.
	All plants should have proper distinage and associated irrigation as necessary.
Station Station Station	Farmish artifects gill a separately matered intigation system, including a back-flow prevention devices that is their to the particular content of water to photoel sees and mineralize con-off.
	Cover drip in the systems with two inches (2") of malels.
	Landscaping controls shall be set to run at optimal times of the day to minimize evaporation loss and business disruption. Broadeset systems senald not be not during Tonord's normal business from:
	Provide a rehelment of 900 SF Quidoor Seeding Area or of a mutually agreed spread spine size and thinosiston at a maximum slope of N° per boar with the finish to be cofered given to you or steasped concepts, coded, color FSTP. Provide personaler fountaging, and public define proceedings of
	If required by the local jurisdiction, fundbot shall also allocin an equilion seating partition.
	Provide a recessed, bekable base trib adjacent to the patin area per Finant Criteria. Natura bib should be piped and left 12" below must deel in teasor's space for conservice by unusu.

Londtoni Date Initials: _____/

	STAND STAND THRU COMPONENTS
	Prinvilla to epair on add particles of foca vehicular traffic per Tenaer Coteris, its fluiding bot irradical or, and or a disease for parting area as approved by Terous, and wheel stops as all packing spaces. The sidewais of particle spaces are proved by Terous, and wheel stops as all packing spaces.
umm,	Provide lighting and a series outlets to the extentor polito per Tenant Criteria.
Bldg sweetner Wasslork and Disass	Provide content doors, an agent and meta-rate in associators and Transac Chitesis. Nevertines places is the class are under to acceptance and the appropriate climate content and student deadled global and allow on with 1-so-late complying with the appropriate climates, once in the strends under the content of the class of content of the class of the captor partials. Climates content to the class of the content of the class of the content of the class of t
1 900	This will include a second means of egress, if appaired by code.
and Hentware	Furnish and install down hardware including alarmed panic hardware, door allower system. 180 de peop taris and semewahlt lack core per Tenand's Resu Disor fractivate Specifications called our in Tenant Chiesto.
and M	Localized is to provide a 6" ridbon pota imperiala with threets to the ride distant cases slide acrossos, partners wide to support for required will framing. Tossos will be responsible for removining all pour.
	Space to be provided with clean, compacted \$8.4" below proposed finish floor elevation
Site Trisch fisodeware	Provides CMT is 121 resid annihumen to accommendate a facility and treat annihum on all a delays in implige distants (incorpse), conforces, in place, in administration of a recycling constitution for State discission of one. If treated in experient to other treat interest on excepting postateous resid to delay and the conformation of the con
	The most enclosure shall be physically located in the site as greater than 300 face from the casion Torsant's premises in a location stephaned on the site plan and maturally agreed speen by: Traum as Landard. The pathway to the tractioners and the consistent shall be well by. The enclosure thall it died in provide graper serves and clear sour for waste received velicities including a 90 tigers on policies.
	Principle a base hith accessible to the trash eachastre per Tenant Criteria.
Pac Aleres	If equant to applicable code for Forest's sec 'Rends', familia seal residi feliding consistency for proceeding states and the seal of the proceeding states and the seal of th
	Provide all the ins as building smoke detectors, flow swatch valve, and dust standards a explora and be programmed and functional.
	Central station monitoring, if required, shall be provided by Landlord.
	Provide all operations, testing and iroperations for a fully functional five starre system able to a Tensor's permanent Certificate of Occapacity and or receil Tensor's operating schedule.

	STANDARD DRIVE, THRU COMPONENTS	STANDARD DRIVE THREE COMPONENTS
Fire Prosection Fire Prosection Diver the Average and Canaging T. Sh. Fireter Distribution	If control to again, and the control of the control	STANDARD DRIVE - THRU COMPONENTS Their That Component Feetings 1) (And Mean Blood 2) (And Mean Blood 3) (And Mean Blood 3) (And Mean Blood 3) (And Mean Blood 3) (And Mean Blood 4) (And Mean Blood 5) (And Mean Blood 5) (And Mean Blood 6) (And Mean Blood 7) (And Mean Blood 8) (And Mean Blood 8
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PAUL R. GERSHEN STATE OF FLORIDA REGISTERED ARCHITEI # 0010843

T BROWARD BLVD LORIDA 33312

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