

OLLIE'S BARGAIN OUTLET

LANDLORD'S WORK

Landlord will perform the work set forth in this exhibit. All items must be completed. The items in red are changes that were done from the original work letter. All items, both black and red, must be completed.

HAZARDOUS MATERIALS:

- Landlord will deliver the Premises free of asbestos and other Hazardous Material (including without limitation asbestos) and shall submit an environmental report showing the status of Hazardous Material within the Premises, including without limitation asbestos and mold to Tenant's construction department.

AMERICANS WITH DISABILITIES ACT:

- The Premises and all Common Areas shall be compliant with all Laws, including without limitation the Americans with Disabilities Act and all other Federal, state, and local laws with respect to accessibility (collectively, and as amended from time to time, the "ADA").

UNFORESEEN:

- Landlord shall be responsible for unforeseen improvements or changes to the Premises as they relate to plumbing, electrical and sewer lines (including, without limitation, the plumbing, electrical and sewer lines located in the walls of the premises and in or below the floor of the Premises). This shall also include but not be limited to, power to the building as well as all interior panels, the sprinkler system and/or fire suppression system, riser serving the Premises and exterior/interior entrance doors. This shall also include any additional requirements by the state and local building codes and departments. Landlord shall be responsible for unforeseen items.

Floor Plan:

- Tenant must approve the final floor plan of the space.

RECEIVING AREA:

- The warehouse shall be 10% of the overall store square footage with a ceiling height of 14'. If a 14' ceiling height cannot be provided, the warehouse shall be a minimum of 42,000 cubic feet.
- Provide two (2) recessed docks with canopies. If recessed docks are not in place or cannot be constructed, a site-specific work letter will be written showing what will be required to have two (2) docks. Dock height shall be 48" from ground to be level with trailers. The canopy height shall be 15' and extend a minimum of 24" over a delivering trailer. Install two (2) 8'W x 9'H overhead doors for recessed docks or two (2) 8'Wx12'H doors for ground level docks. Install dock seals, dock bumpers and dock levelers. Install bollards, and railings if necessary or required by code.
- Provide one (1) ground level overhead door or 6/0x8/0 double pedestrian door with canopy in all situations for cardboard bale removal.
- All recessed truck wells shall have a new commercial sump pump installed unless gravity feed.
- Stores with a recessed truck well will have one yellow line painted down the middle of the dock well. Stores with scissor lifts will have two yellow lines, one on either side of the scissor lift. Lines to be painted to 53' from the scissor lift.

- The approach to the dock shall be level in all cases (recessed, dock platform or other).
- There must be a door out of the loading dock or warehouse so Tenant can take out trash.
- Landlord must provide a dedicated area that is approximately 500 sq. ft. for Tenant to store their cardboard bales on the exterior of the building. This area must be concrete or asphalt.
- Landlord must provide a dedicated spot for tenant's trash dumpster.
- Questionable dock approaches will require a traffic study to be performed showing entrance and exit from the property as well as the approach to the dock. This will be determined at the site visit.
- Landlord to install in the warehouse area a slop sink (floor model) with a two-handle service faucet threaded for hose and walls with fiberglass reinforced plastic, unless there is an existing janitor's closet in the sales area that will be utilized.

FLOORING:

- Landlord shall remove all existing floor covering and polish the concrete slab. The concrete slab shall be mechanically polished starting with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete's natural color. Tenant has special pricing with six companies to polish the floors that are listed at back of this work letter. Landlord or GC must contact flooring companies to get accurate pricing as pricing can change without notice. Landlord may hire anyone they want to polish the floor but must meet specifications of this work letter. Those specifications are as follows:
 - Step 1- metal 40 grind
 - Step 2- fill all joints, cracks, and apply grout where needed
 - Step 3- transitional Diamond
 - scrub the floor
 - Step 4- 100 grit resin
 - scrub the floor
 - Step 5- apply densifier to rejection
 - Step 6- 200 grit resin
 - scrub the floor
 - Step 7- 400 grit resin
 - scrub the floor
 - Step 8- 800 grit resin
 - scrub the floor
 - Step 9- apply a penetrating sealer
 - Step 10- finish the floor with a high-speed propane burnisher with a 3000 grit Diamond pad
- Bathrooms, breakroom, janitors' closet, and offices shall be polished concrete. In cases where bathrooms are not wide open and cannot be polished, Landlord shall install neutral color ceramic tile. Tile to be approved by Tenant. Ceramic tile will be installed in bathrooms and the breakroom in areas where an installed floor is required by code. Landlord will need to verify with health department if polished floors are acceptable.
- The concrete slab shall be repaired and patched as needed. The slab shall be inspected by Tenant's construction department prior to being polished.
- Stockroom floor to have one grind and the concrete shall be sealed. A clear penetrating sealer is required.
- Vestibule shall have carpet tile (SHAW Patcraft "Walk Right In II", Collection: "Foot In the Door II" Color: 00590 Charcoal). For stores without a vestibule, install carpet tile in front of the entrance door with a

rubber/plastic transition strip (Johnsonite EG-XX-H). The tile shall be the width of the door and 10' deep into store.

- Cove base to be Armstrong Metal Gray: R48MG or similar.
- Floors to be structurally sound and able to manage the weight of merchandise or forklifts/stock conveyances. (A concern in former grocery stores).
- Landlord will warranty new and existing flooring for a period of one (1) year.

WALLS:

- The warehouse interior wall (inside warehouse) will need plywood or OSB at least 4' AFF on the walls instead of drywall.
- All gypsum walls shall have a level four (4) smooth finish. All CMU walls shall be patched, primed/sealed, and painted as specified in this work letter.
- All demising/separation walls shall extend to the deck and be covered with gypsum board on both sides.
- Walls to be structurally sound and able to manage the weight of fixtures, shelving, and electronic equipment.
- Landlord to secure 2' x 4's to wall studs around perimeter of the sales floor and one 10' section in warehouse at heights and locations determined by a layout supplied by Ollie's design team. Where applicable by local code these 2' x 4's may need to be fire treated wood. Landlord and/or GC to verify with local inspector to see if the 2' x 4's need to be fire rated.
- All walls shall be painted- Sherwin Williams, Master Hide, Extra White, Latex, Low Sheen washable surface. All doors and trim shall be painted- Sherwin Williams, Master Hide, Extra White, Latex, Gloss. If the wall paint cannot be found, use Satin/Eggshell wall paint and Gloss for doors and trim.
- All columns shall be painted - Sherwin Williams's Safety Red. All wood, drywall, carpet, and any material on columns must be removed before they are painted.

OFFICE/RESTROOM/LOUNGE:

- All bathrooms to meet ADA requirements.
- Where permitted by applicable Laws, the Premises shall be delivered with a men's bathroom and a women's bathroom, each of which shall be single occupancy bathrooms and each with one (1) toilet, one (1) mirror, one (1) sink, one (1) hand dryer, and one (1) lock with "vacant" and "occupied" labels visible from the outside of the same. The men's bathroom will also need (1) urinal.
- If applicable Laws require more than a single occupancy bathroom for one or both of the men's bathroom and/or women's bathroom, then the Premises shall be delivered with no less than one (1) men's bathroom and no less than one (1) women's bathroom meeting the minimum requirements under applicable Laws, including with the number of stalls, toilets, mirrors, sinks, hand dryers, and any other features required under such applicable Laws.
- There must be a drop ceiling or hard ceiling at 9' or above in the restrooms.
- Bathroom toilets (floor mounted with flush valve) and fixtures (sinks, faucets etc.) to be commercial grade. If using existing, all toilets and other fixtures shall be serviced and in good working condition. Install new toilet seats and wax rings if using existing toilets.
- Install baby changing tables (Koala Kare Horizontal Wall Mounted Model: KB300-01, Color Grey (01) in both women's and men's restrooms).
- Tenant will provide and Landlord to install new toilet paper holder, soap dispenser and feminine waste receptacles – Landlord to remove any of these items if using existing bathrooms. Electric hand dryers shall be **Xlerator Model XL-W surface mounted white epoxy painted cover with ADA Recess Kit**. Install plexiglass or stainless steel under the hand dryer that is 16" x 32".

- Install the greater of (a) one (1) sink, or (b) the minimum number of sinks required under applicable Laws, each with a mirror, in each restroom.

Space must include the following:

- 1) Minimum 200 SF break room with six (6) ft. of cabinets (uppers and lowers). Lower cabinets shall consist of a 36" sink base and two (2) 18" drawer base. Uppers shall consist of three (3) 24"x30" cabinets. Install one (1) 6' post form countertop (neutral color gray or beige). Install one (1) single bowl 22"x33" kitchen sink with commercial grade faucet and sprayer. Install an Xlerator Model XL-W surface mounted white epoxy painter cover hand dryer with ADA Recess Kit. Install plexiglass or stainless steel under the hand dryer that is 16" x 32".
- 2) 10 x 12 manager's office. The office needs 4 outlets (one of each wall), lighting, HVAC, and a hard ceiling or drop ceiling 9'.
- 3) 10 x14 cash office located near the front of the store (location to be determined by Tenant) with 14 feet of 24-inch post form countertop (neutral color gray or beige) installed along one wall at a height of 36". This will be shown in Tenant's fixture plans. The walls of Cash Office will have ¾" plywood and ½" gypsum board if it is not a CMU wall. The ceiling will have a 12' high security deck (2x6 joist with ¾" sheathing) constructed on top of the walls and a suspended ceiling installed at 9' AFF. All interior walls (walls not on CMU walls) must have ¾ sheathing on them then drywall (only CMU walls will not need plywood as all drywall walls need plywood). The counter in the cash office must be installed 30 days before possession.
- 4) If there is an existing janitor's closet in this space that will be utilized by Tenant, such janitor's closet shall have a slop sink (floor model) with a two-handle service faucet threaded for hose and walls with fiberglass reinforced plastic. If not, the mop sink will be placed in warehouse.

PLUMBING/ SPRINKLER/FIRE SYSTEMS:

- Space to follow all fire codes and include, but shall not be limited to, a sprinkler system, emergency lighting, emergency doors with panic bars and Detex alarm. Emergency lighting shall be 13' or Landlord may install emergency ballasts in the house lighting.
- Space must include a fully functioning fire alarm system ready for monitoring. Strobes shall be 13' or above, or in the ceiling.
- Provide fire extinguishers with inspection tags in sufficient quantities and locations as to comply with local fire code, minimum quantity will be ten (10) per store; 10lb. ABC Dry chemical.
- Sewer drain lines to be purged/jettted/augured/de-scaled to the main prior to occupancy. Jetting machine to be 3000 PSI at minimum. Camera all lines to include all toilet lines under the bathroom slab to the main and submit a video of the clean lines. The plumber shall issue a report stating the condition of lines regarding age, bellies, or other issues, this must be on the plumber's letter head and submitted to Tenant's construction department. The report must also show a drawing of the location of all clean outs. There must be a clean out at the exterior of the building where the sewer line enters the building. All sewer lines over 50' must have one clean out added inside the building at the center of the sewer line and all sewer lines over 100' shall have two clean outs strategically located within the sewer line. This work shall be done at the beginning of the construction process to give Tenant time to view the videos. This will give the Landlord ample time to correct any issues if found. Tenant prefers this to be posted on YouTube and link sent to them to review.
- If a site has a sewer grinder pump, Landlord shall provide Tenant a report on the make, model, age, and condition of the sewer grinder pump prior to signing the lease.
- Install an ADA compliant water cooler.
- All sinks must have hot water (this includes mop sink).

CEILING:

- The ceiling in the sales floor area shall be a minimum of 12' AFF except for a 3,000 SF area to accommodate the carpet department (location to be determined by Tenant) wherein it shall be a minimum of 15' AFF. **An open ceiling is acceptable and preferred.**
- If an existing ceiling is to be reused, all tiles shall be free of damage or defect. The ceiling must have a uniform appearance. **If a uniform appearance cannot be achieved, replace all tiles.** A uniform ceiling shall have all existing tiles that are free of damage or defect moved to the back of the store and new tiles installed at the front of the store. The new tiles shall match the existing tile as close as possible if the exact tile cannot be obtained. All ceiling grids must be clean, free of rust and painted if necessary.
- Paint ceiling white on all exposed ceiling without ceiling tile except for the warehouse.
- The ceiling tile in restrooms, breakroom, and janitor's closet (if any) must be vinyl faced and be washable or a hard ceiling if code allows for them.

HVAC:

- In areas from North Carolina, Tennessee and below, provide HVAC system with minimum one (1) ton per 350 SF in all areas to include but not limited to the sales floor, bathrooms, offices, break room and vestibule except for the warehouse which shall be (1) ton per 400 SF.
- In areas from Kentucky, Virginia and above, provide HVAC system with minimum one (1) ton per 400 SF in all areas to include but not limited to the sales floor, bathrooms, offices, break room and vestibule except for the warehouse which shall be (1) ton per 500 SF.
- Any new HVAC to be installed shall carry the following minimum warranty. 1-year parts and labor/5 years compressor/10-year warranty heat exchanger.
- New filters must be installed 2 weeks prior to Tenant's possession date.
- Thermostats are to be controlled through an energy management system. Landlord shall purchase and install this system from Riddleberger Brothers, Inc. Contact Wayne Gibson, or Robin Kiser at 1-866-724-7378 to purchase system.
- Landlord shall work with Riddleberger to commission the EMS. Landlord shall have its HVAC contractor install temporary thermostats to commission the duct detectors as Tenant's EMS is programmed to run in auto fan which will not work to test the duct detectors.
- All thermostats shall have locking covers. The thermostat for the warehouse must be in the warehouse.
- Landlord to provide all HVAC in good working condition, including but not limited to, compressors, condensers, wiring, belts, filters, duct work, diffusers etc. must be in good working condition and must reach and maintain a temperature of 70 degrees year-round.
- Existing HVAC units, duct work, diffusers etc. to be inspected and professionally steam cleaned (Stanley Steamer or similar) prior to Tenant's possession date.
- Landlord shall provide a report showing the type, age, capacity, and efficiency of each unit and shall submit the report to Tenant's construction department prior to lease execution.
- Bathrooms must be equipped with mechanical ventilation.

DOORS:

- Provide a Federal ADA vestibule with a double width (minimum 12' wide) sliding fully automatic breakaway door for the exterior entrance/exit (5' clear center opening or larger) and another 12' (or larger) sliding fully automatic breakaway door with a 60" clear center opening or larger to enter from vestibule to sales floor. The new vestibule (interior one) will have 2- 12' doors (or larger) 2 sets of doors. Notwithstanding the foregoing, Tenant will accept doors with less than a 12' breakaway section, such as doors where the operable sliders in the center are the only break-away portions, as long as the smaller breakaway section is sufficient for a minimum egress capacity of three hundred (300) people and is permitted under applicable Laws.

- Tenant will consider an air curtain in southern states in place of vestibule if code allows it.
- A two-year warranty shall be provided on all the automatic doors.
- All other doors, existing or new, shall have a warranty for one year.
- Install a Detex Model ECL-230D on **ALL DOORS** going outside. All doors except for the Entrance/Exit shall not have keyed entry from the exterior.
- All emergency exits, the cash office, manager's office and driver/pedestrian door need a minimum of 180-degree field of view peephole installed.
- Cash office shall have an out-swing steel door with pry plate and be bored for a deadbolt and storeroom lever.
- Manager's office shall have an inswing steel door and be bored for a storeroom lever lock only.
- All doors shall have a commercial grade door closer.
- All doors must have door sweeps and be adjusted so no light can be seen around them. This is to prevent pests and water entering building.
- All doors and door systems to be sound and secure, in good working condition, adequate for Tenant's use and in compliance with ADA standards.
- Install two 72" x 96" warehouse doors. Eliason (model P11-Plus) Color:(Gray 110) with ADA windows or Phoenix Doors (Hawk HH1 Honeycomb Core – 72" x 96" Paired Opening Dark Gray, 14"x16" Window) between sales floor and warehouse. Contact information and approximate pricing can be found at the back of this work letter.
- All door hardware and the cost of locksmith to change cores on possession day shall be purchased through Cushman & Wakefield.

Contact **Rochelle Budd**

Direct: +1 316 867 1913

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The hardware package should consist of but is not limited to:

- Cash Room: one (1)-Store Room lever, deadbolt, and pry plate. The two locks shall be keyed alike and to the cash room cores.
- Manager's Office: one (1) Storeroom lever lock keyed to all door cores.
- Break room door shall have a push button combination lock.
- Entrance/Exits: All doors shall have a mortise cylinder w/thumb turn. These shall be keyed to all door cores.
- Detex devices: Model ECL-230D. These shall be keyed to all door cores.
- Electrical room: If located on the sales floor, it shall have a storeroom lever and be keyed to all door cores. If located in the warehouse install a passage lever.
- Janitor's closet (if any): If located on the sales floor, it shall have a storeroom lever and be keyed to all door cores. If located in the warehouse install a passage lever.

UTILITIES:

- All utilities in the Premises shall be separated and on their own meters. Each utility shall be a single meter. Landlord shall provide Tenant with all necessary information via Tenant's utilities information form attached to the Lease prior to signing the Lease and send to Tenant's attorneys with the signed Lease. If this is not possible due to the Premises being demised and new utilities added, Landlord shall complete the form out in its entirety no less than 10 weeks prior to Tenant's possession date and submit the same in accordance with the instructions on the utility's information form.
- All exterior lighting and the pylon sign shall be on a house meter and shall be operating properly upon Tenant's possession.

ROOF/PARKING LOT/ENTRANCE:

- Landlord shall be responsible for all maintenance /repairs/replacement of roof, building structure and parking lot. Parking lot is to be sealed and striped prior to grand opening, with fire lane marking, crosswalk, and handicap spaces. Install handicap parking signs. Striping to include painting the front sidewalk curb edge to include the ADA curb cut.
- Landlord to ensure that there is an ADA compliant curb cut directly in front of the entrance doors. The curb cut shall meet ADA codes.
- The sidewalk shall not have any cracks or trip hazards.
- The roof shall be professionally inspected and certified to be in good condition and free of leaks. Landlord shall provide a report or letter stating the age of the roof, if there are warranties and how long those warranties are good for, and the condition of the roof to Tenants construction department.
- Outside areas must be free of weeds and have maintained attractive landscaping.
- Landlord to power wash entrance areas (walls and sidewalk) a few days before store opening (date to be determined by Tenant). General Contractor to be sure all gum is removed from sidewalk.
- Space to be delivered with at least one (1) dedicated trash can for the front of the store.
- Provide and install (anchor to asphalt) one cart corral for carts in the parking lot. (See the back of the work letter for Tenant's National Account Vendor).
- Landlord is responsible to build an enclosure or a fence around the store dumpster and/or trash reciprocal if required by local, state, or city code.

SIGNAGE:

- Remove all existing outside signs.
- Landlord is to ensure the existing pylon(s) meets all codes and zoning ordinances for Tenant to place its panel on the pylon(s). Landlord shall provide a rendering of the existing pylon sign(s) highlighting Tenant's panel position. Landlord shall supply Tenant with a master sign plan as well as sign criteria if it exists for the center.
- Landlord to provide a site plan with all pylons marked that Tenant is allowed to be on.
- Landlord is required to provide Tenant with a new graphic ready panel on the pylon/multi-tenant sign.
- Landlord to ensure that all electrical components in the pylon sign are in good working condition and Tenants entire sign panel is completely lit. Additional lights may need to be added to achieve full illumination of the sign panel.
- Landlord to provide access door and backing (anything required by sign company) needed to install sign on façade.
- Landlord to install Tenant's Coming Soon Banner 2 weeks after construction starts.
- Landlord to prepare façade for building sign and allow Tenant to install building sign 60 days before possession date.

STOREFRONT:

- Exterior façade to be repaired and painted a neutral color (to be approved by Tenant).

PESTS:

- Premises to be professionally inspected for pests and termites. Landlord shall provide Tenant with a report from its vendor stating that the Premises has been inspected and there is no visible sign of pestilence. If pests (to include but not limited to ants, mice, rats, roaches, termites, etc.) are discovered, Landlord shall have the Premises treated and provide Tenant with copies of invoices or a report from its vendor stating that this work has been completed.

GLASS:

- Replace all broken and damaged glass including glass with seal failure. Remove all material blocking or covering on windows and glass doors.
- The glass and windows on the store front must be marked so we know where the glass is. We also need the size of any or all windows on the store front. Tenant may have an issue with any windows below 8’.

DRAWINGS:

- Landlord is to provide Tenant with an “as-built” drawing of the Premises adequate for Tenant to make changes showing their floor plan. Landlord shall make the necessary changes and send the floor plan back to Tenant’s construction department for final approval. Once approved, Landlord shall provide Tenant with an AutoCAD and PDF file of the approved floor plan adequate for Tenant to prepare Tenant’s fixture plans. Tenant shall draw and return the fixture plans to Landlord; Landlord will insert the fixture plans into the permit drawing set prior to submittal for permit review. Landlord shall supply Tenant with a PDF and CAD of the stamped architectural drawings. Landlord shall include MEP’s and structural drawings if required by any Laws, including without limitation local and/or state building codes or departments; Tenant shall review all Landlord’s construction documents prior to the submission for permits and the commencement of Landlord’s Work. Landlord shall ensure that all items in Tenant’s work letter are properly incorporated into the permit drawings. Upon fully executing the Lease, Landlord shall supply Tenant’s Project Manager of Construction with a detailed construction timeline to use as a guideline for monitoring Landlord’s construction progress.
- Landlord/Contractor shall provide Tenant’s construction department with the fire alarm and sprinkler drawings that have been submitted for permit.
- Landlord/Contractor shall place a stamped set of permit plans in a tube, attached to the wall in Tenant’s electrical room.
- Landlord will have site supervisor for GC field check all measurements for all walls and columns. The GC or site supervisor will mark all measurements on all walls and columns once the drywall is installed so Tenant can check and make sure there will be no changes to the fixture plan. This will allow Tenant to make changes to fixture plans if there is anything discovered during demo that would affect fixtures being placed on the wall (i.e., sprinkler drain lines, duct work, roof drains, etc.). The site supervisor will write the measurements on the fixture plan sheet that Tenant provides so that it can be sent to the design team to review. Tenant reserves the right to request any items that would affect the fixture plan to be remedied so Tenant can use fixture plans as designed.

CERTIFICATIONS:

- Landlord is responsible for all inspections required by all Laws, including without limitation the local and/or state building codes and departments. Landlord will provide Tenant with a certificate of occupancy or equivalent and any other documentation that is necessary for Tenant to take possession of the Premises, have associates in the Premises on the Lease Commencement Date, and open the store to the public.

REPORTS:

- Landlord will submit to Tenant's construction department a weekly construction progress report with pictures of all completed work which shall be due by end of business Wednesday. The updates will be emailed to Ollie's Project Manager and uploaded into Procore. The GC/LL will be issued access to Procore once the lease is signed.

INSPECTIONS:

- Landlord will thoroughly inspect the entire area above the drop-ceiling and other areas not easily accessible, for loose, unstable, abandoned, and other items that are not securely fastened. The items to be inspected include but are not limited to sprinkler pipe, plumbing, electrical, structural, roof deck, bar joists, roof drains, plumbing vents, and HVAC equipment. Landlord shall remove any of the hazards.
- Landlord to supply Tenant with copies of all inspection reports as required under this Exhibit, including but not limited to a sprinkler certification completed within the last 60 days; roof report/letter; HVAC report evidencing all repairs have been completed; pest inspection report, and above ceiling inspection report prior to Tenant's possession.
- Landlord must remedy any violations after the health and/or food inspection. Landlord to verify with architect that all items in the store will meet local health codes.

ELECTRICAL:

Landlord shall provide electrical service exclusively serving the Premises meeting the following requirements, dedicated for Tenant's specified equipment requiring electrical service, and in compliance with all applicable Laws: such service shall be the greater of (a) 600 amps for 208v service or 400 amps for 480v service, and (b) the minimum sufficient electrical service to meet the demands of all utilities, fixtures, and equipment serving the Premises (including without limitation the HVAC system serving the Premises) as the same shall exist upon completion of all work required hereunder. Landlord shall be responsible for verifying the existing electrical service and equipment to determine that adequate power meeting the above-described minimum requirements is provided and that the same complies with all applicable Laws (including without limitation all codes, and local, state, and federal requirements).

Controls

- All outside signs (except for Tenant's wall sign), pylon signs and exterior lights shall be on timers/photocells and shall be on the house panel. Tenant's wall sign shall have a timer located in the warehouse which shall be installed adjacent to the electrical panel controlling the sign.

Telephone

- Landlord shall immediately advise Tenant if there are not working phone lines in the Premises.
- Landlord shall provide a telephone demarcation point within the Premises, preferably in the warehouse, if one is not present.
 - Demarc must include one (1) 4'x4' piece of $\frac{3}{4}$ " plywood, one (1) dedicated quad power outlet, #6 ground wire, any necessary conduit from nearby telephone provider NID, pull string.
- Landlord shall install a radio/cellular dialer for the fire alarm monitoring system.

Lighting

- Tenant will only accept LED lighting that has bulbs that can be switched out when they go bad. Tenant will not accept any light fixtures that do not have bulbs.
- Landlord will install new T8- 8'-4' tandem LED lighting (when you look at fixture you see 2 bulbs) that is direct wired (no ballast) with a 5-year manufacturer's warranty throughout the entire store. Lighting

fixtures on the sales floor are to run in continuous rows including a perimeter row of lighting. The perimeter lighting is to be installed within 4'-6' off the front, back and side walls running parallel to the walls and within 2'-3' of the end of the fixture runs. The back row of the perimeter lighting is to extend past the rows of lighting on each side wall. The direction of the lighting shall be determined by Tenant's fixture plan. All lighting shall run perpendicular to Tenant's fixtures except for the lighting in the carpet department which shall be installed in the aisles. Tenant to provide aisle measurements. The lighting must measure a minimum of 80-foot candlelight power @ 4' AFF, the warehouse shall be 60-foot candlelight power and the offices, breakroom, etc. shall have 45-foot candlelight power. These are a minimum measurement not an average measurement. (Landlord to provide Tenant with a photometric for Tenant's approval). Landlord must give six (6)-month warranty on light bulbs and ballast from possession date in all circumstances. Lighting shall be set up with a night light setting (where only a few lights remain on when the building is closed). All lights must be on contactors and shall be switched at the front of the store by a single switch.

- Horns, strobes, and emergency lighting to be installed as close to the ceiling as possible or ceiling mount. 13' or higher is required to enable Tenant to install fixtures and properly utilize interior signage. Landlord shall ensure that their GC is aware of this and that the permit plans reflect these heights.
- Light switches in the cash office, manager's office, associate lounge, restrooms, entire warehouse, and janitors' closet are to be controlled by a ceiling mounted motion sensor with a minimum 30-minute timer.
- All exterior building and parking lot lights must be in working order. The storefront canopy and entire perimeter shall be well lit. All points of egress shall have lighting mounted directly above.

Exterior

1. Install two (2) duplexes at the front exterior.
 - 1.1. Must be on the opposite sides of store front.
 - 1.2. Shall be on dedicated circuits on their own breaker.
 - 1.3. Must have locking covers.
2. Install two (2) buzzers/ bells, at the entrance door to sound at interior store front near register one (1) and in the receiving area.
3. Install two (2) buzzers/bells at loading door to sound in the receiving area and at the storefront near register one (1)
4. Provide ample power for building signage (one 110V 20-amp circuit for LED wall signage)
5. Storefront and street side signs (must be on simple dial timer at an easily accessible location)
6. Install lighting (wall pack or ceiling mounted) within the exterior dock area and at all egress areas. Front, side, and the rear of the building shall be well lit.

Interior

Tenant will provide materials for cash register stands and Landlord will have them built. Tenant will provide pictures and directions of how to assemble them.

1. Install nine (9) dedicated circuits at the front of the store (location TBD by Tenant) for the five (5) permanent and four (4) temporary register stands.
2. Install in each permanent cash register stand (6 total, Tenant shall deliver and install one (1) to two (2) weeks prior to the possession date) a dedicated circuit receptacle (**SINGLE ROUND OUTLET ORANGE**) and one (1) standard duplex (dirty power) located on the bottom shelf see attached photo. The cash register will be marked on the electrical panel.
 - 2.1. Each register stand will have a light fixture (exterior grade wall sconce or freezer light with cage, picture to be provided) with green light bulb mounted 7' AFF (42" from the counter to the bottom of the glass) to designate an open register line. The light fixture shall be attached to the register pole closest to the customer

lane. There will be a shallow box under counter on side panel to attach an on/off switch for the light (pictures can be proved).

Power pole shall be Wiremold 25DTC two channel blank pole. 25DTC-4 measures 10'5", 25DTC-412 measures 12'5" and 25DTC-415 measures 15'5". Color: Ivory

3. Install in ceiling above each set of temporary registers a duplex rec. (usually four (4) duplexes per store). Install two additional cord reels for ceilings above 14'.
4. Install duplexes on interior columns as needed, usually six (6) per store. Locations TBD by Tenant.
5. Mount one (1) duplex in ceiling near storefront entry door for surveillance equipment (center of the entrance door 10'-12' from the door and 12' AFF)
6. The following shall be installed within the cash office on the red board (5'W x 4'H x 3/4" plywood painted safety red):
 - 1-Dedicated circuit for computer (**SINGLE ROUND OUTLET ORANGE**)
 - 1-Dedicated circuit for audio/PA/phone system (**SINGLE ROUND OUTLET ORANGE**)
 - 1-Dedicated circuit for alarm panel (**QUAD OUTLET WHITE**). Outlets shall be installed so one has ground down (normal installation) and one has ground up (install outlet upside down).
 - 1- Ground Bus Bar with Cover. Contractor will supply a #6-gauge solid copper wire from the building's main ground to the red board, located in the cash office. Copper wire will be tied into a minimum 4 port bus bar with cover. Bus bar will be mounted to the red board 2" from the top of the board and on the right side of the 4" PVC passthrough. This is to allow all the racking to be properly grounded when installed. Bus bar and wire used must meet all code requirements.

The red board must be completed and hot (outlets with power) 30 days before possession date. The breaker will be marked on the electrical panel.

7. Also needed in the cash office are the following:

2-4" pipe chases for low voltage wiring to be mounted through the ceiling, centered above the red board and one over the 4' end of countertop. The chase shall extend no greater than 2" below the ceiling.

2-6' plug mold (6" on center) mounted approximately 3" above the desk. The plug mold will start on each end of counter for a total of 12' of plug mold.

6 additional outlets (one on each wall) on the cash office walls (one specifically for the 2 safes and one for the 4' countertop). Placement will be shown on Tenant's fixture plans.

NOTE: Except for the plug mold, outlet locations will be designated by Tenant.

8. Cardboard bailer disconnect (3phase) voltage and amperage to be determined. The tail to bailer must be high enough to pass under.

<u>Voltage</u>	<u>F.L.A.</u>	<u>Fuse Type</u>	<u>Wire Size</u>	<u>Disconnect Switch Size</u>
○ 200V-208V	29-amp	time delay	8	60 amp
○ 480V	14-amp	time delay	12	30 amp

9. Break room shall have outlets for vending machine, refrigerator, and microwave.

10. The manager's office shall have four (4) duplex outlets installed on opposing walls (All walls should have one (1)).

11. Install 1 quad at the store front for vending (claw/crane machine) and 2 duplex outlets on dedicated circuits for soda machines.

12. Install two (2) buzzers/bells for the carpet department. This shall be found in the carpet department and the front of the store near register 1.

13. Install two (2) buzzers/bells in the furniture department. This shall sound in the furniture department and at the front of the store near register 1.

14. Install two (2) retractable cord reels (Bayco SL-800 Triple Tap 30-foot metal retractable reel or similar) in the seasonal display area and one (1) retractable cord reel in the furniture department. (Bayco SL-800 Triple Tap 30-foot metal retractable reel or similar).
15. Install one dedicated outlet for the future cooler in the location Tenant will provide.
16. Each dock door has a swing light with bulb. Lumapro Item 24K345 Dock Light, Quartz Halogen, 500W, 60" Arm
Exterior dock pads shall have lighting attached to the canopy support column.
17. If an exterior disconnect is installed for a scissor lift Landlord shall install a locking cover over the disconnect.
18. Install two (2) duplex outlets in receiving for the ticket machines. (5' AFF).
19. Install an outlet for our walk behind floor scrubber in a location TBD by Tenant.
20. Install a dedicated Quad outlet for a soda pop cooler. Tenant will show location on Tenant's electrical plans.
21. Install one (1) retractable cord reel (Lumapro, model 443P47 or similar, must be 12AWG) in the front by cash registers. Please refer to electrical plan.
22. Install one dedicated outlet for the safe in the cash office.
23. Landlord to grant permission for low voltage vendor and interior sign vendor into the Premises one (1) week prior to Tenant's possession.

Outlet and other device heights

Vending, office, and column receptacles shall be 18" AFF.

Ticket receptacles shall be 60" on center AFF.

Thermostats at 9' AFF on the column closest to the unit it operates.

Bell buttons at 5' AFF

Strobes and emergency lighting at 13' or higher AFF. Ceiling mounted strobes and lighting with emergency ballasts is preferred.

Pictures of the red board, baler and cash wraps shall be provided.

CONSTRUCTION CLEAN UP:

Upon construction completion Landlord shall thoroughly clean the entire Premises and surrounding areas. This cleaning is to include but not limited to construction debris, dust walls, floors, ceiling and other surfaces, vacuum carpeting, clean all glass inside and out, clean bathroom and break room fixtures and cabinets, professionally clean tile and grout in bathrooms that remains if applicable.

ALL ABOVE WORK SHALL BE COMPLETED PRIOR TO TENANT'S POSSESSION DATE. ALL TENANT IMPROVEMENTS PERFORMED BY LANDLORD'S CONTRACTORS SHALL CARRY A WARRANTY FOR A PERIOD OF ONE YEAR.

The listed prices may vary. Landlord/GC is responsible for contacting the National Account representatives for pricing as increase in pricing can take place.

If there is more than one vendor for a product, they are listed in no order. All have done work for Tenant.

National Accounts

Record Door

Pricing for 14' sliding door is ballpark of \$8,925, 12' Sliding door is ballpark \$8,925, and 8' doors are ballpark \$8,200. All carry a 3-year warranty.

Mark Dugo, Vice President Record-USA

4324 Phil Hargett Court Monroe, NC 28110

(704) 292-5373 cell and preferred (704) 290-0220 Direct office

UCS Waste Equipment Co., Inc.

Scissor Lift for bale removal if required. (Roughly \$16,000)

Esmeralda Lensegrav

UCS Waste Equipment Co., Inc.

(800) 255-8136

Cell. 331.266.7726

(937) 228-9154 Fax

City Lighting

Provides LED lighting per Tenant's specifications as well as photometrics on new packages.

ROGER PUGLIANO

National Accounts

rpugliano@citylighting.com

P.412-837-5626

M.412-491-9687

F.412-366-7609

Main office – 1-800-257-2922

Wesco

Provides LED lighting per Tenant's specifications as well as photometrics on new packages.

Mark Sabatino

Project Manager, Lighting

MSabatino@wesco.com

Cell (440) 554-4669

RDR Flooring Services, LLC (will work in all states)

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete's natural color.

Cost- Ball Park of \$1.95 per square foot. Floor prep is not included in this pricing and will be quoted for each individual space once the existing floor covering is removed.

Contact- Roddy Reyna, Cell: 210-365-3931, Fax: 210-522-0652, Office: 210-520-1545 ext.: 105

Email- roddy@rdrflooring.com

Ivey's Professional Floorcare, LLC (will work in all states)

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete's natural color.

Cost- Ball Park of \$1.55-\$1.95 per square foot. Floor prep is not included in this pricing and will be quoted for each individual space once the existing floor covering is removed. This does not include a lot of patching or removal of heavy glue or floor leveler.

Contact- Jamie Ivey, 606-521-0305 cell, email: jamie@iveysfc.com, Eric Taylor 606-521-9138 cell, or office at 877-785-3888.

Rockerz (will work in all states)

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete’s natural color.

Cost- Ball Park of \$1.65 per square foot. Floor prep is not included in this pricing and will be quoted for each individual space once the existing floor covering is removed. This does not include a lot of patching or removal of heavy glue or floor leveler.

Contact- Brian Stiles, 724-316-8796 cell, bstilles@rockierzinc.com email, www.rosckerzinc.com website. IPCI Certified Installer.

SQI (will work in most states)

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete’s natural color.

Cost- Ball Park of \$1.80-\$2.02 per square foot. Floor prep is not included in this pricing and will be quoted for each individual space once the existing floor covering is removed. This does not include a lot of patching or removal of heavy glue or floor leveler.

Contact- Adam Bickel, office 888-455-4774, cell 330-592-6427, email: adambickel@sqicompanies.com or Dan Montoney, cell 330-203-8034, email: danmontoney@sqicompanies.com . Website: sqicompanies.com

Reliable Concrete Polishing Plus LLC (Will work in Most states) (Based out of North Louisiana)

Polished Concrete Finish.

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete’s natural color.

Cost- Ball Park of \$1.85-\$2.05 per square foot. Floor prep is not included in this pricing and will be quoted for each individual space once the existing floor covering is removed.

Contact-Randy Hill, Ph. 318-470-7214 Or Darrell Armstrong 318-663-8672 Based out of North Louisiana

Email: Randy Hill randyrcpp@yahoo.com or Darrell Armstrong darrellrcpp@yahoo.com

Paramount Special Services (Will work in Most states)

Service: Concrete Polish, Polished Concrete Finish – Mechanically polished floor surface starting at with metal cutting diamonds through 800 resin polish including proper concrete densification and hand finishing in wall to floor areas that are exposed. Finish will be the concrete’s natural color.

Cost- ballpark \$1.85-\$1.95 (more if in far south) per square foot. Floor prep is not included in this pricing and will be quoted for each site.

Contact- Dustin Francis <paramount.dfrancis@gmail.com>, 614.940.7928 office.

CHECK OUT OUR WEBSITE: <https://www.paramountspecialservices.com/>

Riddleberger Brothers, Inc.

Product: Energy Management system.

Pricing starts at \$6772.00 for the front end and up to 4 communicating thermostats, \$541.00 for each additional thermostat and \$298.00 per 1000' roll of communication wire.

*\$950.00 charge for lighting control if needed.

Included in the price:

1. Web base N4 Supervisory Controller (with pink cable to connect to network switch)
2. Thermostats
3. Wall sensors (2) per store
4. Programming
5. 5 hours of commissioning
6. 3-year warranty on the Supervisory Controller
7. End of line resistors (2)
8. Shipping

Contact Wayne Gibson or Robin Kiser at 1-866-724-7378

Wayne Gibson email: gibsonw@rbiva.com

Robin Kiser email: kiserr@rbiva.com

Cushman & Wakefield

Product: Door locks and hardware-Pricing shall be quoted.

Rochelle Budd

Facilities Specialist

Facilities Solutions, GOS

Phone: +1 316 721 3656 Ext. 2325

Direct: +1 316 867 1913

Rochelle.budd@cushwake.com

Eliason Corporation

Product: Warehouse Doors

Eliason P11-Plus Impact Traffic Door, Color: Gray (110), Size: Double door 72" x 96"

Cost- \$1708.77 ea. Set of doors, \$513.03 ea. Set of KD frames up to 6/78", \$540.00 shipping for two sets of doors and frames for a total of \$4983.60 plus tax. Taxes and Freight can vary slightly. Refer to Master Quote #DQ0248974-1

Amy Harris

Senneca Holdings

10021 Commerce Park Dr.

Cincinnati, Oh 45246

800-543-4455

quotes-orders@senneca.com | www.senneca.com

Mike Evans | National Accounts Manager

Senneca Holdings P: 513-403-5908 or email at: quotes-orders@senneca.com

mevans@senneca.com | <http://senneca.com/>

Phoenix Door Systems

Product: Warehouse doors

(2) Hawk HC-OL Honeycomb Core – 72” x 96” Paired Opening Metallic Gray, 14”x16” Window, Smooth Swing Hinges & Bottom Saddle, Black (delete ABS) Hinge Covers-\$1595.00 each set of doors

(2) HM KD Frame – 72” x 96” Paired Opening

- Up to 4-7/8” -- \$595.00/ea.
- Up to 7-7/8” -- \$655.00/ea.

*Freight is based on the ability to unload a 4’ truck height. Does not include lift gate service or prior delivery notice.

FREIGHT will vary and is approximately-\$450.00

Total for two doors, typical 6 7/8” jambs and shipping are \$4950.00 plus tax. Taxes and Freight can vary slightly.

Dave Thibodeau

National Accounts

Distributor/Sales Rep Manager

513.492.8213 (o)

859.240.3681 (m)

www.PhoenixDoorSystems.com

Cusick Sales Inc.

Product: Hand Dryer

Manufacturer: Xlerator, Model: XL-W Color: White Epoxy Painted Part # XL-W-120V, \$375.00 Each, STOCK, FREE SHIPPING

ADA REC KIT Part # 40502, \$235.00 Each, STOCK, FREE SHIPPING

Refer to quote #1222015JL.

Contact: John Laird, T: 215-659-6666

The Peggs Company

Product: Cart Corral, Model #P/N OCC21CR-09 Single entry, double width with center rail

Cost: \$725 plus tax & shipping, surcharge \$255 plus shipping of roughly \$650 Southern States add \$150.

Contact: Larry Pike, Eastern Sales

(804) 752-4951 Office, (804) 658-9253 Cell, (804) 752-4953 Fax, Email: LarryP@ThePeggsCompany.com

Landlord may buy from another vendor if it is double width with center rail.

Amsco

Product: Baby Changing Tables

Manufacturer: Koala Kare Products, Type: Horizontal Wall Mounted, Model: KB300-01, Color: Grey (01) QTY Two (2)

Cost: \$ 625.00 ea.

Contact: Amsco (ask for sales), T: 800-992-4282. Refer to Ollie’s Bargain Outlet discounted pricing.

Landlord may buy from another vendor if it is the same model number.

Additional product specifications

Dock Light- DSDL60-HDLED Tri Lite Heavy Duty LED Dock Light Double Strut Adjustable 60 in \$389.60 or similar in quality and function.

Vestibule Carpet Tile- **Vestibule Carpet Tile-** Vendor: SHAW, Product: Patcraft, SHAW Patcraft “Walk Right In II”, Collection: “Foot In the Door II” Color: 00590 Charcoal Elizabeth Basnett Patcraft Customer Connect O: 800-241-4014 opt 4

Paint

Wall Paint- Vendor: Sherwin Williams, Product: Master Hide, Extra White, Latex, Low Sheen washable.

Trim & Doors-Vendor: Sherwin Williams, Product: Master Hide, Extra White, Latex, Gloss

Interior Columns- Vendor: Sherwin Williams, Product: Safety Red

If the low sheen washable paint cannot be found use Satin or Eggshell finish for the wall.

Power Poles

Wiremold 25DTC two channel blank power pole, Color: Ivory

10'5"-25DTC-4

12'5"-25DTC-412

15'5"-25DTC-415

Power Pole Light

Lithonia Lighting 1 Light 150-Watt Wall Mount Vapor Utility Light

Model: VW150I M12 or equivalent.

BUZZERS/BELLS

*NOTE: Each point of activation must produce its own distinctive sound for associates to distinguish the location for assistance. The following bells and buzzers shall be used.

System requires 24 V DC power supplies for each set of bells.

Front Door: 24V Mini sounder (Grainger model #5LE16) QTY two (2) **Dip switch settings #14 10010**

Rear Door: 24V Mini sounder (Grainger model #5LE16) QTY two (2) **Dip switch setting #5 11011**

Carpet Department: 24V Mini sounder (Grainger model #5LE16) QTY two (2) **Dip switch setting #24 01000**

Furniture Department: Edwards model #340-4G5 (4" bell 24V) * QTY two (2)

Retractable Cord Reels

The ones for seasonal pad are:

Manufacturer: Bayco, Product: SL-800 Triple Tap 30' metal retractable reel.

Supplier: Several online suppliers

Cost: Approximately \$45.00

The one for the future cooler is Lumapro, model 443P47 or similar, must be 12AWG.

HVAC

York National Accounts- HVAC Equipment Manufacturer.

Quote Request Email: BE-NA-OlliesBargin@JCI.com

Phone: 1-800-481-9738

York Post Sales Tech Support: CG-YorkNA-ProductSupport@jci.com

Landlord/GC may use any company and any brand of HVAC they want and are not required to use York.