

### **LANDLORD'S WORK AT LANDLORD'S EXPENSE**

The following items of work will be completed at the LANDLORD'S expense, unless otherwise indicated:

#### **LANDLORD'S WORK AND TENANT'S WORK**

##### **1. Landlord's Work**

- i. **Floor:** The floor of the Premises shall be finished troweled concrete and any existing flooring removed, ready for Tenant finish.
- ii. **Walls:** All walls are to be drywalled, taped and, sanded, ready to accept Tenant's paint and decoration. Demising walls shall be 2 hour fire rated.
- iii. **Electrical:**
  - a) The main electrical service for the unit needs to be 200-amp, 600-volt, 3-phase, 4 service wire with main breaker.
  - b) Emergency lighting/exit signs, for base building only
  - c) Intentionally deleted
- iv. **Gas Service:** Landlord to stub in a 2" gas line at the rear of the Premises to regulate minimum load of 1.4M BTUs. This is to ensure service capacity for increased load change from combined load of existing and new rooftop units (RTUs), gas water heating equipment, kitchen hood makeup air (MUA) unit, and kitchen hoodline gas appliances. Tenant to provide gas load requirements.
- v. **Plumbing:** Landlord to provide a 4" sanitary line to be capped at floor and a minimum 1" water line will be capped in ceiling with backflow preventer installed and tagged tested, if required by code and or municipality... Landlord shall provide below grade main sanitary plumbing that is in good working order, provides proper drainage flow, with a cleanout within the unit and direction of existing sanitary main line clearly identified. Sanitary plumbing should allow below grade connection point no less than 24" below grade and without any below grade obstructions that may interfere with new plumbing runs, to provide minimum drop requirements for tenant's plumbing located anywhere within the unit. Tenant to satisfy themselves with the Landlord's plumbing plans.
- vi. **HVAC:** Landlord to provide 2 new HVAC RTUs at a combined size of 1 Tonne/200 SF ready to accept the Tenant's duct work. Complete with Gas Hook Up and Programmable Thermostat. All distribution by Tenant.

- vii. **Meters:** Landlord shall provide all applicable utility meters for the Premises and, in the event any service is split into two meters, Landlord shall ensure meters are merged into one.
- viii. **Entrance Doors:** Landlord shall provide entrance door(s) that meet the building and fire code requirements for a restaurant at a seating capacity to be determined at the Tenant's discretion including commercial automatic door openers.
- ix. **Sprinklers:** Landlord shall supply sprinklers and main fire hose with city connections and all fire alarm systems to municipal codes, if required and only for base building. All modifications and drops by Tenant.
- x. Landlord shall be responsible for any municipal charges related to the Landlord's Work, including but not limited to, building permits, development charges and municipal application fees.
- xi. Landlord shall provide the Tenant with base building drawings in PDF and Auto CAD format (if available) along with a site plan of the property showing all existing Tenants and/or uses on the property.
- xii. **Demolition:** - Intentionally deleted
- xiii. **General Condition of Premises:**
  - a. Landlord to warrant all electrical, plumbing, mechanical, HVAC equipment will be in good working order at the time of occupancy.
  - b. Premises left in clean shell condition with floors in broom swept and unobstructed condition.