

# LANDLORDS WORK NEW CONSTRUCTION

FOR

## HARD TIME CAFE & CUE RESTAURANT

- Floor: 4" concrete slab on grade with wire mesh reinforcement; finish suitable for Tenant's flooring. Landlord to fine grade fill if Tenant pours slab.
- Demising Walls: 2hr. rated assembly from slab to underside of rood deck or as required for separation of use per local codes. Use 3 1/2" metal stud, 1/2" drywall floor to ceiling, spackled, taped, sanded, ready for Tenants finish
- Interior Walls: 3 1/2" metal stud, 1/2" drywall floor to ceiling, spackled, taped, sanded, ready for Tenant finish
- Ceilings: Metal grid suspensions system 2x4 lay-in with mylar face tile (or equal) in kitchen area. Metal grid suspension system 2x2 lay-in with mylar face tile (or equal) in bar area. Metal grid suspension system 2x2 lay-in acoustical tegular edge.
- Electric: Service, 208v 3 phase, 400 amp, separately metered (heavy up) consisting of main disconnect and meter socket, all conduit and wiring, trough, (22) 42 circuit panel with breakers ready for Tenant hook-up. Electrical outlets or general receptacles as per Tenant plans and locations. Exits lights, battery pack, fire alarm system, emergency system, sign circuit as per code and Tenant specifications.
- Lighting: 2x4 recessed in kitchen. Recessed incandescent in bar area. Recessed incandescent and decorative fixtures throughout the remainder of the restaurant per Tenant plans and local codes.
- HVAC: Package units w/ gas, heat, supply and return duct distribution power and control wiring, thermostat, grills, register. Total capacity of 1 ton per 175 s.f. Exposed rectangular trunk duct suspended below ceiling with round branch duct to diffusers specified at Tenant's designated height. RTU type and locations as per Tenant's direction and specification.
- Sprinkler System: Automatic sprinkler system to be exposed below ceiling and installed in specific configuration. If required, Landlord will also provide and interface to the main building fire alarm system inclusive of required smoke detections devices. All heads installed to specific height and to comply with all local codes.

## **Landlords Work for Hard Times Cafe & Cue Restaurant**

- Toilet Rooms:** Separate men's and women's toilets, ADA/handicapped accessible, with fixtures, partitions, exhaust fans, lighting, doors and hardware, toilet accessories (waste receptacle, soap dispensers, paper towel dispensers, coat hooks, grab bars, mirrors), wall tile, floor tile and base, paint hot water heater for toilets only per Tenant specifications. All as per local code and specifications.
- Plumbing:** Water: Typical demand is 1 ¼" water line at 60 PSI to be metered and brought into Tenant space as per specifications.  
Sewer: 4" sanitary sewer connection, terminate below slab and located in Tenant space as per specifications.  
Grease Interceptor: Steel construction 3" in-outlet, 20 GPM, 40 lb. Capacity. Gallon capacity as required by local codes and specifications. Includes all connectivity into Tenant's space as per specifications.  
Final Connections: Landlord to provide all work necessary to complete plumbing systems: fixtures, water, waste, vent as per Tenant plans and specifications and local jurisdictions. All required plumbing fees and permits (may vary based on sited jurisdictions.)  
Gas: 2" natural gas service, based on 2 PSI gas distribution (high pressure system into Tenant's space as per specifications).
- Storefront:** Landlord shall provide storefront as per Tenant plans and specifications.
- Exterior Doors:** Landlord shall provide doors as per Tenant plans and specifications.
- Phone/Cable:** Landlord shall provide two (2) 1" conduits from main phone room for telephone and cable TV lines into space, per specifications. If cable TV is not available, Landlord will approve use and installation by Tenant of satellite dish. Location of dish to be mutually agreed upon by Landlord and Tenant.
- Signage/Awning:** Landlord agrees to place name and logo on available pylon, monument or other signs. Landlord agrees to approve Tenant prototypical signage, window neon and awning with maximum allowance per code or local jurisdiction. Landlord to provide 20 amp sign circuit and 3-pole time clock at Tenant designated exterior sign locations.
- Patio:** At Landlord's cost, Landlord will provide contiguous patio area and access to the patio from the restaurant enclosed as per local code and Tenant specifications.
- Fees:** Landlord shall pay all tap fees, utility fees, etc., in connection with the development of this site.
- Trash Dumpster:** Trash dumpster enclosure to be large enough to hold Tenant's grease barrels in addition to adequate size trash dumpsters. Enclosure to be completed at turnover of space.
- Note:** Tenant specifications may change depending on job condition.