

**EXHIBIT C****CONSTRUCTION REQUIREMENTS**

conditions and provisions of the Lease and this Landlord Workletter.

**DESCRIPTION OF LANDLORD WORK  
NEW AND/OR EXISTING CONSTRUCTION**

<b>CSI</b>	<b>Scope/Category</b>	<b>Details</b>
014000	Quality Control	<p>Landlord shall provide Tenant with construction status updates through regular weekly progress reports and OxBlue site camera(s).  Landlord will secure one (1) 12 Megapixel Cobalt Exterior OxBlue Construction Camera with Solar panel (optional).  Camera shall be located at an agreed upon location where the video feed can maintain visual connectivity w/ landlord related construction.  The Landlord shall contact Starbucks national account representative @ OxBlue to initiate rental and delivery.  The camera shall be installed and operational within 72 hours of construction mobilization.</p> <p><b>Contact:</b>  OxBlue Corporation / 1777 Ellsworth industrial Blvd.  NW / Atlanta, GA 30318 Attn: Josh Christensen  (404) 850-8711, enterprisesupport@oxblue.com or jchristensen@oxblue.com</p>
014100	Regulatory Requirements	Landlord shall be responsible for planning and zoning approval, land entitlements, and all associated impact fees associated with Site improvements. If required by the local jurisdiction, Landlord shall also obtain an outdoor seating permit.
024000	Selective Demolition	N/A
033000	Concrete	<p><b>Site Footings:</b> Landlord shall provide concrete footings with specified anchor bolts for Tenant provided signage and bollards per Tenant provided criteria package. Footing design shall consider bearing capacity of soils, wind loads, weight of signage and all applicable codes. Landlord shall coordinate anchor bolt placements, footing locations, and electrical/data stub-ups with Tenant provided cut sheets. Landlord shall install the following footings and tenants</p>



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		1. Tenant's dedicated monument sign(s) and/or pylon sign 2. 6" diameter steel pipe bollards 3. Pre-menu board 4. Order menu board 5. Drive thru order screen canopy 6. Directional signage two (2) minimum per store 7. Clearance/height restriction bar
033001	Building Subfloor	<b>General:</b> Landlord to provide full slab leave out for future Tenant construction. <b>Subgrade Prep:</b> Subgrade shall be clean, structural grade fill made level and compacted in accordance with Landlord's geotechnical report. Provide fill 4" below proposed finish floor elevation.
221113	Water Distribution	<b>General:</b> Permit, furnish, install at rear of Tenant's space isolated from electrical equipment a minimum: • One (1) 2" independent domestic water meter, designated for Tenant's use, with shut-off valves on either side and bypass valving for maintenance. Provide one (1) 2" copper domestic water line stubbed into the Premises. Location to be designated by Tenant. • One (1) certified & tested backflow preventer with protective enclosure and shut-off ball valve. Backflow prevention assembly shall provide maximum water pressure drop of 15 psig (pounds per square inch gauge). Preferred location is adjacent to the water filtration system in the Back of House (BOH). <b>Service Size:</b> If available, Starbucks preferred domestic water service size is 2"; 1 1/2" is acceptable but if Starbucks determines 2" is required, the Allowance will be reduced to account for Landlord's resulting increased costs. For service size less than 1 1/2", the Landlord shall consult a plumbing engineer during due diligence to ensure water capacity can support Starbucks equipment at point of use. <b>Water Pressure:</b> Water service pressure shall be a minimum of 50 psi (345 kPa) and no greater than 65 psi (448 kPa) residual pressure at the location where the water service enters the project space. <b>Temporary Service:</b> If permanent utility service is not available at the scheduled delivery date as defined in the Lease, temporary service must be provided by Landlord.
221319	Grease Abatement	<b>General:</b> The Landlord shall utilize Starbucks National Purchasing Program for procurement and to assist with specifying an approved unit. The tenant's

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		<p>Should any agency feel that it is necessary for a Starbucks store to install a Fats Oils and Grease (FOG) control system, Starbucks will provide the Landlord with the information required to specify an approved device.</p> <p><b>Approach:</b> The Landlord shall install a Large HGI or gravity fed interceptor with connection to all sinks and/or floor drains as approved by the authority having jurisdiction. Tenants' preferred location is outside the building below grade, adjacent to BOH service door, and/or isolated from building entry and patio area. If a decision is made to challenge jurisdictional requirements, the Landlord will work with Schier's national account leads to interface with the authority having jurisdiction, and gain approval of an appropriately sized device.</p> <p><b>Documentation:</b> When utilizing Starbucks National Purchasing Program, a photograph of the Schier interceptor label with model number and serial number clearly visible must be provided to the Tenant.</p>
321200	Site Paving	<p><b>General:</b> Landlord shall be responsible for vehicular paving on the premises including drive-thru lanes, parking, and drive aisles. Landlord shall prepare subsurface soils, backfill sub-base, and properly compact per the jurisdictionally approved civil engineering plans.</p> <p><b>Trash Enclosure:</b> Provide 6" thick sealed concrete paving at trash enclosure. Extend concrete wear apron 12'-0" from front edge of enclosure toward hauler access point.</p> <p><b>Asphalt Paving:</b> Landlord shall provide asphalt paving throughout parking area. A licensed engineer shall appropriately specify sub-base, aggregate, asphaltic binder, and sealant to apply with applicable codes.</p> <p><b>Reinforced Concrete:</b> Landlord shall provide 6" thick normal weight stained integral black reinforced Concrete paving. Paving shall start 12'-0" prior to Tenant's order point and extend 12'-0" beyond pick-up window. Concrete shall extend width of drive-thru Lane or minimum 12'-0" from edge of curb. A licensed engineer shall appropriately size form-work, aggregate mix, reinforcement, and control joints in compliance with applicable codes. Finish per Tenant's approval.</p>

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	Patios	<p>curb cuts, landscape retainage, ramps, and/or stairs as needed to ensure onsite pedestrian and vehicular access. All components shall be code compliant and accessible as required by the local jurisdiction. Sidewalks shall slope away from the building at all points of entry to promote positive drainage; maximum slope of 1/4" per foot. Cast-in-place concrete shall be engineered by a licensed professional per the geotechnical report and in conformance with all applicable codes.</p> <p><b>Canopy:</b> Landlord to provide structural outdoor canopy for covered patio seating. The canopy design shall be Integral with the buildings' façade, and approved by Starbucks prior to permitting. The construction shall be permanent and designed to conform with all local and national jurisdictional requirements.</p> <p><b>Railing:</b> Provide patio railing throughout.</p> <p><b>Patio Finish:</b> Colored paver or stamped concrete, sealed, color per Tenant selection.</p>
321700	Pavement Markings & Wayfinding	<p><b>Wayfinding:</b> Provide parking lot pavement markings including: accessible marking, stall striping, pedestrian access signage, and drive thru wayfinding graphics per jurisdictional requirements, and as defined in the Tenant approved site plan. Install site signage including Starbucks dedicated parking signage and accessibility signage as approved by the local jurisdiction.</p> <p><b>Wheel Stops:</b> Provide wheel stops at all parking spaces adjacent to Tenant's sidewalk, patio, and directly next to building.</p>
322000	Trash & Recycling	<p><b>Trash Enclosure:</b> All trash enclosures shall be sufficiently sized to accommodate Tenant's trash, recycling, and composting needs. Landlord shall initiate contact with local service provider to determine service types, Bins which meet the below minimum dimensions, pickup frequency and schedule.</p> <p><b>Required Dimensions:</b> If Tenant is required to share trash removal or recycling containers with other Tenants, such shared container shall be adequately sized and serviced to handle Tenant's trash, recycling, and composting requirements, equivalent to a four (4) cubic yard trash container, a four (4) cubic yard recycling container, and two [2] sixty-four (64) gallon containers for composting materials and all other adequately sized containers required by applicable</p>

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		<p><b>Bins:</b> All openings on all bins shall have a maximum height of 3'-0" from ground level, or if the opening on any Bin is higher than 3'-0" from ground level an appropriate step shall be provided by Landlord so that the opening is 3'-0" or less from the top of the step.</p> <p><b>Cladding:</b> No open chain link enclosures will be allowed and all construction materials and fencing materials shall be approved by Tenant.</p> <p><b>Location &amp; Access:</b> The trash enclosure shall be physically located on the site in a mutually agreed upon location no greater than 300'-0" from the Tenant's service door without interrupting the flow to the drive-thru lane (if applicable) or access to the parking areas or ingress or egress to and from the Premises.</p> <p><b>Pathway:</b> The pathway from the Premises to the enclosure and the enclosure itself shall be well lit. Access pathway from rear door to Tenant's trash area shall be ramped to allow rolling access.</p> <p><b>Hose Bib:</b> Provide a lockable hose bib within the Trash and Recycling Area. If the trash enclosure is closer than 75'-0" from Tenant's rear access door, Tenant can use hose bib adjacent to door.</p>
328000	Irrigation Systems	<p><b>Installation:</b> Landlord shall furnish and install irrigation system in compliance with local regulations. Irrigation system shall be type drip or micro spray with weather and soil moisture sensor and SMRT Logic internet compatible. System design shall maximize delivery of water to plant areas, including planters, while minimizing over-spray, runoff and customer disruption. Controls shall be set to run at optimal times; early morning and evening, to minimize evaporation loss and business hours disruption.</p> <p><b>Metering:</b> Irrigation system shall be separately metered and include an integral backflow prevention device. Vault type control and valves are preferred and must be accessible by Tenant.</p> <p><b>Temporary Irrigation System:</b> If a permanent irrigation system is NOT required due to landscape type then a temporary system should be installed until plants are established. Verification the landscaping does not require an irrigation system must be provided. The prescriptive requirements are defined in the Starbucks Landscaping and Plumbing Design Guidelines and specifications.</p>
329300	Landscaping	<p><b>Design:</b> Landscape design must use native and adaptive variety species that are type low maintenance and require minimal to no irrigation. Additional</p>

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		<p>shall be considered regionally. Landscape shall minimize rain and irrigation run-off while conserving and utilizing existing vegetation as required. Designs shall include a mixture of trees, shrubs and ground cover to retain soil moisture, mitigate solar heat gain, and enhance the Tenant's customer experience.</p> <p><b>Trees:</b> In no case will the caliper of newly planted trees be less than 2", and stand less than 7'-0" tall. All trees shall be staked minimum one year or until fully established. At no point shall a tree blocking visual access to prominent site features such as storefront windows, entrances, Tenant signage, site wayfinding, or pedestrian access when fully grown.</p> <p><b>Turf:</b> No artificial turf grass is permitted on Tenant's site.</p> <p><b>Planters:</b> All planters should be designed to ensure proper drainage and include an appropriate amount of native topsoil to ensure optimum plant health. Where applicable, provide a minimum 2" of mulch over landscape beds to retain soil moisture and minimize weed growth.</p> <p><b>Maintenance:</b> Any landscaping designs that require maintenance items after the first year including, but not limited to, removal of planter stakes and temporary irrigation, must be scheduled at completion of landscaping work.</p>
333100	Sanitary Sewer	<p><b>General:</b> Permit, furnish, and install at rear of Tenant's space, a 4" sanitary sewer waste line dedicated for Tenant's use. The invert elevation at the furthest point of connection shall be 27" below finished floor and maintain a minimum slope of 0-1/4" per lineal foot. Landlord shall hydro flush and video scope Tenant's sewer lateral to connection with city sewer main.</p>
0334100	Storm Water Management	<p><b>System:</b> Provide a subsurface stormwater retention system to accommodate Tenant's building configuration, site circulation, patio, site amenities, and jurisdictional requirements as defined in the Landlord's approved site plan.</p> <p><b>Downspouts:</b> Coordinate location of roof and canopy downspouts with Landlord's approved site plan. No direct discharge to sidewalks, drive aisles, patio, or parking lot are permitted.</p>
335100	Gas Distribution	N/A
073000	Roof Assembly	<p><b>General:</b> Landlord shall provide fully adhered or mechanically</p>

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
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	<p>roofing system. System shall conform with applicable federal, state, provincial, and local building codes, and be engineered to satisfy site specific structural, fire, and thermal requirements. Insulation shall be minimum R-38 or comply with the minimum prescriptive values outlined in the IECC (International Energy Conservation Code). System shall include underlayment, rigid board insulation, glass mat cover board, sheet flashing, edge sealants, saddles, corners, and vent flashing.</p> <p><b>Structure:</b> Roof Structure shall be designed in conformance with local codes and engineered to resist uplift, live, and dead loads requirements. In addition, structure shall be sized to support Tenant's RTUs, utility fan, and remote condenser (if applicable, in locations to be coordinated with Tenant).</p> <p><b>Finish:</b> SRI (Solar Reflectance Index) = 79 minimum</p> <p><b>Flexible Walkways:</b> Install walkway products in locations to permit travel from rooftop access to all utilities. Heat weld to substrate or adhere with compatible adhesives.</p> <p><b>Penetrations:</b> Landlord shall furnish and install rooftop penetrations, curbs, and associated flashings. Size and location of penetrations shall be coordinated with and approved by Tenant prior to installation. Penetrations shall include and not be limited to the following:</p> <ol style="list-style-type: none"> <li>1. Plumbing Vents - Extend 12" into building for Tenant's tie-in</li> <li>2. Water Heater B-Vent</li> <li>3. Utility Set Fan Curb</li> <li>4. RTU Curbs</li> <li>5. Electrical and Gas penetration for RTU's (home run elec. conduit back to tenants distribution panel)</li> <li>6. Electrical Signage penetrations (home run elec. conduit back to tenants distribution panel)</li> <li>7. Line set penetration for Ice maker (if applicable)</li> <li>8. Sleepers for condensers (if applicable)</li> </ol> <p><b>Rooftop Access (Exterior):</b> Provide aluminum channel exterior rooftop access ladder at rear of building in Tenant approved location. Ladder shall be fixed exterior grade with lockable access. Ladder shall be in compliance with OSHA regulations and conform with local and national codes.</p> <p><b>Drainage:</b> Landlord shall furnish and install jurisdictionally approved rooftop drainage to tie in with site and/or municipal stormwater management</p>
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		.032" thickness formed and coated aluminum, color to match adjacent finish. Coordinate scupper/downspouts with exterior building elements and Tenant provided signage.
084000	Exterior Openings	<p><b>General:</b> Landlord shall furnish and install all exterior doors, frames, windows and/or storefront system in compliance with all local and national codes. Thermal resistance of all openings shall comply with the prescriptive requirement of the IECC (International Energy Conservation Code).</p> <p><b>Vestibule:</b> In Climate Zone 5 and above, Landlord shall furnish and install heated entry vestibule in conformance with the barrier free provisions of the code and applicable energy code requirements.</p> <p><b>Steel Doors:</b> Landlord shall furnish and install up to [2] commercial grade 42" x 84" rear service door(s). Door(s) shall be cold rolled and welded 16 gauge steel with polystyrene core. Frames shall be Double Rabbet fully welded 14 gauge steel. Finish hot dip galvanized coating with two [2] coats shop prime color similar to finish.</p> <p><b>Aluminum Storefront:</b> Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set; flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closer reaction forces. Finish shall be anodized; coordinate color with Tenant. Provide hurricane resistant frames and associated anchorage for special wind regions as defined in ASCE 7-05.</p> <p><b>Glazing:</b> Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone in the IECC (International Energy Conservation Code) or local jurisdictional requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05.</p> <p><b>Hardware:</b> Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements.</p> <p><b>Aluminum Storefront:</b></p> <p>Weather stripping: Hard-backed poly pile in door and/or frame</p> <p>Threshold: Extruded aluminum with ribbed surface</p> <p>Sill Sweeps: Brush strip, concealed</p>

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		<p>Closers: Dorma DLS 8916P, concealed door closer, single acting; offset pivot  Latches/Strike: Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail  Keying: All lockset and deadbolts shall be keyed as directed by owner  Push/Pulls: Arcadia Radius Push-Pull Set; straight pull option; clear finish  Cylinder Guard  Transom Decal: ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" )</p> <p><b>Exterior Service Door:</b></p> <p>Threshold: National Guard - 325 Half Saddle Threshold  Securing device: Falcon Lock - C607 7-Pin Core Combination "A" Keyway  Securing device: Sur-Lock - I/O 2000L-031C Auto Locking Door Alarm, IC; No CTR Includes - Mortise Cylinder  Closer: Dorma - 8916 Door Closer 8916 AF89P  Kickplate: Rockwood - 10" Kickplate  Peep Hole: DS-6 Door Spy  Door Bell: Nutone - MCV309NWHGL Door Bell  Door Stop: Rockwood 473 Door Stop with Hook  Miscellaneous: National Guard - 16A Rain Drip  Miscellaneous: National Guard - 137NA Weather Strip</p> <p>Regional: Provide fly fan and associated power per jurisdictional requirements</p> <p><b>Finishes:</b>  General: US26D, Satin Chrome Plated, except:  Push Plates, Door Pulls, Kickplates: US32D, Satin Stainless Steel</p> <p>Door Closers: 689/Sprayed Aluminum</p>
085000	Drive Thru Window	<p><b>General:</b> Landlord shall furnish and install fully operational Ready Access™ Series 600 MOER drive-thru service window. Include transom, sidelights, heater and/or air curtain as required per local code. Window and air curtain finish to match adjacent storefront. Select window based on Tenant provided criteria and geographic location of store. Coordinate window configuration (right to left or left to right) with Tenant.</p>

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		<p>and fly fan per manufacturer's specifications.</p> <p><b>Heated Air Curtain:</b> Install one (1) dedicated 40 amp 208/240 single phase circuit for heated air curtain system per manufacturer's specifications.</p> <p><b>Window Shelf:</b> Install service window shelf at 36" AFF inside and 42" outside as measured above drive-thru surface. Finish shall be exterior grade, durable, no reflective surface per Tenant's approval. Example: Paperstone, Corian or equal</p>
092000	Wall Assembly	<p><b>General:</b> Landlord shall provide exterior masonry wall construction and interior Gypsum Wallboard (GWB) demising walls. System shall be designed to resist dead and live loads, based on jurisdictional requirements.</p> <p><b>Insulation:</b> Provide continuous wall insulation from floor to deck in sufficient thickness to meet the minimum resistance of R-21 or R13+R6.5ci (continuous insulation). In cold weather zones, provide additional insulation as required to meet the prescriptive envelope requirements of the IECC.</p> <p><b>Blocking:</b> Landlord shall provide wall anchorage for all exterior Tenant furnished items. Design anchorage to resist vertical and lateral loads, with a safety factor of 2.</p> <p><b>Gypsum Wallboard (GWB):</b> Landlord shall provide GWB on interior face of exterior masonry walls. Provide 6" interior furring and GWB on all exposed masonry walls. Furnish boards of maximum permissible length, with tapered edge for boards to be exposed, taped, and finished; min. 0-5/8" thick. Install per GA216 and requirements for each fire assembly. Coordinate all rough-in wall conduits, plumbing, and blocking with Tenant prior to installation of GWB. Provide interior furring and GWB on all exposed masonry walls. Interior walls shall be Level 4 finish primed white.</p> <p><b>Penetrations:</b> Wall penetrations for Tenant provided fixtures, including but not limited to; building signage, sconce lighting, exterior speakers, exterior outlets, and frost-proof hose bibs shall be provided by the landlord. Penetration locations shall be coordinated with Tenant prior to installation and shall be properly waterproofed and flashed. Junction boxes with conduits and pull string shall be stubbed into Tenant's space for future connectivity.</p>

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
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	Assembly	ceiling open to structure. Ceiling assembly shall meet the hourly fire ratings approved by the local jurisdiction having authority. Ceiling assembly, including fireproofing, insulation, wood, concrete, or metal structure, shall be prepped and primed to receive Tenant's future finish. Landlord shall coordinate height to bottom of structure with Tenant, and shall include adequate spacing for ceiling finishes, lighting, HVAC, and fire sprinkler system (if applicable).
107000	Site Accessories	<b>Bike Rack:</b> Landlord shall install Tenant approved bike rack(s). Install in a mutually agreed upon location which limits pedestrian disruption and adheres to the barrier free provisions of the code. <b>Screening:</b> Landlord shall provide site screening as necessary to reduce noise and light transfer to adjacent sites. <b>Utility Screening:</b> Landlord shall provide screen fence per Tenant's Design Criteria at rear of building to screen utility meters and rear access door from drive-thru lane. <b>Finish:</b> All screening shall be complementary to building aesthetic and placed in accordance with local jurisdictional requirements and Tenant's Design/Technical Criteria Package and coordinated site plan.
107300	Exterior Canopies	<b>Metal:</b> Landlord shall obtain permits, furnish, and install weather protective canopy above all entry and Egress doors at a minimum (9'-0") clear above finish floor. Canopy shall be metal type galvalume minimum 22-gauge steel in conformance with ASTM A792 AZ50. Canopies shall not drain onto pedestrian areas. <b>Color:</b> Color and canopy design per Tenant's approval.
107300A	Drive Thru Exterior Canopies	<b>Drive Thru Canopy:</b> Landlord shall obtain permits, furnish and install weather protective canopy above Drive-Thru window at a minimum (9'-6") clear above drive through lane. Canopy shall be metal type galvalume minimum 22-gauge steel in conformance with ASTM A792 AZ50. Minimum 5'-0" projection from the building per Tenant's Design Criteria. <b>Color:</b> Color and canopy design per Tenant's approval.
210000	Fire Protection	<b>General:</b> If required by applicable codes; Landlord shall engineer, obtain permits, furnish and install a certified fire sprinkler system in dedicated riser room.


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224200	Plumbing Fixtures & Equipment	<p><b>Plumbing Vents:</b> Furnish, engineer, and install all plumbing vents required for tenant's future construction. Vents shall be properly sized based on tenant's future fixture unit count. Landlord shall properly flash roof penetration and extend pipe to terminate in the ceiling above tenant's space.</p> <p><b>Hose Bibs:</b> Provide (2) lockable recessed frost-free bibs, located adjacent to tenants BOH entry and patio area. Final location shall be coordinated with tenant's plans prior to installation. Hose bibs shall be connected to a 0-1/2" insulated copper pipe, run through wall, and terminated above tenant's space. Leave piping exposed and visible for tenant's future connection. If system is pressurized provide 1/4 turn shut off valve.</p> <p><b>Metering:</b> If hose bibs are dedicated to Tenant, Landlord shall run water usage through Tenant's water meter.</p>
132116	Walk-In Refrigeration	Not Applicable
233000	HVAC Ductwork	<p><b>General:</b> Landlord shall furnish and install RTU's drop plenum when units are set. Extend supply and return air 3'-0" below ceiling for future Tenant tie-in. Tenant will furnish and install all HVAC duct work throughout space.</p>
233400	Exhaust Fan & Ducting	<p><b>Fan:</b> Furnish and install <b>rooftop exhaust fan</b>, associated curb, roofing, flashing, and electrical connection to ensure fully operational system. Size fan based on the following criteria: Exhaust 80 cfm per restroom (min. 2) and 70 cfm per oven (min. 2)</p>
237000	HVAC	<p><b>Units:</b> Furnish and install high efficiency HVAC <b>rooftop units [RTUs]</b>, including, curbs,</p>

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		<p>and, gas connections as required to ensure completely functional system. Tenant's approved manufacturers are Carrier and Trane. Landlord shall utilize Starbucks National HVAC Purchasing Program for unit procurement, per Tenant provided criteria package.</p> <p><b>Capacity:</b> Furnish no less than 1 ton of cooling capacity per 100SF. Furnish heating capacity per engineered calculations specific to the local climate zone of the site. Tenant prefers minimum two (2) zones of conditioned air distributed between Tenant's BOH and café space. System shall be engineered per ASHRAE 90.1-2013 and in compliance with local energy code (whichever is more stringent). Provide ducted fresh air intake integrated into air handling system in accordance with ASHRAE 62.1-2013.</p> <p><b>Accessories:</b> HVAC units shall include barometric relief and economizers when required by code. HVAC units 7.5 tons and larger with economizers shall have powered exhaust interlocked to operate with economizer. HVAC units with 2000 CFM delivery or greater shall be provided with a duct mounted smoke detector in the return air duct. Units serving café space shall provide Demand Control Ventilation. Plumb all condensation drain lines per local code requirements.</p> <p><b>Thermostats:</b> Landlord shall provide a minimum length of 150'-0" of low voltage thermostat cable for Tenant's future use. Cable shall be looped and left in the ceiling space, wired to units.</p> <p><b>Start-Up:</b> HVAC Unit(s) shall be tested, operable and furnished with minimum MERV 8 filters. Coordinate initial mechanical start-up per manufacturer's recommendation and provide Tenant with documentation of installation and start-up as needed to support Tenant's Commissioning requirements. <b>Required commissioning documentation includes:</b> Starbucks Commissioning Photo List, and Starbucks Pre-Functional Checklist (HVAC sections only). Landlord shall provide repair &amp; maintenance documentation including but not limited to unit specifications, operations manual, testing and balancing documentation, serial number and warranty.</p> <p><b>Temporary Heating/Cooling:</b> Provide temporary heat/cooling to the premises if space is not tempered at start of construction or delivery.</p>
260923	Electrical	<p><b>Feeders:</b> Landlord Shall furnish and install; concealed below grade, electrical feeders from utility service</p>

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	<p>electric service shall be <b>600 amp</b>, 208Y/120V, 3 phase, 4 wire. Where these electrical service characteristics cannot be met due to site conditions, adjustments shall be made to the electric gear to accommodate the differences in voltage, and/or phase.</p> <p><b>Electrical Panels:</b> Landlord shall furnish and install two electrical panels (Square D or equal) with a minimum of 84 circuit spaces, including breakers per Tenant's construction drawings. Provide sub-feed lugs in one panel for sub-feeding the other panel. Feeder entry shall be concealed in wall through stub-ups. Locate panels in the back of house area adjacent to rear delivery door with 36" (minimum) clearance in front of panels. The tenant main panel shall be 400A/600A main lug only panel. The tenant's sub-panel shall be 225A (minimum) main circuit breaker panel fed by sub-feed lugs in the main panel. Sub-panel shall be capable of accepting multi-pole GFCI circuit breakers up to 50A (as required to comply with NEC 210.8). The sub-panel shall be a series rated system between the main circuit breaker and the branch breakers within the panel to allow for 10kAIC rated breakers to be utilized. Label the panel as series rated per NEC requirements. Motor load on the sub-panel shall be less than 100A.</p> <p><b>Metering:</b> Landlord shall provide <b>metered</b> service and disconnect for Tenant's use only. Starbucks service shall be metered; as required by local utility company and capable of recording instantaneous kilowatts, kilowatt-hours, and peak demand. The preferred location for the meter is on the exterior of the building adjacent to the delivery door, hidden from public view.</p> <p><b>Transformer:</b> Landlord shall provide a step-down transformer when site conditions dictate an alternate service. The transformer shall be dry-type with minimum Class 155 insulation and shall meet the Department of Energy (DOE) requirements for efficiency. Step-down transformer shall be located at rear of building, mounted on a concrete pad in an area not to conflict with Tenant's drive thru (if applicable) and shielded from customer view.</p> <p><b>Temporary Power:</b> If permanent electrical service is not available on the delivery date as defined in the lease, temporary service shall be provided by the Landlord. Provide service required for construction operations, with branch wiring and distribution boxes located to allow service and lighting by means of construction-type power cords. Landlord shall provide</p>
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		operations.
260929	Site Electrical Distribution	<p><b>General:</b> Furnish and install all underground electrical/data conduits, labeled with pull strings, from the electrical panels and low voltage distribution points to the following site, and drive-thru components:</p> <p><b>Site Signage:</b></p> <p>*One [1] 1" conduit for Tenant's dedicated monument/pylon sign to electrical panel in BOH (Back of House)</p> <p>*Two [2] 1" conduits to be run from BOH electrical panel through foundation wall, to patio seating area. Terminate conduit at grade in planter adjacent to patio seating.</p> <p>*One [1] 1" conduit for each directional sign to electrical panels in BOH. (Maximum three [3] directional signs served by a single circuit)</p> <p><b>Pre-Order Menu:</b></p> <p>*One [1] 1" conduit from pre-order menu board to electrical panels in BOH</p> <p><b>Menu</b></p> <p>*One [1] 1" conduit for Tenant's menu board to electrical panels in BOH</p> <p><b>Digital Order Screen:</b></p> <p>*One [1] 1" conduit from Digital Order Screen to electrical panels in BOH</p> <p>*Two [2] 1" conduits for data from Digital Order Screen to the interior of the drive thru "bump-out"</p> <p>*One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on Digital Order Screen post.</p> <p><b>Drive Thru Window:</b></p> <p>*One [1] 1" conduit embed in drive thru lane for vehicle detector loop. Center conduit on drive thru window.</p> <p><b>Other</b></p> <p>*One [1] 1" conduit from lighted bollards to electrical panels in BOH</p> <p>*One [1] 1" conduit from trash enclosure to electrical panels in BOH</p> <p>*Three [3] 1" spare conduits to be run through foundation adjacent to electrical panel. Conduits shall terminate at grade (exterior side), and extend above</p>

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### CONSTRUCTION REQUIREMENTS

		<p><b>Door Actuator:</b> Provide one (1) 1" conduit w/ pull string at exterior entry door for automatic door actuator. Actuator shall be mounted to tenant specified bollard fastened to paving adjacent to customer entry door. Actuator and bollard placement shall conform with the barrier free provisions of local and national codes. Conduit, pull string, and wiring shall be run through store front jamb or wall assembly, and terminate in header above entry door.</p>
265600	Site Lighting	<p><b>Infrastructure:</b> Landlord shall provide exterior lighting, conduit, wiring, footings, poles, and fixtures necessary to ensure site illumination meets minimum lighting levels as outlined below. The lighting design shall satisfy all local jurisdictional requirements including site specific regulations such as dark sky ordinances.</p> <p><b>Performance:</b> Exterior lighting shall meet the following foot-candle requirements:</p> <p><b>Minimum Illumination Requirements:</b></p> <ol style="list-style-type: none"> <li>1. Signage: Locate to maximize visibility, provide illumination 750 cd/m2 at signage plane</li> <li>2. Site entry: Provide 15-20 fc</li> <li>3. Drive Thru Entry: Provide 15 fc at entry and 20 fc at window (if applicable)</li> <li>4. Building Entry: Provide 20-25 fc average</li> <li>5. Patio: Provide 15 fc average</li> <li>6. Parking &amp; Sidewalks: Provide 1.5 - 2.0 fc minimum</li> <li>7. Service Door: Provide 5 fc average</li> </ol> <p><b>Energy Usage:</b> Exterior lighting shall meet the following maximum energy usage requirements per (ASHRAE 90.1-2007)</p> <p><b>Fixtures:</b> Fixtures shall be type LED, 3000k - 4000k 90+ CRI, fully sealed, aluminum fixtures with shielded luminaire. Pole lighting shall be in scale with Tenant's cafe, and never taller than the building. Lighting shall be held away from the building facade, fenestration, and entry to mitigate unwanted glare. Pole lighting shall be minimal in appearance, simple, modern, and non-obtrusive. Fixtures shall be anodized aluminum, single and twin pole luminaires with asymmetrical wide-spread distribution and adjustable reflectors. Provide 10'-0" to 12'-0" height (pedestrian scale) pole lighting at sidewalks and parking areas adjacent to building. Provide 18'-0" to 22'-0" height (tall) parking lot lighting at adequate spacing to ensure security lighting for parking field.</p> <p><b>Controls:</b> Any exterior building lighting dedicated</p>

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# EXHIBIT C

## CONSTRUCTION REQUIREMENTS

		Tenant's space.
273300	Site Internet & Voice Systems	<p><b>Landlord Initiated Connectivity:</b> Telecommunication services will be ordered by Starbucks for the space leased however to provide Starbucks with point of feed exhibits and Landlord to coordinate initial installation of communication infrastructure with local telco or broadband provider, including the termination of ONT (Optical Network Termination) fiber and/or broadband node at the minimum point of entry. Landlord to provide electrical connectivity for potential LEC (Local Exchange Carrier) fiber node or broadband router as well as a backboard per local specification for service termination and demarcation point placement. Starbucks will require at least fiber or broadband services with minimum speeds of 50x10 Mbps. In exceptional situations, Starbucks might need access to mount roof antennas.</p> <p><b>Distribution:</b> Provide [2] - 2" conduit pathways with pull strings, [1] for voice cabling, and [1] for internet cabling from LEC (Local Exchange Carrier) and cable MPOE (Minimum Point Of Entry) to Tenant's space. LEC (Local Exchange Carrier) and cable MPOE (Minimum Point Of Entry) may not be co-located. Terminate conduit in Tenant's space at the ceiling above the manager's workstation in the back of house, or as otherwise designated by Tenant.</p> <p><b>Service Entry:</b> Landlord shall provide minimum 4" conduit for service entrance, or size per requirements of local service provider. Provide labeled, end-to-end pull strings in all conduits for future use.</p> <p><b>Remote Spaces:</b> If Tenant's café space is located in multiple spaces, (e.g. kiosk with remote office and/or café with remote storage), Landlord will provide (2) separate 2" conduit paths to allow voice and internet connectivity between detached spaces.</p>
284600	Fire Alarm	<p><b>Base System:</b> If required by applicable code; Landlord shall obtain permits, furnish, and install building monitoring and fire protection system. System shall include audible alarms, visual strobes, duct smoke and heat detectors and actuators as required per applicable codes.</p> <p><b>Monitoring:</b> Central station monitoring, if located in Tenant's space, shall be furnished and installed by Landlord, placed in Tenant's approved location, and in accordance with applicable codes.</p> <p><b>Installation:</b> Landlord shall be responsible for installation of all conduits, boxes, and operable</p>

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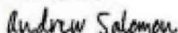
		alarm system (if applicable) shall be coordinated with Tenant's construction schedule. Landlord shall manage commissioning and inspection of alarm system prior to Tenant occupancy. <b>Modifications:</b> Modification to base building design, as required to coordinate with Tenant's build-out, shall be performed by Landlord and finalized prior to owner's occupancy.
481000	Solar	N/A

Landlord:

Tenant:

Insite Real Estate, Inc Representing  
**STARBUCKS CORPORATION**

DocuSigned by:



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Print Name Andrew Salomon

Title Manager

Date 8/24/2024

Print Name


Title

Date

Anthony Sideris

Sr Associate

8/21/2024

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