

ENGINEERING OVERVIEW

Each building will be provided with basic individual utilities. Consult the Exhibit B of the lease for the general Landlord utility provisions. Each tenant is required to field verify the location and size of all Landlord provided utility connections prior to commencing construction.

The following describes the Tenant/Landlord responsibilities regarding utilities and general engineering.

HVAC

Tenants shall provide heating, ventilation and air conditioning by means of packaged gas or electric rooftop units. All equipment and materials shall be furnished and installed by the Tenant in locations approved by the Landlord.

No rooftop equipment, or part there of, may project above the adjacent parapet unless Landlord approved screening is installed. Tenant's rooftop equipment must be the same height or lower than the height of the perimeter parapet walls.

Electrical

Electrical service is 277/480V, 3 phase, 4-wire. The Landlord shall provide a fusible service switch and meter socket at the Landlord's designated common area metering location. Tenants shall install service fuses, meter, conduit, wire that connect the Tenant's space with the Landlord's Common Area connection point as well as all required transformers, distribution panels, miscellaneous devices, lighting fixtures and electrical wiring within the space. Permanent

electrical service shall be metered and billed to the Tenant by the local utility company. The Landlord's electrician shall make the final connection of the Tenant's electrical service to the Landlord's electrical equipment at Tenant's expense. See SPD-15, *Typical Electrical Service One Line Diagram*.

Plumbing

As generally indicated on the Lease Outline Drawing, the Landlord shall provide a sanitary sewer tap and a cold water service supply tap to the premises.

For food service tenants, a common grease waste piping system shall be stubbed into the premises, which is connected to a central grease waste interceptor. If the Tenant's occupancy requires the use of a sanitary sewer grease interceptor, the Tenant shall tap into the grease waste line provided at its own expense. Connection is subject to prior notification and to Landlord review and approval. See the LOD for possible tap locations.

Tenant relocation of an existing grease/waste tap shall be at the Tenant's expense.

Tenants shall be allowed to make one roof penetration for the plumbing vent. The Tenant shall furnish and install all required plumbing piping and fixtures within the space.

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Gas Service

Natural gas is available if required by the Tenant. The Tenants are solely responsible for installing the gas service piping from the gas company connection point outside of the building to the Tenant's space in accordance with the Landlord's pipe routing requirements. Pipe routing and color is subject to Landlord review and approval. Gas service where used shall be metered and billed direct to the Tenant by the local utility company.

Sprinkler (Fire Protection)

All Tenant spaces are to be fully sprinklered. The Landlord shall provide a sprinkler riser to the building and a bulk main within or near the space. The Tenant shall tap the bulk main and install a complete sprinkler system within the space, running all branch lines and dropping all sprinkler heads. All sprinkler heads in the storefront design control area shall be fully recessed with cover plates. Sprinkler heads throughout the sales area shall be recessed or semi-recessed type. All sprinkler heads shall be quick-response type throughout.

Any revisions, extensions or relocations to the Landlord's standard sprinkler system shall be by the Tenant at the Tenant's expense. No work shall occur prior to being first reviewed and approved in writing by the Landlord Representative. All such work is to be performed by the Landlord approved Sprinkler Contractor at the Tenant's expense.

Fire Notification System

Each Tenant shall be required to install a fire notification system. The system will be comprised of an individual audio-visual device to be located at a Landlord provided junction box at the rear exterior wall. Each device shall be piped to its respective Tenant space and installed by the Tenant at the Tenant's expense. All associated conduit and conductors shall be provided and installed by each respective Tenant at the Tenant's expense.

The Tenant is responsible for interconnecting the code required duct smoke detector to the exterior mounted audio-visual device.

See SPD-16 for details.

Fire Extinguisher

Tenant shall furnish and install fire extinguishers as required by the Fire Marshal.

Drawing Preparation and Submission

A professional engineer licensed in the State of Illinois shall prepare all calculations, specifications and design drawings. The Tenant's Engineer shall perform all calculations in accordance with the Landlord's Design Submittal Forms, Section Seventeen of this manual, and in accordance with applicable Code requirements and recognized, good engineering practice. Calculations shall be submitted on the attached Landlord's Design Submittal (DS) Forms for Landlord's approval. See Section Seventeen.

Tenant's engineering drawings will not be reviewed by Landlord until a complete set of drawings and the required DS Forms as outlined in each section of this criteria have been submitted. In general, submission information required is as follows:

- Mechanical, Sprinkler, Plumbing and Electrical plans, riser diagrams, details, equipment schedules and other necessary diagrams.
- Control sequence diagrams
- M.E.P. specifications
- Engineering Design Submittal Forms and other items noted as being required in this Engineering Design Criteria

Landlord's Drawing Review

Landlord's review of Tenant's working drawings and calculations does not insure satisfactory performance of Tenant systems, or compliance with any federal, state or local codes, regulations or ordinances.

Modifications to the Base Building Systems

Any alterations, additions, reinforcements, modifications or connections to Landlord's piping, conduit or ductwork to accommodate Tenant's work, shall not be performed without in each instance obtaining Landlord's prior written approval. All such modifications shall be completed as required by Landlord at Tenant's cost.

Any work affecting the base building systems by Tenant shall leave Landlord's building systems in same or better condition than the original design with finishes unimpaired. The Landlord may require that approved mechanical or electrical modifications be performed by the Landlord's contractor under contract to Tenant at Tenant's expense.

Landlord may further require that engineering analysis, review or design be performed by Landlord's engineer at Tenant's expense.

Construction Code Compliance and General Construction Standards

Tenant shall have sole responsibility for compliance with the Landlord's criteria and all applicable statutes, codes, ordinances and other regulations for all work. In those instances where multiple standards and requirements apply, the strictest of such standards and/or requirements shall control.

As applicable codes may change from time to time, and as additional requirements may also apply, the Tenant shall be responsible for ascertaining all current jurisdictional conditions, and for complying with all such applicable requirements.

In all cases, the Tenant's store shall be designed and built in accordance with good construction and engineering standards. The Tenant's store shall follow all typical reference standards that commonly control the quality of materials and construction.

