

101 STAVBRO LANE (Building E) Delivery Specifications

Landlord will construct the building in accordance with the Building Specifications and shall perform the following work within the Premises at its sole cost and expense:

- **LED motion activated warehouse lighting at 20 foot candles. Installation to be coordinated with Tenant to accommodate its design and use of the Premises.**
- **Gas fired heaters to maintain approximately fifty-five (55) degrees in the Premises. Installation to be coordinated with Tenant to accommodate its design and use of the Premises.**
- **At grade loading via 12' x 14' drive in doors. Motorized insulated steel roll-up doors with Z-guard track protection provided.**
- **Knock out panels provided for additional roll up doors, if needed.**
- **ESFR fire suppression system with alarm monitoring provided. Installation to be coordinated with Tenant to accommodate its design and use of the Premises.**
- **One (1) unisex bathroom and one (1) mop sink. The location of the bathrooms and mop sink to be coordinated with Tenant to accommodate its design and use of the Premises.**
- **Domestic water and sanitary service brought to Premises.**
- **Monument sign provided at entrance on Stavbro Lane. Tenant responsible for sign panels.**