

University Ridge & South Church St.  
Bell Tower Square  
Greenville, South Carolina

1. Exterior and Mall elevations shall be faced with exposed aggregate, brick, native stone, finished concrete panels, ceramic tile, or procelain enamel (or any combination thereof) at the option of Tenant. Colors and textures to be selected by Tenant. Walls facing service areas may be concrete block or common brick. All windows, except display windows, shall be security type steel sash complete with screens.
2. Floors shall be terrazzo, ceramic tile, quarry tile, or cement (or any combination thereof) with coved base where required. Entrance floors are to be non-slip ceramic tile with 7% abrasive. Toilet room floors are to be ceramic tile. A vinyl asbestos tile floor shall be installed where required. The floor is to be of the same level throughout, except for ramp at entrances, and where floor drains occurs, the floor is to be pitched to drains.
3. There shall be furnished and installed in the leased premises water closets, lavatories, service sink, urinals, floor drains, grease traps, prescription sink, toilet stalls, all plumbing lines, plumbing connections to Tenant's equipment. All supply lines are to be equipped with valves. All hot and cold water lines are to be covered. Furnish and install water heating equipment as required.
4. There shall be furnished and installed in the leased premises all electric wiring, electric service, disconnect switches, meter panels, panel boards, safety switches at motor outlets, all lighting fixtures (including Slimline lighting fixtures in Sales Area), show window lighting, entrance lighting, etc. All equipment, whether installed by Landlord or Tenant, is to be completely connected by Landlord.
5. A complete ventilating system shall be furnished and installed, including hoods in kitchen and dishwashing rooms, ducts, fans, blowers, also the furnishing and installation of a complete air conditioning system, including evaporative condenser, air cooled condenser, air cooled condensers or cooling tower, at the option of Tenant. All air conditioning ducts to be covered where specified. Provide controls for air conditioning, heating and ventilation equipment as specified by Tenant.
6. Adequate heating equipment, as required in the operation of Tenant's business, shall be furnished and installed. Equipment shall be located in the leased premises. All steam and hot water lines are to be covered.
7. There shall be furnished and installed in the leased premises division walls, curtain walls, partitions and doors, stockrooms, stockroom shelving and cabinets. All such walls are to be plastered or to be structural glazed tile where necessary or appropriate. An acoustic tile or plaster ceiling shall be installed where required, as determined by Tenant.
8. Store front material and metal entrance doors shall be anodized aluminum. Swinging entrance doors shall be manufacturer's standard line narrow stile doors with extruded frames and glazed with tempered plate glass. Sliding doors and frames shall be extruded aluminum material and to be heavy duty doors. Provisions shall be made in doors and frames for the installation of Tenant's time lock and electric strikes. Motorized rolling grilles may be substituted for sliding doors at Tenant's option.
9. There shall be furnished and installed all hardware, burglarproofing, painting and copper window screens.
10. An incinerator room complete with masonry stock of proper size, shall be provided for Tenant's incinerator.

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