

ESP 2 Story Build out
(DOVER SADDLERY)
Scope of Work
Exhibit A
August 24, 2011

Exterior

1. All Canopies or Fascias shall be at least 10' above the ground to provide a clear and unobstructed view of the storefront.
2. Tenant shall have the right at tenant's option to install decorative awnings on the exterior of tenant's store front.
3. Landlord shall not permit or cause to be installed any obstruction to the storefront area between tenant's lease lines. The obstructions are meant to include, but not be limited to pay phones, newspaper or other vending machines, waste receptacles or any signage not related to tenant.
4. Tenants façade is constructed to provide for the installation of continuous, uninterrupted signage at a minimum height of 48".

Interior Finishes

Concrete floor slab

1. A minimum of 4" (inch) poured/reinforced slab throughout to accept Tenant's finishes.
2. Existing slabs are to be delivered to Tenant with all previous flooring finishes removed and ready to accept the proper application of new Tenant finishes.
3. Slab to be smooth troweled and one even elevation throughout. Changes in slab elevation will be Landlord's responsibility to correct to accommodate Tenant's drawings/finishes.
4. In the event of Slab elevation differences from mall to Lease Premises will be ramped to meet or exceed ADA requirements.
5. Expansion joints located within the Leased Premises will be Landlord's responsibility to properly prepare for the installation of Tenant's finishes, per Tenant's plans.

VCT Flooring

1. Provide VCT tile/vinyl base in toilet rooms and backroom area per Tenant's drawings.

Demising Walls

1. All demising walls at the perimeter of the Leased Premises are to be built on 3 5/8" (inch) metal studs 16" o.c. - 5/8" (inch) sheetrock, taped, spackled and sanded to receive Tenant finishes and meet or exceed local building codes. All perimeter walls to be built to underside of the roof deck and sealed per code.

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Partition Walls

1. Sales area / non-sales areas walls to be constructed per tenant plans and local ordinances. Construction to be floor to deck above.
2. Stock /sales door specifications to be per Tenants specifications and located per tenants drawings and local ordinances.

Insulation (new construction)

1. Provide a minimum of 3/4" (inch) Styrofoam insulation to be incorporated at all exterior block walls.

Storefront (Strip Centers)

2. Storefront doors – Provide double swing wood doors with concealed hinge double acting doors. Standard 6' opening.
3. Storefront bulkhead must be no greater than 6" (inch) A.F.F.
4. Doors to be installed as per Tenant's drawings.
5. Provide one (1) set of double doors, located per Tenant's plans.
6. Provide two (2) sets of double doors for combo operations, located per Tenant plans.
7. Sign band to be smooth, clear, free of holes and old sign outlines, etc.

Restrooms

1. Provide toilet facilities in accordance with governmental and local codes (including, but not limited to, ADA requirements). Toilets shall consist of, but not limited to, plumbing fixtures (water closet, lavatories, etc.) and all of its associated piping valves, fittings, etc. required to meet or exceed standards established by all governing codes. The facilities are also to be equipped with privacy locks, paper towel holders, toilet tissue holder, light fixtures and exhaust fans and all of their associated controls. ADA Grab-bars to be installed to support maximum of 250 lbs. (Landlord shall credit basic package if Tenant chooses to upgrade)
2. Provide one six (6) gallon hot water heater (per lavatory) complete with gate and check valve, unions, pressure and temperature relief devices and drain pan in accordance with Tenant drawings.
3. Provide a fully functional handicap toilet facility (ies) in accordance with all governing codes and ordinance relative to the construction and quality of the facility required.
4. Toilets to be located at rear of Leased Premises per Tenant's drawings.
5. If local code requires public access to toilet facilities the Landlord shall be responsible to provide accessible facilities per Tenant's drawings.

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6. Ceiling in restroom (s) is (are) to be drywall (having a plywood deck) or drop ceiling USG or Armstrong 24" x 48" lay-in ceiling panels at 8' 0", having a plywood deck. Walls in Toilet facilities to be to be Marlite (or equal) F.R.P.P -140 Ivory with trim provided by manufacturer. Marlite (or equal) to be installed to a height of 42" minimum.
7. Provide required Tenant's slop sink and water cooler to meet or exceed all latest local codes and ADA requirements. Location to be as indicated on Tenant's drawings.

Rear Door

1. Solid doors need to give specs for these and other doors including louver doors for dressing rooms. Hollow core metal door and frame with crossed pin hinges for security, peep-hole, Detex alarm, door pull, kick plate, latch guard on exterior and any ramps or stairs necessary to meet or exceed local codes and ADA. Rear door to be located per Tenant's plans.
2. Weld shut and adequately seal off any additional rear exits within the space.

Sprinklers

1. Where required, furnish and install a complete hydraulically designed automatic wet sprinkler system in accordance with all local codes, N.F.P.A. and Tenant's insurance underwriter requirements. System shall be coordinated and be in full compliance with Tenant's plans and specifications. If system is already in place, any modifications required to meet Tenant's design criteria shall also be done at Landlord's expense. System shall also include, but not limited to, supervisory valves, water flow indicators, test connections, drains etc. as required. Heads shall be semi-recess centered in ceiling tile.
All Sprinkler mains and branches shall be a minimum of 13'-0" clear A.F.F. (UNLESS CEILING IS HIGHER THAN 15' THEN BRANCHES SHALL BE MIN OF 2' FROM TOP OF DECK)

Ceiling

1. Provide a new USG second look 24" x 48" , Tan in color lay in acoustical ceiling tile or similar product with matching color grid per Tenant's drawing at 10' - 7".

H.V.A.C.

Furnish and install a fully operational new H.V.A.C. system complete with the following:

1. New packaged air conditioning unit including integrated economizer, enthalpy controls, smoke detectors, prefabricated roof curbs, structural support and condensate piping. Units shall be of type and capacity, which provides the highest level of performance and efficiency rating. Contractor shall restrict RTU unit manufacturers to available models of CARRIER, LENNOX or YORK of equal quality and performance. Other manufactures will be subject to Tenant approval.
2. Supply and return (direct) distribution ductwork (low pressure; 2 in.wg; low velocity 2400 FPM as defined by SMACNA standards) and accessories including diffusers, registers, transfer grilles, louvers, balancing dampers, fire and smoke dampers and all required supports and hangers.
3. Automatic temperature controls will be: individual programmable thermostats for each unit with remote sensors to be located near return air registers in served areas (approximately 90" above finished floor). Each thermostat shall be provide by Tenant and located per Tenant's drawings.
4. Exhaust, fans and associated ductwork, dampers and controls.

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5. Separately controlled supplementary electric duct heater to serve the stock room area.
6. Duct installation and/or lining as indicated on Tenant's drawings.
7. Smoke evacuation (purge) system complete with fans, controls, ductwork, dampers, etc. if and when required by local codes and other authorities having jurisdiction.
8. Testing, balancing, cleaning, adjusting and placing in operation all systems and requirements specified under this section of the specification.

System design criteria shall be in accordance with the latest edition of the **ASHRAE FUNDAMENTALS GUIDE AND DATA BOOK**. All applicable codes and requirements shall reflect good engineering practice. System design, drawings and specifications are to be prepared and certified by an Architect or Professional Engineer registered in the state where the project is located.

System total capacity is to be determined on the basis of one (1) ton per every 225 sq. ft. of Leased Premises leasable area.

All compressors shall include a Seven (7) year extended warranty, all heat exchangers shall have a ten (10) year warranty and all heat strips shall have a five (7) year warranty.

Electrical

Provide a completely energized and separately metered electric service to the Leased Premises consisting of, but not limited to, the following sizes and capacities:

1. A minimum **400** amp (at 120/208v. 3ph. 4w) electrical service is required if the Leased Premises has a gross leasable area of up to 7,000 sq. ft.
2. A minimum **500** amp (at 120/208v. 3ph.4w) electrical service is required if the Leases Premises has a gross leasable area from 7001 sq. ft. to 8,000 sq. ft.
3. Dedicated IG circuits shall be provided for security equipment, cash registers as indicated on Tenant's drawings.

If 277/480v. 3ph 4w service is available; the required service capacities shall be approximately one-half of those shown above. When supplying air cooled - all electric heat pump type rooftop units an additional 150 amps (at 120/208v. 3ph. 4w) shall be added to the electrical service capacities shown to accommodate simultaneous operation of the units compressors and electric heater during system's defrost cycle. (applicable only for locations subject to outdoor conditions lower than 40 degrees Fahrenheit).

Provide as part of his work all labor, material, equipment and services required to render Tenant with a complete and workable electrical system consisting of but not limited to the following:

1. Separately metered electric service to Leased Premises, including service and metering equipment.
2. Panel boards and safety switches.
3. Dry type transformers (when required).
4. Fire alarm and/or smoke detection system if and when required by local codes and/or local Fire Dept.

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5. Wiring of equipment and/or devices provided by Landlord for other trades. (eg. hot water heater motorized door grilles, space heaters, etc.).

Electrical panels are to be delivered "HOT" with a minimum of 42 circuits breakers per panel and main disconnect. Multiple panels will only be accepted if required by voltage characteristics and circuit quantity and must be located directly adjacent to each other and fed through one (1) electrical meter. Multiple meters will not be accepted. (UNLESS APPROVED BY TENANT).

Electrical panels are to have switchable type bolt -on - breakers (snap on or plug on breakers are not acceptable) and copper bus bars.

Convenience duplex outlets shall be mounted as per Tenant's drawings).

Provide a single ceiling mounted receptacle outlet for every 12 linear ft. of glazed store front and any portion thereof (display or show window) and wired in accordance with applicable provision of the NATIONAL ELECTRIC CODE (N.C.E.)

Lighting

1. Back stock area and Bathroom: Landlord to provide as a minimum and where not subject to stricter local codes and/or State Energy Conservation Code requirements. Use electronic type ballast with "OCTRON T8" lamps where such requirement applies. Fixture specification: 2x4 parabolic 9 cell 2u tube electronic ballast premium finish /with T8 lamps. Provided and installed by Landlord. (1 fixture for every 65 square feet of space in the Leased Premises back stock and bathroom only.)
2. Retail Space area: Tenant to provide all lighting and installation for retail space including emergency light and exit signs.

Non Structural Elements.

1. Only structural columns shall be allowed in the premises.
2. Landlord at Landlord's sole cost and expense shall remove and /or remedy per code requirements any and all other structural elements pursuant to tenants plans. Such items shall include but not be limited to shear walls, cross-bracing, utility chases, interior load bearing walls, and roof drains.

XII-2 Performance of Landlord's Work

- (a) Work shall be performed in a first class and workmanlike manner and in compliance with all applicable local, state and Federal laws, ordinances, rules and regulations and shall be in good and usable condition on the date of delivery.
- (b) Warrant that Work shall be free of defects in workmanship and materials for a period of (1) year after the Commencement Date and notice of any defect(s) within such one (1) year period. Contractor shall, at Contractor's sole expense, promptly repair or replace such defective items. Any such work shall be done expeditiously and without material interference to Tenant in its use and operation of the Leased Premises.
- (c) Contractor shall deliver any warranties from equipment and machinery located within the Premises.

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- (d) Ensure that all hazardous materials have been removed from the site and that all local state and federal certifications have been obtained and copies have been forwarded to Owner.

End.