

LANDLORD / TENANT WORK RESPONSIBILITY SCHEDULE

Strickland Brothers

	FURNISH/FINANCIAL		N/A	INSTALL	
	Landlord's Work*	Tenant's Work	N/A	Landlord's Work*	Tenant's Work
PRE-CONSTRUCTION					
Prototypical Building/Equipment/Decor Plans		X (Franchisor)		n/a	n/a
Site-Adapted Permittable Building Plans	X			n/a	n/a
Equipment Plans		X		n/a	n/a
Décor or Specialty Plans			N/A		
Sign Plans and Shop Drawings		X		n/a	n/a
Permits and Fees for Tenant Work		X		n/a	n/a
Permits and Fees for Landlord Work	X			n/a	n/a
Permits and Fees for Signs		X		n/a	n/a
"Coming Soon" Sled Sign	X			X	
SITE WORK					
Sanitary Sewer service to demised space	X			X	
Natural Gas service to demised space	X			X	
Water service to demised space/backflow prevention	X			X	
Fire Water Service to Demised Space (if req'd)	X			X	
Site Work (grading, paving & flatwork)	X			X	
Parking Lot Striping; accessibility ramps/ADA signage	X			X	
Parking Lot Lighting, Footings & Bases ²	X			X	
Landscaping & irrigation system	X			X	
Conduit & Footings for Directional Signs	X			X	
Monument Signs Footings & Bases	X			X	
Conduit & Electrical to Monument Sign	X			X	
Low Voltage to Directional, & Pole/Monument Sign(s)		X			X
Dumpster pad, fenced & gated	X			X	
Pipe Bollards as per plans	X			X	
BUILDING SHELL					
Foundation/Slab	X			X	
Pits & Pit Utilities and Lighting	X			X	
Exterior Walls & Finishes	X			X	
Roof	X			X	
Electrical Switchgear & Disconnects	X			X	
Exterior Storefront, Glass, Doors, Locksets & Hardware	X			X	
Service/Delivery Door	X			X	
Painted Hollow Metal Doors	X			X	
Manually operated Full Lite Overhead sectional doors	X			X	
Exterior Building Mounted Lighting	X			X	
Specialty Lighting		X		X	
Plumbing Vents through roof	X			X	
Roof mounted satellite or antenna			N/A		
Roof Hatch or Roof Ladder	X			X	
HVAC Rooftop Package Units	X			X	
HVAC Dampers and Controls	X			X	
HVAC Ductwork and diffusers	X			X	
HVAC Duct-mounted Smoke Detectors	X			X	
Drywall / Studs (Perimeter and demising walls)	X			X	
Miscellaneous Blocking as Required	X			X	
Mechanical Roof Screen	X			X	
Fire Sprinkler (if required)	X			X	
Roof Penetrations	X			X	

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Blocking & Support for building signs	X			X	
Conduit to & junction boxes for Building Mounted Signage	X			X	
Building Signage		X			X
Monument Sign		X			X
Directional Signage ³		X			X
Exterior Awnings & Canopies	X			X	
Tenant Exterior Banners Above Bay Doors ³		X		X	
Exterior Signage Between Bays ³		X		X	
Knox Box	X			X	
Doorbell			N/A		

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INTERIOR FINISH OUT					
Interior Lighting & Fixtures	X			X	
Water Heater and Vent	X			X	
Restrooms	X			X	
Restroom Plumbing Fixtures	X			X	
Restroom mirrors, fans, and specialties	X			X	
Restroom finishes per plans	X			X	
Interior Doors & Hardware	X			X	
Drywall / Studs (Interior Partitions)	X			X	
Ceiling Tile	X			X	
All Floor Finish incl carpet, tile, etc.	X			X	
Wall Finish, including baseboards	X			X	
Low Voltage Conduit and Pull Strings	X			X	
Low Voltage Wire & Installation (Data)	X			X	
Low Voltage Wire & Installation (Telephone)	X			X	
Low Voltage Wire & Installation (Security)	X			X	
Low Voltage Wire & Installation (Other)	X			X	
Emergency Lighting	X			X	
Fire extinguishers	X			X	
Mail Receptacle (Tenant advise type and location per local post office)	X			X	
Window Tinting		X			X
Corner Guards (FRP)	X			X	
Interior painting & finishing	X			X	
Partial Height Wall End Caps	X			X	
Wall tile and FRP	X			X	
Doors & Hardware	X			X	
Sliding pass thru Window	X			X	
Phone/Conduit	X			X	
Smoke/CO2 Detectors	X			X	
Fire / Alarm System (if required)		X			X
	FURNISH			INSTALL	
	Landlord's Work*	Tenant's Work		Landlord's Work*	Tenant's Work
EQUIPMENT					
AV Systems			N/A		
Blinds			N/A		
Dry Chemical Fire System (if req'd)		X		X	
Soap and towel dispensers	X			X	
Baby changing stations (if required)	X			X	
Phone/POS System & Installation		X		X	
Office Desk		X		X	
Emergency Eye Wash	X			X	
Equipment Package		X		X ¹	
Pit Frames	X			X	
Pit Ladders	X			X	
Cash Out Station (per architectural plans)	X			X	
	FURNISH			INSTALL	
	Landlord's Work*	Tenant's Work		Landlord's Work*	Tenant's Work
FURNITURE					
Paw Paw Bench Giantex 50' Patio Garden Bench (Black Style 2) .875"X 2.5" Black Metal Engraving Plate		X			X
Coffee Bar Kitch Cart (per plans)		X			X
Flat Screen TV		X			X
Lobby Black Trash Can		X			X
Black Mini Fridge		X			X

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Millwork	X			X	
Safe		X			X
Security Systems		X			X
Music Systems			N/A		
Shelving (freestanding)		X			X
Furnishings incl Seating Package		X			X
Employee Lockers			N/A		

¹ Tenant to purchase equipment and equipment install package from corporate or corporate-approved vendor. Landlord will coordinate with Tenant's equipment install vendor on timing and necessary utility connections.

² Monument/Pole Signage: If sign company does not have permit for location/base by the time concrete/masons are on site, the responsibility will shift from Landlord to Tenant.

³ Exterior Signage: If sign company does not have permit for signage by the time GC has obtained Certificate of Occupancy, the responsibility will shift from Landlord to Tenant.