

EXHIBIT "C"

**LANDLORD TURNKEY EXHIBIT**

- Demolish and remove all existing interior partition walls, floor finishes, fixtures and equipment. Cap or terminate all electrical and plumbing being abandoned inside a wall or below the slab as applicable and as per code.
- Landlord to provide all utilities into space and all utility or impact fees to be paid by Landlord;
- Sanitary Sewer connected to toilet facilities
- Domestic water connected to toilet facilities
- Electrical service shall be 120/208v – 3 phase 4 wire; service size to be adequate for total connected load – minimum 125 amp, including panel(s) and breakers
- Telephone conduit from point of connection into Tenant's space with pull string. Sprinkler system and fire alarm (if required by code) – layout to be determined by Tenant's wall layout
- 3° 7° Metal door and frame to service area with non-removable pin hinges
- 4 inch thick level concrete floor ready to receive carpet
- Structural building frame in accordance with code
- Demising walls with 5/8 inch sheetrock from floor to underside of roof deck – ready for paint
- ADA compliant and completed restroom(s) in stock area with water heater – number of restrooms TBD by local code – location of restroom(s) per GameStop plans/or located at rear wall ; restroom finishes to include vinyl flooring with cove base, walls finished with washable surface wainscot to 48" AFF; hardware and accessories to include mirror and toilet paper holder.
- Janitor sink and drinking fountain, if required by code
- 2x4 grid ceiling with acoustical tiles at 11' – 0" AFF; must be in new or like-new condition-all tiles to match; ceiling grid to be laid out per GameStop drawing if not existing at time of LOI.
- Pair of 3° 7° Glass/aluminum storefront doors with closers and locking aluminum hardware (single door acceptable if existing)
- Wall the width of space to separate the sales area from the stock area with 36" opening for door – layout to be determined by Tenant's wall layout
- Complete heating/air conditioning system, including distribution, equal to one ton/300 sq. ft. to maintain 72° @ 90° outside temperature and heating to maintain 70° @ 0° outside temperature; system to have two (2) full calendar year written warranty for parts and labor (from date of Tenant's possession) (other than with respect to the compressor and heat exchanger), and (b) term of the Lease written warranty for the compressor and the heat exchanger.
- If HVAC unit is existing it must be less than 5 years old and in good working condition
- HVAC ductwork must be insulated metal ductwork ; flexible ductwork allowed in maximum of 6' lengths and only from the trunk line / branch line to the diffuser
- HVAC system is to be started up, tested and balanced.
- One (1) 2x4 4 tube fluorescent fixture for every 50 square feet of leasable space in new or like-new condition – all lamps to be cool white ; All fixtures to be minimum of T8; lights to be installed per GameStop drawing.
- One (1) duplex outlet every 20 lineal foot of wall mounted at height per code
- Weatherproof outlet at rooftop HVAC unit (if required by code)
- One (1) duplex outlet in ceiling at each storefront window
- Exhaust fan in restroom vented to outside (if required by code)
- Roof and wall insulation as per code
- Exit and Emergency (as required by code)
- Sign band in like-new condition, ready for Tenant's signage
- Sign circuit to sign bank with 24 hours time clock
- All utility meters to be installed; meter numbers to be provided to GameStop so meters can be transferred into GameStop's name within (7) days of turnover.

**LANDLORD FEES:**

In order to compensate Tenant for all costs Landlord will within (30) thirty days after Tenant reopens for business in the relocated premises pay the Tenant the following fees:

- > Up to Five Thousand Dollars (\$5000.00) to cover tenant's cost to prepare plans.
- > Up to Five Thousand dollars (\$5,000.00) for installation of tenant's security system.
- > Up Five Thousand Dollars (\$5,000.00) to offset Tenant's cost to pack and relocate merchandise
- > Up to Twenty-five hundred (\$2500.00) to cover the installation Tenant's Telecommunication Equipment

**MATERIALS REQUIRED TO BE ORDERED THROUGH GAMESTOP AT LANDLORD'S SOLE COST AND EXPENSE:**

- A. Trade fixtures and furniture
- B. Slatwall and corner trim
- C. Carpet and glue
- D. Stockroom door
- E. Trident lock system and backdoor plate
- F. Lock bars
- G. Lock sets for all doors
- H. Tenant's Storefront Sign (the cost of which, includes permitting fees, artwork fees, travel charges, sales tax, and freight charges)

**MATERIAL REIMBURSTMENT:**

Landlord will within (30) days of receipt of invoice from GameStop reimburse Tenant for the cost of all materials set forth under Landlord fees including freight and sales tax charges. In the event the Landlord fails to reimburse Tenant within the (30) day period Tenant will have the right to deduct such costs from the fixed rent until all amounts are fully recovered.

*Tenant shall not be required to accept the New Premise if Landlords Work is not substantially Complete. If Tenant's construction crew arrives at the New Premises and Landlord's Work is not completed as per the Lease – Tenant shall have the right to complete any and all of Landlord's Work at cost plus twenty (20%) percent for administrative costs and deduct if from the first and subsequent rents until amount is paid in full. In addition, if Landlord's contractor has not received a certificate of occupancy on the building, and GameStop is delayed in getting its inspection's due to Landlord's incomplete work in Tenant's space or in the Shopping Center GameStop will pass along all costs incurred by this delay and also deduct from rent.*

