

The Oasis Building
44 S. Main Street

Warm Shell Improvements

1. Exterior

a. Awning

- i. New Awning will be provided that is consistent with the design of the building
- ii. If the tenant desires to brand the awning, then it can be provided at the tenant's expense and with design approval of the owner.

b. Painting

- i. Owner will paint the exterior brick on front facade.
- ii. Color: Off white/neutral or otherwise approved by City of Marion (Historic overlay district)

c. Storefront Windows at Ground Floor

- i. New windows provided in the space previously associated with the bail bonding company.
- ii. Other windows will be replaced with similar and in current configuration

d. Doors

- i. New doors at the entry and rear access

2. Signage

- a. By tenant with approval of owner

3. Interior Finishes

a. Flooring

- i. Engineered wood flooring will be provided throughout the tenant space. Material Allowance: \$3/Sf. If a different flooring is agreed upon, tenant will pay any overage in cost beyond the allowance.

b. Walls

- i. Party Walls with adjacent buildings - sheetrock.
Finish: Painted
- ii. Separation walls: Rated drywall finishes. Finish: Painted.
- lii. Tenant may choose paint color w/Landlord approval. If Tenant desires a different wall coating other than paint, any cost differentiation will be a Tenant expense

c. Stairs

- i. Underside of stairs will be rated drywall finishes

d. Ceilings - to be determined based on fire-rating and code requirements.

e. Utilities

- i. Ductwork, Electrical conduit, drain lines and vents will be painted to match the drywall ceiling or otherwise hidden (drop ceiling)

f. Trim

- i. Wood baseboard, typical with painted finish

g. Doors

- i. Rear exit door will be metal frame and rated door
- ii. Toilet room doors will be wood door and frame

4. Heating, Cooling and Ventilation

- a. Forced air conditioner with gas furnace
 - i. Split system for air conditioning
 - ii. Air handler and furnace will be located near the rear of the building in a "mechanical room" approx. 10x10. Outside units will be near the courtyard area
 - iii. Ductwork
 - 1. Exposed spiral trunk
 - 2. Finish: painted
- b. Exhaust for the furnace and toilet rooms are included with the system.

5. Electrical

- a. New electrical service will be provided to the building from the alley.
- b. The commercial space will be individually metered and have a single dedicated electrical panel within the tenant space.
- c. Lighting: 10 lights
- d. Receptacles. 10 convenience electrical outlets will be provided throughout the space.

6. Natural Gas

- a. Gas service is available in the building.
- b. The furnace will be gas fired.

7. Data/Communication

- a. Data connection will be provided to the building and to the tenant space. No distribution of the data will be provided.

8. Security System

- a. No security system or monitoring will be provided for the tenant space.

9. Plumbing

- a. Two unisex toilet rooms will be provided.
- b. A rough-in for a single utility sink will be provided.
- c. Additional water supply and sewer connections can be coordinated.
- d. Water heater will be point-of-use heater for the toilet rooms.

10. ADA Compliant Uni-sex Toilet Rooms (2)

- a. Fixtures
 - i. Toilet
 - ii. Sink with Faucet
 - iii. Toilet Paper Holder
 - iv. Grab Rails
- b. Finishes
 - i. Walls: Drywall, Painted
 - ii. Ceiling: Painted Drywall
 - iii. Floor: Vinyl Tiles