

EXHIBIT B

LANDLORD'S WORK

Landlord will perform the following work:

Landlord will deliver the unit in "Vanilla Box Condition" as follows:

HVAC – 1 ton for every 300 square feet (new HVAC unit that is under warranty to be transferred to Tenant)

Electrical panel – 200 amp 3 phase

2' water line – minimum

Demising walls – drywalled and ready for painting

Flooring – Landlord to provide credit equal to \$8 psf (\$21,600.00) for pouring concrete; Tenant responsible for finishing floor [Discuss logistics of this credit. Paying your flooring person, or a rent credit?]

Contractor review and comment