

7. Tenant Fit Out

The base building has been designed to target a design rating of _ pearls in accordance with UPC's Estidama requirements. Accordingly, all internal tenant fit out spaces shall too be designed and constructed in accordance with the guidelines adhered to by the base building.

For further details and general fit out requirements refer to the sustainability specifications affixed in **Appendix C**.

The specification provided within this report is current as at the date of this report. Accordingly, the Tenant shall ensure he has the latest copy of the sustainability specifications which are available from ADAC.

Copies of the Estidama Building Rating System guide can be found at on the Estidama website (<http://www.estidama.org/?lang=en-US>).

7.1 Tenant Requirements

ADAC has pledged to work to achieve a Pearl _ Building Rating on the project.

All Tenants are requested to consider preservation of the environment and reduction in carbon emissions through their design, installation, fit out and exhibitions generally in accordance with this guide.

All Tenants and their respective installers, contractors and vendors are expected to be experienced professionals who are licensed and approved by the Municipality of Abu Dhabi.

Whilst this guide provides an overview to the building and it's related Estidama requirements, the onus remains on the Tenants to verify all spaces before installation, publish any unique regulations for their space independently and to be current with any local building, environmental, health, civil defence and food department regulations that might impact their operations.

General contractors must be professional firms specializing in construction and must be licensed and insured. General Contractors must be ISO 14001 or EHSMS Certified.

Tenants must obtain final sign off by all authorities prior to opening their doors to the public.