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Brickell City Centre is Miami’s New Hotspot.
A NEW MIAMI STYLE SCENE

APPEALING TO AFFLUENT LOCALS
Not only does Brickell City Centre provide the perfect retail climate with a 500,000 square foot open air shopping center, but also the missing mixed-use center of gravity for the area. Careful attention to transport linkages means the project can also be easily accessed from other areas of Miami, placing all of Miami’s affluent neighborhoods within convenient reach of the retail center and all that Brickell City Centre offers.

DRAWING THE DOWNTOWN TOURIST
Brickell City Centre is designed and merchandised to appeal to Miami’s vibrant and growing tourism marketplace. Combining a spectrum of desirable fashion shopping with the appeal of Swire Hotel’s creative EAST brand property and a range of enticing dining and entertainment options, Brickell City Centre is a visitor magnet.
APPEALING TO AFFLUENT LOCALS

Downtown
Penthouse views
Art and events
Cosmopolitan
Local gourmet
Spa and beauty
A world class fashion center
Refined casual and fine dining
The business set

1,146,000 TRADE AREA POPULATION
1,918,000 TOTAL DAYTIME POPULATION
DOWNTOWN TOURISTS

14.5 MILLION VISITORS IN 2014 TO GREATER MIAMI AND THE BEACHES

Greater Miami Convention & Visitors Bureau

“Luxury brands”
Resort and spa
Local gourmet
Central and connected
Exclusive but accessible
Affluence and leisure
Jet set
Resort style
Relax and indulge
Event and club scene
A lifestyle experience
Relax and celebrate
“Shopcation”
Luxury brands
Every Brand invited to the New Brickell City Centre fashion hub is essential to the energy and success of the whole. Brickell City Centre sets new standards for fashion retail on Miami’s global stage, providing a world-class venue where the best expression of each Brand shines in a collective showcase of unparalleled distinction and prestige.
1.1 PROJECT DESCRIPTION

A Shopping Destination in the Heart of Miami

Brickell City Center’s open air shopping center will satisfy the long under-served upmarket retail needs of this prospering neighborhood.

DOWNTOWN & CENTRAL
1.1 PROJECT DESCRIPTION

EAST, Miami by Swire Hotels

Its stylish 263-room hotel, EAST, Miami by Swire Hotels, will perch atop 89 serviced apartments and provide attentive service for visiting guests, business travelers and part-time residents.

APARTMENTS & HOTEL
1.1 PROJECT DESCRIPTION

The CLIMATE RIBBON™

In an indoor/outdoor environment only Miami could offer, luxury and premium brands will be able to engage with a cosmopolitan and design-conscious clientele. Crowned with the beautiful sculptural form of the CLIMATE RIBBON™, bringing the sea breezes of Biscayne Bay into the heart of the retail environment, Brickell City Centre is set to become Miami’s most glamorous urban theater: a place where brand experiences and an aspirational lifestyle are seamlessly co-created.
Incorporating key transportation centers with the Miami Metromover while offering easy access to Interstate 95, Brickell City Centre is an integrated, transformative project designed to capitalize on the area’s impressive potential. Comprising 9.1 acres along South Miami Avenue between Eighth Street and Sixth Street the project is perfectly poised to enable retailers to reach Brickell’s affluent residents, workers and visitors. Brickell City Centre will be a welcome addition to an under-served area that is increasing in appeal thanks to the rapid growth, prosperity and urban density.

Not only does Brickell City Centre provide the perfect retail climate with an open air shopping center, but also the missing mixed-use center of gravity for the area. Careful attention to transport linkages means the project can also be easily accessed from other areas of Miami, placing all of Miami’s affluent neighborhoods within convenient reach of the retail center and all that Brickell City Centre offers. Brickell City Centre is designed and merchandised to appeal to Miami’s vibrant and growing tourism marketplace.
The new heart of Miami’s thriving Financial District

A HIGHLY EDUCATED & AFFLUENT DEMOGRAPHIC:

- 75% of residents over 25 years old have a bachelors degree
- 34% hold an advanced degree
- Average approximate household income of $125,500
- Over 2 times the average household income for Miami


“Greater Downtown Miami is one of the fastest-growing neighborhoods in Miami, booming from 40,000 residents in 2000 to 80,000 in 2010.”
The Tenant Information Package (TIP) is intended to provide you with the project’s design and construction criteria. It consists of the following components:

The TIP can be accessed from Swire Properties BCC website: [http://www.brickellcitycentre.com/leasing](http://www.brickellcitycentre.com/leasing) by clicking on the Tenant Info Package link on the right side of the page.

If you have any difficulties working with the website, please contact your Tenant Coordinator.

FOR QUESTIONS regarding the Landlord’s design and construction requirements, please reference the Landlord Contact Information Bulletin, or call 305-371-3877 and ask for the Brickell City Centre Tenant Coordinator.

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIP Index</td>
<td>Provides a comprehensive list of topics to help locate information</td>
</tr>
<tr>
<td>Tenant Design Manual</td>
<td>Provides Brickell City Centre’s specific architectural, sign and engineering design criteria</td>
</tr>
<tr>
<td>Pre-Construction Meeting Drawing</td>
<td>Contains important construction information for General Contractors and should be included in Tenant construction bid sets</td>
</tr>
<tr>
<td>Bulletins</td>
<td>Additional information specific to Brickell City Centre such as: permitting requirements and process, Landlord contact information, Landlord drawing submission process, LEED requirements, etc.</td>
</tr>
<tr>
<td>LOD (Lease Outline Drawing)</td>
<td>Drawing derived from the base-building drawings showing the size and configuration of the Premises. An Auto Cad version of the LOD is available on the Landlord’s web site. Contact your Tenant Coordinator at 305-371-6888 for access to the Brickell City Centre site <a href="http://brickellcitycentre.com/leasing">http://brickellcitycentre.com/leasing</a>.</td>
</tr>
</tbody>
</table>
1.5 SUSTAINABILITY

Brickell City Centre breaks important new ground in innovation and sustainability features. Its breathtaking 150,000 square foot CLIMATE RIBBON™ trellis system incorporates sophisticated passive and active environmental control features as it winds through the complex – a signature concept so exciting it has attracted the design participation of forward thinking partners.

With its numerous green building features, pioneering underground parking solutions, and site-integrated Metromover light rail station, Brickell City Centre strives to earn not only the LEED Gold designation but bring about a new paradigm in large-scale sustainable urban development.

LEED-CI Opportunities for Retail Tenants

Though not a requirement of the project, the environmentally-conscious selection of Brickell City Centre means that retail tenants have the increased opportunity to achieve a LEED ID&C (Interior Design and Construction) rating due to the available prerequisites and credits already built-in to the overall development. There are two (2) categories in which our building design will significantly assist tenants in achieving a LEED ID&C rating with minimal cost and design effort:

- **FREE CREDITS** Tenants will automatically qualify for certain prerequisites and credits including Energy & Atmosphere and Indoor Environmental Quality prerequisites and Sustainable Sites and Innovation & Design Process credits.

- **HEAD-START CREDITS** The building includes infrastructure within its systems allowing tenants to integrate LEED ID&C features within their interior designs at minimal cost. These additional prerequisites and credits include Water Efficiency and Materials & Resources points amongst others.

For a full description of the LEED-CI opportunities please refer to the Sustainability Bulletin 4 within the Tenant Information Packages available at:
http://www.brickellcitycentre.com/leasing
Tenant Name
701 South Miami Avenue Suite (#) (Block Letter)
Miami, Florida (Zip Code)

* This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any Tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.
SECTION 2 RETAIL CRITERIA
The Tenant’s entire storefront opening within the Landlord’s building facade shall be designed, fabricated, constructed, installed and maintained by the Tenant at the Tenant’s expense. The storefront design shall work in concert with, and be respectful of, the Landlord’s building facade, thematic architectural expression, and landscaping. Landlord piers or columns in the Tenant’s storefront that are clad or otherwise designed as part of the Landlord building architecture shall be preserved without alteration by the Tenant. Unclad piers or columns in the Tenant’s storefront shall be incorporated into the Tenant’s storefront design. The Tenant’s storefront windows and other large glazed areas shall meet South Florida’s hurricane design requirements (see Section 2.9).

Doors within the storefront assembly may be articulated in a way to include further customized elements to enhance the overall design and building identity.

No alterations, additions, changes, or modifications to the Base Building finishes or construction shall be permitted without obtaining Landlord’s prior written approval (such approval must be requested by Tenant under separate cover from Tenant’s drawings). If permitted, all work shall be performed by Landlord at Tenant’s expense.

All Tenant construction, including storefronts, must be of non-combustible materials. Treated fire-resistive materials are permitted only with approval by local jurisdictional authorities.

All Tenant storefronts and floors shall be watertight and must properly slope to drain and to meet flush with Landlord’s finishes and/or pavements at the storefront. All exterior Tenant storefront materials must be suitable to outdoor weather, use, and wear.
2.2 BRICKELL CITY CENTRE
RETAIL CONDITION - A

RETAIL CONDITION-A ELEVATION
N.T.S.

Typical Storefront Area

LEGEND

- BY TENANT
- BY L.L. LEASE
- LINE

- 16’ HT. CONT. ARCH. LOUVER W/ BLANK-OUT PANEL FOR FUTURE TENANT INTAKE EXHAUST CONN. BY L.L.
- CONT. METAL COMPOSITE FINISH BAND SECURED TO EXTERIOR HEAD WALL. BY L.L.
- PRIMARY SIGN TO BE LOCATED WITHIN THIS AREA

Renderings & images for illustrative purposes only
2.2 BRICKELL CITY CENTRE
RETAIL CONDITION - A

RETAIL CONDITION-A SECTION
N.T.S.

Typical Storefront Section

LEGEND
- BY TENANT
- BY L.L.
- LEASE LINE
- 5' DESIGN CONTROL ZONE
- PRIMARY SIGN AREA BY TENANT

Renderings & images for illustrative purposes only
2.3 BRICKELL CITY CENTRE
RETAIL CONDITION

RETAIL CONDITION-B ELEVATION
N.T.S.

Typical Storefront Area at Corner Condition with
Glass Curtain Wall Return by LL

Legend
- BY TENANT
- BY L.L. LEASE
- LINE
- TENANT SPACE BY L.L.
  (GLASS CURTAIN WALL RETURN IN TENANT SPACE BY L.L.)

16' HT. CONT. ARCH. LOUVER W/ BLANK-OUT PANEL FOR FUTURE TENANT INTAKE EXHAUST CONN. BY L.L.
CONT. METAL COMPOSITE FINISH BAND SECURED TO EXTERIOR HEAD WALL. BY L.L.
PRIMARY SIGN TO BE LOCATED WITHIN THIS AREA

OPEN TO OUTSIDE

20'-0" 12'-0"

9'-10" A.F.F.

PRIMARY SIGN AREA
BY TENANT

STOREFRONT AREA
BY TENANT

ADJACENT TENANT

TENANT SPACE VARIES

NEUTRAL PIER. BY L.L.

NEUTRAL PIER. BY L.L.

GGLASS CURTAIN WALL RETURN IN TENANT SPACE BY L.L.

Renderings & images for illustrative purposes only
2.3 BRICKELL CITY CENTRE
RETAIL CONDITION - B

RETAIL CONDITION-B SECTION
N.T.S.

Typical Storefront Section
TYPICAL SECTION THRU ESPLANADE

LEGEND

- BY TENANT
- BY L.L. LEASE
- LINE 5’
- DESIGN
- CONTROL ZONE

Renderings & images for illustrative purposes only.
STOREFRONT DESIGN CONTROL ZONE

The Storefront Design Control Zone is the area of the store extending from the storefront lease line into the store at five feet (5’-0”) across the entire width of the store. Since the appearance of this zone is critical to the overall store appearance, design solutions, and materials are expected to be of the highest quality and will be closely reviewed by Landlord.

All walls within the Design Control Zone shall be provided with high quality finish material – plain painted surfaces are not permitted. Materials such as stone, tile, wood panels, the use of trim and other decorated treatments shall be utilized. Slat wall and grid wall are not permitted.

Ceiling materials must consist of gypsum board, wood, metal, or other types of hard surface materials. Acoustical ceilings and open ceiling will not be permitted in the Design Control Zone. The backs of Emergency Exit signage/lights (over the entry doors) shall not be visible from the exterior. Sprinkler heads shall be fully recessed with cover plates at entry vestibule and storefront show windows. Tenant ceilings within the Design Control Zone shall be a minimum of 12’-0” high.

Tenant music systems, speakers and sound systems are not permitted to be installed within the Design Control Zone. Speakers/ sound systems located behind the first 5’-0” of the entry shall have a separate volume control that can be set to the Shopping Center Managers’ specified level.

Storefront security systems, if used, shall be unobtrusively incorporated into the Design Control Zone. Storefront security system design and installation details shall be included in the Tenant storefront design and drawings submitted to the Landlord for approval prior to installation. Security grilles or gates behind storefront show windows or entrance doors are strictly prohibited.

Storefront graphics, film, animation / projection techniques must be clearly shown on Tenant’s Drawings and are subject to Landlord’s approval.

Within the Design Control Zone, the side walls and show windows shall be dedicated for use as a high-quality show window display. A creative display is required – standard merchandise racks, and wall finishing materials such as slat wall and prepackaged wall-mounted grid systems are prohibited. Distinctive, high-quality and appropriate display techniques which best showcase the Tenant’s merchandise must be used.
2.5 **BRICKELL CITY CENTRE STOREFRONT DESIGN**

At the storefront entry, display fixtures and merchandise must be placed at least 3’-0” behind the Tenant’s entry door/closure line. Merchandise rack and display features must not block customer traffic flow in and out of the store.

L.E.D. screens proposed to be installed at the storefront or within the Design Control Zone require specific approval by the Landlord, and will be reviewed on a case by case basis. If approved, L.E.D screens shall be incorporated into the overall storefront design and are to be encased within attractive display fixtures to conceal all surfaces except for the screen surface.

They must be mounted a minimum of 3’-0” behind the storefront glass and must incorporate slow fade type graphics with no sound, animation is not permitted. Maximum screen size is 42” measured diagonally. All cables and wiring must be concealed from view.

---

*Renderings & images for illustrative purposes only*
2.5 BRICKELL CITY CENTRE
STOREFRONT DESIGN

STOREFRONT LIGHTING

Display window lighting shall be recessed incandescent, HID, or similar color light source, as approved by the Landlord. Light sources and track lighting shall not be visible from the adjacent sidewalk or street scene areas. Sodium lamps are prohibited in storefront areas. Any decorative or statement lighting fixtures to be approved by Landlord. Displays, show windows and entrances shall be illuminated during the shopping center hours of operation, and shall be controlled by an automatic time-clock or control system connected to the Tenant’s power supply.

PLANTINGS / PLANTERS

All plants shall be shown on Tenants drawings, and identified by species as well as whether living or artificial. Plants on storefronts shall have photographs submitted as part of Tenant’s drawing submission to Landlord for approval. Depressed or slab-level plantings are prohibited. All plants installed by Tenant shall be properly maintained by Tenant at Tenant’s expense. (Self-watering pots with a bladder system shall be used to ensure no leakage onto the hardscape). Plants and or planters shall not impede traffic flow in and out of store entry.
2.5 BRICKELL CITY CENTRE
STOREFRONT DESIGN

Renderings & images for illustrative purposes only
2.6 BRICKELL CITY CENTRE
STOREFRONT FINISHES

ACCEPTABLE

- Tempered glazing (predominant storefront material)
- Stainless Steel, Solid Brass and Copper
- Wrought Iron, Cast Iron and Steel
- Marble, Granite, Limestone, Brick, Textured Masonry
- Finished / protected premium grade hardwoods
- Precast Concrete, Cast Stone, GFRC, GFRG
- Sandblasted, frosted, etched, textured, leaded glass

UNACCEPTABLE

× Simulated Brick, Wood, Stone
× Wood Siding, Shingles, EIFS
× Plastic Laminates, Metal Laminates
× Plastic Panels or Plexiglas
× Anodized Aluminum, Field painted metals
× Mirror finishes

Renderings & images for illustrative purposes only
2.7 BRICKELL CITY CENTRE
STOREFRONT STRUCTURE

STOREFRONT BASE

The storefront base shall be a minimum of six inches (6”) in height. The base shall be constructed from highly durable non-porous material appropriate for exterior use, such as stone, tile, substantial gauge metal with a powder-coated finish, stainless steel, or other material as approved by Landlord. Storefront base material must be specified to withstand contact with cleaning equipment and solutions as well as exposure to the elements.

SHOW WINDOW SAFETY LOGOS

Repetitive safety symbols (graphically designed) or lettering may be applied to the inside face of storefront glazing as approved by Landlord for identifying transparent surfaces for customer safety purposes. Emblems, logos, and lettering must not exceed 4” in height.

STOREFRONT STRUCTURAL SUPPORT

Tenant’s storefront should be self-supporting. Do not weld, drill, screw or shoot into Landlord’s structure. Use of clamps or other compression techniques is permitted. All storefront work requiring structural support shall be supported at the head sections by a welded structural steel framework provided by Tenant. All storefront framing vertical loads shall be structurally independent of Landlord’s soffit and self-supporting from the Tenant’s floor slab. Tenant may not connect to, refinish, or otherwise damage the Landlord’s neutral pier or header. Tenant may connect to Landlord’s structural members for lateral bracing only.

HURRICANE / NOA REQUIREMENTS

Brickell City Centre is an open-air facility located within the high-velocity hurricane zone (HVHZ). As such, tenant storefront design and construction (including signage) must comply with Florida’s unique requirements relative to hurricane resistance, including the use of Miami-Dade “NOA” approved products and design. No hurricane shutters or other operable hurricane devices shall be permitted. Shop drawings, including NOA documentation on products / materials used on the storefront, as well as wind load calculations must be submitted to Landlord prior to construction.

Refer to section 2.9 for additional information.
ENTRY DOORS & ALCOVES:

Storefront design to include a recessed alcove so that outward-swinging entry door(s) do not extend into the pedestrian walkways within the Esplanade. Tenant spaces shall be designed for closed door operation as this is an open-air center. Tenant storefront doors shall remain closed during normal business hours.

Store closure is limited to hinged or pivoting doors only. Coiling grilles and shutters are prohibited. Doors glazed with true divided lites are encouraged, as are doors or clear tempered glass and doors with decorative leaded or patterned glazing. Doors of 8’-0” height or higher are encouraged; standard height doors with overhead transoms are also permitted. All storefront doors must be framed. Frameless glass doors will not be allowed due to outdoor environment.

Door construction shall consist of the following:

- Exterior grade finish.
- Necessary weather-stripping.
- Commercial grade door closer system. Door closer system shall be designed without a “hold-open” device and may not be visible from the exterior.
- Door stops may be installed on exterior opening to ensure doors do not swing wide and damage storefront finishes. If stops are utilized, overhead style stops shall be specified to eliminate any potential tripping hazard.

Out-swinging or pivoting doors cannot extend beyond the storefront Lease Line unless approved in writing by Landlord.

ENTRY FLOORING

Floor finishes at the entry shall be hard, high-quality, durable non-slip materials. Vinyl and/or rubber-resilient flooring are not permitted at the entry. The finished elevations at the store entrance must align with Landlord’s finished and/or pavement elevation of the exterior walkway, with a weather-proofed threshold of minimal thickness (not to exceed ¼”) provided at the entry door(s). The use of vinyl or metal reducer strips is prohibited. Tenant should provide a metal-embedded transition strip flush with the hard surface flooring at all transitions to other flooring types. No trip hazards such as reducer strips, thresholds or other noticeable transition devices shall be permitted between different flooring materials.

See section 6.1 –Concrete Slab at Storefront for more information.

If Tenant wishes to match the esplanade floor area at their entrance alcove, the floor tile finish shall be identical to that of the Centre, which is available for purchase from Landlord’s stock. However, if Tenant wishes to use a different material, a detail of this transition must be provided to Landlord for approval.

Floor mats at entry alcoves are not permitted.
TYPICAL STOREFRONT PLAN - VESTIBULE
N.T.S.

-TENANT DESIGN

ENTRY ALCOVE, FLOORING MATERIAL AND INSTALLATION BY TENANT.

NEW DEMISING PARTITION BY LANDLORD: 6" METAL STUDS ATTACHED TO STRUCTURE ABOVE BY TENANT; GYPSUM WALLBOARD ON TENANT SIDE

LEASE LINE AT CENTER LINE OF PARTITION

LEGEND

- BY TENANT
- LEASE LINE
TYPICAL ALCOVE PLAN - TENANT SERVICE DOORS

Where required by code, rear Tenant doors shall be recessed into the Tenant space at minimum the width of the rear Tenant door as to not obstruct the service corridor when in the open position.
FENESTRATION REQUIREMENTS:

Tenants shall maximize the use of glazing with the storefront area having a minimum of 75% transparency. Full height opaque areas of the storefront shall be minimal. Glazed display windows and/or projections (where permitted) should be varied in height. All storefront materials shall be high quality, durable, exterior grade finishes with minimal maintenance requirements.

Tenants are strongly encouraged to provide full-height glazing at the storefront to promote an open look into and out of the store.
HURRICANE / NOA REQUIREMENTS

Brickell City Centre is an open-air facility located within the high-velocity hurricane zone (HVHZ). As such, tenant storefront design and construction (including signage) must comply with Florida’s unique requirements relative to hurricane resistance, including the use of Miami-Dade “NOA” approved products and design. No hurricane shutters or other operable hurricane devices shall be permitted. Shop drawings, including NOA documentation on products / materials used on the storefront, as well as wind load calculations must be submitted to Landlord prior to construction.

- Tenants should select an approved NOA Glazing System. Failure to select a NOA system will result in lengthy delays or denial of submission.
- Refer to pg.20 Tenant Information Package, for access to technical and system information on NOA glazing systems.
- Tenants are required to refer to the Landlord Storefront Design Bulletin for additional information related to the Storefront Design/Hurricane Requirements http://www.brickellcitycentre.com/leasing
All Tenants are encouraged to push the envelope and design creative and dynamic signage that will effectively represent their brand while also contributing to the overall aesthetic and atmosphere of Brickell City Centre.

GENERAL SIGN CRITERIA

Tenant, at their own expense, shall design, fabricate, install, permit, and maintain a sign on their storefront facing the retail esplanade. All signage must have NOA and be Miami Dade approved for exterior use.

All signage shall be of the highest quality design and construction. Tenant signage shall be designed to be proportionate in scale to the elevation to which it is affixed. The signage shall be designed to complement the storefront design and general building design.

All signs and graphics that are within 5’-0” of the Tenant’s storefront must be specifically approved in writing by Landlord. Signage shall not be installed until such approvals are received.

Each Tenant is required to provide a primary storefront sign for the Premises. One primary building sign is permitted for each Tenant storefront and, at Landlord’s sole discretion, on building returns. At Landlord’s sole discretion, Tenant storefronts that transverse two building types may be permitted a second sign (similar in proportion to the primary storefront sign) on the “non-entrance” building front.

The construction, erection and maintenance of all signs shall be in compliance with local building codes and all other applicable standards and regulations for exterior exposure.

The wording of the sign is limited to the tenant’s trade name (DBA) and logo. Tag lines (regardless of DBA) and signs advertising products, services, vendors or containing marketing phrases are strictly prohibited.

The maximum height of the first letter shall not exceed 24” and the average letter height of the entire sign shall not exceed 18”. Stacked signs shall not exceed 30” in height. No sign shall be any closer than 24” to the end of the storefront or the corner of a building. Primary signage is strongly suggested to be internally or halo illuminated.

Sign illumination must be connected to a 7-day / 24 hour time clock to be set to the hours specified by Mall Management.

A Secondary Sign, in addition to the Primary Storefront Sign, may be permitted pending building elevation and space location. Non-illuminated signs may be pin-mounted or, if mounted directly to the surface of the building, must be a minimum of 1” thick.

All attachments, labels, fasteners, mounting brackets, wiring, clips, transformers, disconnects, lamps and other mechanisms required to support the signage must be concealed from view and be weather resistant.
SECONdARY SIGNAGE AND GRAPHICS

- Decal-type lettering and/or logos may be applied to the interior face of storefront glazing as safety markings (not to exceed 4” in height). Credit card decals and store hours may be applied to the inside of the storefront glazing (letter height for store hours shall not exceed 1” in height).

- Tenants are encouraged to incorporate interesting and unique graphic treatments in their design to evoke/display an upscale feel while remaining consistent with their overall brand image.

<table>
<thead>
<tr>
<th>ACCEPTABLE</th>
<th>UNACCEPTABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>The sign area must be constructed of permanent materials. Acceptable Primary Storefront Sign Types:</td>
<td>× Box or cabinet type signs.</td>
</tr>
<tr>
<td>• Internally illuminated individual channel letters with frosted acrylic faces.</td>
<td>× Signs employing audible equipment, and/or moving, flashing, or blinking lights.</td>
</tr>
<tr>
<td>• Internally illuminated individual letters with illuminated returns.</td>
<td>× Signs employing exposed raceways, ballast boxes, or transformers.</td>
</tr>
<tr>
<td>• Reverse channel letter with halo illumination, opaque letter sides and faces on non-reflective background.</td>
<td>× Luminous vacuum-formed type plastic letter signs.</td>
</tr>
<tr>
<td>• Dimensional wood, metal, glass, or other material with a permanent appearance, indirectly illuminated.</td>
<td>× Exposed neon.</td>
</tr>
<tr>
<td>• Sculptural iconographic elements contextual to the storefront design, indirectly illuminated.</td>
<td>× Cloth, paper, cardboard signs or signs of other temporary or non-durable materials.</td>
</tr>
<tr>
<td></td>
<td>× Cloth, paper, cardboard signs or signs of other temporary or non-durable materials.</td>
</tr>
<tr>
<td></td>
<td>× No Blade Signs</td>
</tr>
</tbody>
</table>
2.10  BRICKELL CITY CENTRE
STOREFRONT SIGNAGE

STOREFRONT PRIMARY SIGNAGE ACCEPTABLE

- Back & Edge Lit
- Backlit
- Dimensional
- Internally Illuminated
- Edge Lit
- Face Illuminated
- Routed Material
- Applied to Glass
- Laser Cut

Renderings & images for illustrative purposes only
SIGNAGE APPROVAL PROCESS

Landlord’s approval of Tenant’s storefront signage shall be based on the size and style of the sign and lettering, the location of the sign within the storefront, and the cohesive integration of the sign into the overall storefront design.

Approval of the Tenant’s Design or Construction Documents by the Landlord shall not constitute review and approval of the Tenant’s signage. Tenant shall submit one set of the Tenant’s sign shop drawings for review and approval by Landlord.

Fabrication or installation of the Tenant’s signage shall not commence before the Landlord’s approval of the sign shop drawings.

The Tenant is responsible to obtain sign and electrical permits as may be required by the local jurisdiction.

SIGN SHOP DRAWINGS

Sign shop drawings must be submitted by the Tenant for the Landlord review and approval prior to fabrication and installation of the sign. These shop drawings provide complete information for the Landlord to understand the signage design and appearance.

Sign Shop Drawings shall:

- Provide a store elevation dimensioning each sign location
- Provide a section(s) through the sign relative to the lease line
- Identify the materials, color scheme, fabrication techniques, illumination and mounting systems, and the access for repairs and/or re-lamping (photographs of similar signs should be submitted if available)
These tenant spaces are isolated from others, therefore perimeter tenant finishes shall be treated under Miami Dade standards and conditions.

4 sides shall be glass – only leaving frosted or opaque glass to block MEP connections

The glass walls will be a Planar Glass Fin System. This glass wall system to be provided by Landlord.
ELEVATION A - TYP. 230 / 260 TENANT
N.T.S.

ELEVATION B - TYP. 230 / 260 TENANT
N.T.S.

* This information pertains only to Bridge Tenants
2.11 BRICKELL CITY CENTRE
TENANTS 230 / 260 & 350

TYPICAL TENANT 230 / 260 - SECTION A
N.T.S.

TYPICAL TENANT 230 / 260 - SECTION B
N.T.S.

* This information pertains only to Bridge Tenants

Renderings & images for illustrative purposes only
WALL FINISHES AND STORE FIXTURES

Interior wall finishes shall be high quality, long lasting, and durable. Finishes shall comply with all applicable building code and Insurance Underwriter requirements for appropriate fire resistance and flame spread ratings and is subject to Landlord approval.

Sales area wall merchandise display system criteria:

- Wall standards within 20’-0” of the storefront are to be recessed flush with the wall finish material.
- Wall standards installed in any demising wall may not compromise the fire rating of the demising wall.
- All slat wall used in the Sales Area must be provided with slot liners which are finished to be compatible with the finish of the slats.
- All trade fixtures shall be first-class new fixtures with durable finishes consistent with anticipated use.
- All finished wood shall be millwork quality kiln dried with a durable protective finish where exposed to public contact.
- Asbestos containing materials, fiberglass, formaldehyde, or any other known hazardous materials are prohibited.

PROHIBITED WALL FINISHES:

Plywood Paneling
Reflective wall covering or Tambour Pegboard

NOTE: the use of slat-wall, grid-wall, pegboard, artificial finishes, faux products, or synthetic stone, brick, wood, etc will be closely reviewed for extent, finish, and visual impact with respect to quality of appearance.
STRUCTURAL ALTERATIONS

No alterations, additions, reinforcements, or modifications to Landlord’s structure to accommodate Tenant’s work shall be performed, without obtaining Landlord’s prior written approval.

The Landlord may require that approved structural or mechanical/electrical modifications be performed by the Landlord’s contractor and/or engineer under contract to Tenant at Tenant’s expense.

MEZZANINE STRUCTURES

(Mezzanine structures within any Tenant space shall require review and approval in writing by the Landlord’s structural engineer at the Tenant’s expense. All mezzanines shall be designed to be self-supporting and meet all applicable design standards, requirements and codes.

CONCRETE FLOOR SLAB

All structural slab concrete work by Tenant shall comply with the more stringent of Landlord’s project standards, the American Concrete Institute standards for installation, performance, finishing, and ASTM specifications and requirements.

ROOF

Due to development constraints, Brickell City Centre does not allow for any Tenant rooftop equipment or penetrations. Therefore, Tenant will not need, nor be provided, roof access.
2.12 BRICKELL CITY CENTRE
INTERIOR DESIGN

INTERIOR CEILINGS

Ceiling surfaces within the Design Control Zone shall be gypsum board, wood, or other type of hard surface material. The ceiling shall be a minimum height at 10’-0” in the sales area and minimum height of the storefront opening in Landlord’s building within the Design Control Zone subject to structural limitations.

Interior ceilings shall be painted gypsum board. Tenants are encouraged to consider other types of ceiling treatments or finishes that may be in keeping with their overall design concept.

Ceiling support systems shall attach to structural members only. It is not permitted for them to be attached to the Landlord’s roof or floor decking, bridging or wind bracing, and shall comply with bracing requirements.

Hard surface ceilings shall have individual access panels to allow access to Landlord’s and Tenant’s systems.

All ceilings and associated framing, furring, and blocking shall be non-combustible UL approved materials. Absolutely no wood of any kind shall be used above any ceiling or soffit, including fire retardant treated wood blocking.

Ceiling heights within the Premises may be restricted depending upon field conditions. Tenants are encouraged to use a variety of ceiling heights throughout their space.

All ceiling construction is to be properly supported to structural members only (refer to “Structural Requirements”).

Soffits are to be supported solely by a wire suspension system and must be properly braced to the structure (refer to “Structural Requirements”).

Tenant shall not hang any materials or fixtures from the roof deck or at bottom chord of steel structure except at panel joints. Tenant shall use trapeze type hangers subject to Landlord approval.
GENERAL CONSTRUCTION & STRUCTURAL REQUIREMENTS

The Tenant’s construction, fixturing and normal occupancy load shall not exceed 100 lbs / sq.ft. loading capacity without Landlord's prior written consent. All storefront construction shall be floor supported only with an appropriate structural system.

No vertical load shall be suspended from Landlord’s storefront bulkhead system.

Tenant shall not drill, screw, weld, or shoot into Landlord’s structure or structural members. All attachments shall be with beam clamps, clips, wire, or bolts with washers. Do not attach any construction directly to Landlord’s roof deck. Joists, beams, trusses, and girders may be used for lateral bracing and spanning support. Do not support any construction from Landlord’s cross-bracing or bridging.

Refer to Landlord’s “Floor Penetrations and Hanger Loads” Bulletin for further direction.

SUPPLEMENTAL STRUCTURAL FRAMING

Supplemental structural support framing shall be designed by a licensed structural engineer employed by Tenant to adequately support the Tenant’s suspended equipment within the Premises. The Landlord may require that engineering analysis, review or design be performed by Landlord’s engineer at Tenant’s expense.
2.12 BRICKELL CITY CENTRE INTERIOR DESIGN

TENANT FIXTURES & STORAGE REQUIREMENTS

The back of the house area shall not be visible from the public view.

Tenant display fixtures in the retail space and rack/storage units in the stockroom shall be designed to provide adequate clearance for the automatic (fire) sprinkler system. No displays or storage should exceed 12 ft. and ceilings must be installed to provide at least 18 in. of clearance between the top of the storage and sprinkler deflectors.

Tenant displays or storage higher than 12 ft. are classified as “high piled storage”, which requires high hazard automatic (fire) sprinkler protection designed per FM Global Loss Prevention Data Sheet 8-9 and NFPA-13–Chapter 12 for the storage of “Group A Plastic” commodities. High piled storage also requires at least 36 in. of clearance between the top of storage and sprinkler deflectors.

Tenant mobile (compact) storage systems should be constructed of wire mesh shelves. However, if constructed with solid (steel, wood), the units shall be equipped with 3 in. spacers to provide flue spaces at 4 ft. to 5 ft. maximum intervals.

Approval and use of all Tenant storage systems are subject to review and approval of Authorities Having Jurisdiction (AHJ) including City of Miami Fire Department.

• Tenant’s Architect/General Contractor must provide the following information to the Sprinkler Contractor regarding stock/storage area:
  • Type of storage units (details of storage unit)
  • Type of shelving (wire mesh, solid, steel, wood, etc.)
  • Type of commodities (plastic, aerosols, clothing, etc.)
  • Elevation of highest shelf
  • The Tenant shall sleeve, fire-stop, flash and caulk all penetrations so as to provide an adequate seal. Refer to the required water-proofing specifications included as part of the Tenant Information Package.
  • Each Tenant space wet area shall be required to undergo an on-site, four-hour flood test to be performed by the Tenant contractor while witnessed and documented by Landlord personnel.
  • If Tenant currently occupies any portion of the Premises, or, if any portion of the Premises was previously occupied by a former Tenant, Tenant shall remove all previous floor penetrations not intended to be re-used, patch & repair the floor to original condition, and re-seal all remaining floor penetrations utilizing Landlord’s waterproofing specifications.
INTERIOR WALL CONSTRUCTION

Typical interior wall construction is to be composed of non-combustible metal stud framing sized per structural recommendations, with 5/8" Type X gypsum board, taped, spackled, sanded, and finished. Metal stud framing shall extend up to the structure above as required so the wall is adequately braced and supported. Entire perimeter and penetrations through demising walls shall be fire-sealed per UL rating requirements. Do not attach directly to Landlord’s roof deck (refer to “Structural Requirements”).

If required by code, Tenant shall install two hour fire rated finish for all common duct shafts and walls adjacent to exit or service corridors.

If Tenant’s sound transition level through demising walls does not meet a minimum rating of STC 50 or greater, Tenant shall, at Tenant’s expense, install sound attenuation and/or resilient furring as required to comply.

Tenant shall be responsible for maintaining the code-required fire rating at all demising wall penetrations (ductwork, piping, electrical j-boxes, conduit, etc.). This work shall include the installation of fire stops and fire-rated penetration seals as required by code.

PROHIBITED WALL CONSTRUCTION:

- Concrete masonry unit or other masonry partitions are prohibited, except at existing masonry demising or exterior partitions to infill and match the base building construction.
- Wood stud construction
- Modifications to the exterior walls of the building shell are prohibited without Landlord’s prior written approval.
2.12 BRICKELL CITY CENTRE INTERIOR DESIGN

DEМИISING WALLS

Demising walls shall conform to all local codes, ordinances and UL design requirements.

Landlord to install the metal studs for Tenant space demising walls. Drywall, insulation, sealants and finishes by Tenant. One (1) hour fire rating required as per UL Design No. U465 (Apr 09, 2013). Add 4” sound attenuation blankets full height of wall.

Note: No imposed loads will be permitted on the demising walls.
FLOORING

All transitions between floor finishes of unequal thickness shall be accomplished by a gradual transition with floor leveling compound to create a smooth and level walking surface. Tripping hazards such as carpet trim strips and reducer trim strips are not permitted.

Carpeting, if used in sales areas, shall be of the highest quality. Commercial grade high-quality cut pile or loop/cut pile combination is required. The reuse of any existing floor finish is strictly prohibited.

WATERPROOF MEMBRANE

Tenant shall install a waterproofing barrier membrane, in accordance with Landlord’s specifications, in all areas that may be exposed to fluids or liquids including, but not limited to, restrooms, food preparation and service areas, laundry and dry cleaning areas, and photo processing areas. Said membrane shall extend 6” up all adjacent walls. All drains shall be accessible and have clean outs. See Waterproofing Bulletin #21 for more details including waterproofing required at Tenant storefronts.

PROHIBITED FLOOR FINISHES:

- Single-color, low-profile, all-loop carpeting in the Sales Area.
- Vinyl tile or any other sheet goods flooring (such as rubber flooring) in the Sales Area.
- Simulated materials, such as simulated wood of any kind.
- Slick or slippery finishes that may lead to falling.
- Painted, stained, or exposed concrete (unless otherwise expressly approved by Landlord in Tenant’s lease).
- No rubber/vinyl wall base allowed in Sales Area.
SECTION 3

RESTAURANT CRITERIA
3.1 BRICKELL CITY CENTRE
RESTAURANT CONDITION - A

RESTAURANT CONDITION-A ELEVATION
N.T.S.

Typical Restaurant Storefront Area

LEGEND
- BY TENANT
- BY L.L. LEASE
- LINE

16" HT. CONT. ARCH. LOUVER W/ BLANK-OUT PANEL FOR FUTURE TENANT INTAKE EXHAUST CONN. BY L.L.
CONT. METAL COMPOSITE FINISH BAND SECURED TO EXTERIOR HEAD WALL. BY L.L.
PRIMARY SIGN TO BE LOCATED WITHIN THIS AREA

Renderings & images for illustrative purposes only
3.1 BRICKELL CITY CENTRE
RESTAURANT CONDITION

RESTAURANT CONDITION-A SECTION
N.T.S.

Typical Restaurant Section

LEGEND
- BY TENANT
- BY L.L.
- LEASE LINE
- 5' DESIGN CONTROL ZONE
- PRIMARY SIGN AREA BY TENANT

Renderings & images for illustrative purposes only
RESTAURANT CONDITION-B ELEVATION
N.T.S.

Typical Restaurant Storefront Area

LEGEND

- **BY TENANT**
- **BY L.L.**
- **LEASE LINE**
- **COVERED OUTDOOR DINING AREA**

17'-0" OPENING

16' HT. CONT. ARCH. LOUVER W/ BLANK-OUT PANEL FOR FUTURE TENANT INTAKE EXHAUST CONN. BY L.L.

CONT. METAL COMPOSITE FINISH BAND SECURED TO EXTERIOR HEAD WALL. BY L.L.

PRIMARY SIGN TO BE LOCATED WITHIN THIS AREA

STORFRONT AREA
BY TENANT

9'-0" A.F.F.

TENANT SPACE VARIES

NEUTRAL PIER
BY L.L.

17'-0" OPENING

ADJACENT TENANT

ADJACENT TENANT

PRIMARY SIGN AREA
BY TENANT

Renderings & images for illustrative purposes only
RESTAURANT CONDITION-B SECTION

N.T.S.

Typical Restaurant Section

LEGEND

- BY TENANT
- BY L.L.
- LEASE LINE
- 5' DESIGN CONTROL ZONE
- COVERED OUTDOOR DINING AREA
- PRIMARY SIGN AREA BY TENANT

Renderings & images for illustrative purposes only
GENERAL PROVISIONS

1. FOOD PREPARATION

a) Tenant shall design and install automatic fire suppression equipment in accordance with the National Fire Protection Association Standard latest edition. The fire suppression system shall be an Underwriters Laboratories approved pre-engineered system with the following features:

- Protection of the hood and duct.
- Surface protection for deep fat fryer, griddle broiler and range.
- Automatic devices for shutting down fuel or power supply to the appliances. All devices must be of the manual reset type.
- Provided with a simple means to manually activate the fire suppression equipment within a path of ingress or egress. The means of manual activation shall be mechanical (not electrical) and must be clearly identified.

b) Tenant shall enter into an inspection agreement with a firm qualified by the system manufacturer to perform such inspections. Tenant shall collect plans from the systems vendor and submit the plans and other pertinent information of the proposed system to Landlord for prior review and approval.

2. GREASE REMOVAL AND CLEANING

a) Tenant shall remove grease from all exposed surfaces of the Leased Premises daily. Additionally, Tenant, by store opening will have and agrees to retain a dependable bonded de-greasing service for the Leased Premises on a minimum monthly basis throughout the term of this Lease to clean and degrease the entire kitchen area, ranges, cooking equipment, broilers, stoves, hoods, vents, exhaust and blower systems, filters and all associated ductwork to prevent grease accumulation. If Tenant fails to do so, Landlord may maintain the system and charge Tenant.

b) Copies of maintenance and cleaning reports shall be submitted to Landlord’s on-site representative quarterly.

c) UL approved grease-extracting hoods with water wash down cycle or conventional range hood with washable grease filters in accordance with applicable code are acceptable and subject to Landlord’s fire protection engineer’s approval.
3. **GREASE INTERCEPTING**

a) Landlord, has provided a common grease trap system for restaurant tenants and tenants that have food preparation within their premises.

b) All food-related tenants shall connect all sinks and floor drains within the Leased Premises (except toilet facility fixtures and drains) to the grease line in accordance with applicable code, and subject to Landlord’s approval. This includes preparation/pre-rinse sinks, multiple compartment sinks, dishwashers, etc.

4. **GREASE LINE SERVICE**

a) Tenant is responsible for properly maintaining their grease line. If Tenant fails to do so, Landlord may maintain the system and charge Tenant. Tenant shall not place any grease into trash compactor, normal garbage containers, floor & sink drains or toilets.

b) Copies of maintenance, recertification, permit renewals and cleaning reports shall be submitted quarterly to Landlord’s on-site representative.

5. **KITCHEN HOOD**

a) Tenant, at their expense, shall be responsible for cleaning, repairing, maintaining, and replacing any kitchen hood in the Leased Premises. As part of its maintenance obligation, Tenant shall enter into a contract with a cleaning contractor who shall regularly clean the kitchen hood as required, not less than once per calendar quarter. Tenant shall provide a copy of the cleaning contract to Landlord annually or at such more frequent interval that may be requested by Landlord. Tenant shall keep a detailed record of all cleaning services performed with respect to the grill hood and shall provide a copy to Landlord upon request.
6. EXHAUST

a) Tenant, at their expense, shall be responsible for the design and installation of kitchen exhaust to be extended to the louver designated by the Landlord.

b) Tenant, at their expense, shall be responsible for the design and installation of the toilet exhaust to be extended to the louver designated by the Landlord.

c) Grease Exhaust Pollution Control Unit- All Restaurant and odor producing Tenants are required to provide an exhaust pollution control system (PCU) in accordance with Exhibit "B" and the retail Tenant Design Criteria.

d) Tenant, at their expense, shall be responsible for the design and installation of natural gas exhaust that is to be extended to the buyer designated by the landlord.

- PCU’s and make-up air units shall be installed in the tenant spaces and connected to Landlord-supplied louver system. This will include the exhaust fan, which is recommended to be an integral part of the PCU. Also, due to the expected size of the PCU’s, the Tenant may want to consider modular units.

- No discharge air will be permitted through the spill louvers at the storefronts.

- The PCU’s shall be produced by the same manufacturer as the kitchen hoods and make-up air units.

- Tenant shall be required to maintain a stock of replacement filters to facilitate cleaning and change out.

- PCU's shall be installed in a manner that allows them to be completely accessible for maintenance as required.

- Cleaning of PCU shall be included in the maintenance contract for Tenant's hood system, and shall be preformed by the same qualified vendor.

7. GARBAGE

a) The Landlord shall provide any required dumpster or receptacle for trash. In the event Landlord requires, Tenant shall, at their sole cost and expense, contract for garbage and trash removal from the Leased Premises, and at all times shall keep the Leased Premises in a clean and satisfactory condition and in compliance with all legal and regulatory requirements including, without limitation, in a manner satisfactory to any health inspector.

b) In the event Landlord requires Tenant to deliver garbage to a particular location in the Retail Area, Tenant shall transport all wet garbage to such location in leak-proof containers.
8. MAINTENANCE AROUND KITCHEN DOORS

a) Tenant shall use mats on the inside of doors between Tenant’s kitchen or food/beverage preparation areas and the common areas of the Retail Area, to prevent the tracking of wet garbage, trash, grease and debris into the service and common areas. Tenant shall arrange for cleaning of the mats not less than once each week.

b) Copies of maintenance and cleaning reports shall be submitted quarterly to Landlord’s on-site representative.

9. INSTALLATION OF FIRE SPRINKLERS

Tenant, at Tenant’s sole cost and expense, shall ensure that the Leased Premises has a fire sprinkler system which satisfies all applicable code requirements. In addition, Tenant shall install fire sprinklers extending into all exhaust flues so as to reasonably prevent fires within such flues.

10. FIRE ALARM SYSTEM

Landlord has installed a central fire alarm system by which security, fire and other emergency personnel may be kept apprised of alarms within all Tenant spaces in the Retail Area. Tenant shall install water flow and smoke detector alarms which are compatible with Landlord’s central system and shall, at Tenant’s expense, connect those alarms to Landlord’s central system utilizing the Landlord specified required contractors (see Required Contractors Bulletin #24).
PLUMBING SERVICE

In addition to the connections provided for the Retail Tenants, the Restaurant Tenants will also be provided with a kitchen waste line and a natural gas connection (in accordance with Tenant’s executed Lease).

The kitchen waste line will be connected to the building grease interceptors and it will be insulated and heat traced. The natural gas line will lead from the Tenant space to the building exterior gas meter location. Tenant is responsible to coordinate the gas meter installation with the gas utility company. Where required, the domestic hot water preparation may be done using Tenant electric hot water heaters.

Tenant will need to provide calculations to Landlord prior to submission to City of Miami in order to tie-in to a grease interceptor.

ELECTRICAL DESIGN CRITERIA

1. METERING

Each Retail Tenant will be responsible for providing their own direct Florida Power and Light meter within a meter bank located on the ground floor. Empty conduit will be run by Landlord with drag line from the Florida Power and Light meter bank to Tenant’s space. All wiring and cable terminations and all required items for a complete and operational system to meet all regulatory agencies are Tenant’s responsibility. Tenant shall provide application to Florida Power and Light for the metered service and comply with all Florida Power and Light guidelines. See Bulletin #29.

2. POWER ALLOCATION

Power allocation (lighting power and HVAC):
- Restaurants 25 volt amperes per square foot

Each Restaurant Tenant will be provided with a minimum 200 amp circuit breaker at 277/48v, 3 phase system. The minimum breaker that can be installed at the electric meter bank is 70 AMP.

MECHANICAL DESIGN CRITERIA

The HVAC system design shall conform to the following specifications:

<table>
<thead>
<tr>
<th>Outdoor Design Conditions</th>
<th>Indoor Design Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Design:</td>
<td>Summer Design:</td>
</tr>
<tr>
<td>Dry Bulb: 91°F/ Mean Wet</td>
<td>Design: 75°F/50% Relative Humidity</td>
</tr>
<tr>
<td>Bulb: 77°F</td>
<td>Winter Design:</td>
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<tr>
<td>Winter Design:</td>
<td>Winter Design:</td>
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<tr>
<td>46°F</td>
<td>72°F</td>
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<tr>
<td>Wet Bulb Design:</td>
<td></td>
</tr>
<tr>
<td>Wet Bulb: 80°F/ Mean Dry</td>
<td></td>
</tr>
<tr>
<td>Bulb: 87°F</td>
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</tr>
</tbody>
</table>
1. CHILLED WATER

Each of the three blocks (BCCW, BCCE, BCCN) are provided with a dedicated Chilled Water Plant to supply chilled water to all areas within the block. (BCCE includes a second Chilled Water Plant dedicated to the Hotel). The Chiller Plants serving BCCW and BCCE are located within a mechanical room at the top of the office towers, and the Chiller Plant serving BCCN is located within a mechanical room on level 4. Each plant consists of induced draft cooling towers with variable frequency drives, condenser water pumps, Electric Centrifugal Chillers, and chilled water distribution pumps. All cooling tower fans, chillers, and pumps are supplied with variable frequency drives. Each plant supplies chilled water to the building loads via multiple chilled water risers located within the core.

Tenant shall provide and install a BTU meter on each tap at Tenant’s cost for tie-in to the base building metering infrastructure (see Bulletin #28 for details/specifications). Tenant to provide Chilled Water Air Handling Units, which shall have double wall construction, electric heat (if required), minimum 6-row cooling coils, and 2-way valves. (EWT is 42 degrees, LWT is 56 degrees minimum).

Chilled water supply and return valved and capped outlets are provided for future connection by Tenant.

The outlets will be sized based on the following chilled water allocation:

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail (F&amp;B)</td>
<td>200 s.f./Ton</td>
</tr>
</tbody>
</table>

Tenant will provide their own chilled water fan coil equipment and all required associated build-out work including supply and return ductwork, diffusers, controls, chilled water piping back to the capped outlets, wiring, thermostat, electric heating coils, etc. as required for a complete operational system for space conditioning within Tenant demised space.

2. SDI AND BTU

Tenant to provide and install a Small Diameter Impeller (4 Flow SDI Series by Veris) and a BTU meter (14 Flow series 3000 or 3050 by Veris) on each tap at Tenant’s cost for tie-in to the base building metering infrastructure. The BTU meter option with optimal display is highly recommended but not required (see Bulletin #25 for required SDI and BTU meter specifications).

3. HEATING

Tenant will be responsible for providing electric heating coils as part of their build-out, if required.
4. CONDENSATE

Tenant will be responsible for distributing condensate either pumped or by gravity (based on the local constraints) from their chilled water units to the nearest condensate riser. Multiple condensate risers are distributed throughout the floor plan (approximately 120 feet apart) for future connection by Tenant. The condensate risers are collected and discharged at the storm water injection wells at level B1.

5. TOILET EXHAUST

Tenant shall connect directly to the available outside air and spill air louvers. Tenant will provide their toilet exhaust system as required and connect directly to the available spill louver.

A central toilet exhaust system, consisting of a series of fans, toilet exhaust risers, and exhaust branch ducts located at the perimeter of retail areas will provide a means for Tenant toilet exhaust. The system is sized based on the following allocation:

Toilet Exhaust Available:

Retail (F&B) Provided by Tenant

Note that the system does not include capacity for Food and Beverage or Entertainment Tenants, such Tenants will be required to provide their own toilet exhaust system discharging to perimeter spill louvers as outlined herein.

6. OUTSIDE AIR AND SPILL/EXHAUST AIR

Retail (Food and Beverage):

Louvers along the back of the space will be available for Tenant outside air intake requirements. A kitchen exhaust duct, capped at Tenant demising wall, will be available for future connection by Tenant. Louvers incorporated into the retail storefront will be available for additional spill air requirements.

All louvers and ductwork described above will be sized based on the Ventilation Criteria outlined below.

Ventilation Criteria:

Retail 0.90 CFM/s.f.
(F&B) 18,000 CFM Kitchen Exhaust 14,400 CFM Direct Kitchen Makeup (80% of Exhaust)

7. SMOKE CONTROL

Smoke Control for Tenant retail areas will be provided via passive smoke control methods except for the stair and elevator provisions as outlined herein.
3.3 BRICKELL CITY CENTRE
RESTAURANT GENERAL PROVISIONS

All stairs that serve levels more than 75 feet above the lowest level of fire department vehicle access will be pressurized to a minimum of 0.05 inch of water and a maximum of 0.35 inch of water in the shaft relative to the building with all stairway doors closed.

All elevator shafts that serve levels more than 75 feet above the lowest level of fire department vehicle access will either be provided with a smoke proof elevator vestibule or pressurized to a minimum of 0.04 inch of water in the shaft relative to the building with all ground floor elevator doors open and all other elevator doors closed.

TENANT SYSTEMS

RETAIL (FOOD AND BEVERAGE)

Tenant will provide their own chilled water fan coil equipment and all required associated build-out work including supply and return ductwork, diffusers, controls, chilled water piping back to the capped outlets, wiring, thermostat, electric heating coils, etc. as required for a complete operational system for space conditioning within Tenant demised space.

Tenant will be responsible for distributing condensate either pumped or by gravity (based on the local constraints) from their chilled water units to the nearest condensate riser.

Tenant shall connect directly to the available outside air and spill air louvers. Tenant will provide their toilet exhaust system as required and connect directly to the available spill louver.

Tenant shall provide a kitchen exhaust emission control system and shall be responsible for all work associated with the kitchen exhaust system up to the capped kitchen exhaust duct outlet. The installation shall comply with the latest version of NFPA 96 and all other applicable codes.

WATERPROOFING

Tenant shall be required to install a waterproofing barrier in accordance with Landlord’s specifications in all areas that may be exposed to fluids or liquids including, but not limited to, restrooms, food preparation and service areas, laundry and dry cleaning areas, photo processing areas and beauty salons.

This includes waterproofing at the entryway of tenant’s space as well as any waterproofing membranes that may be needed beneath walk-in coolers for food and beverage tenants. See Waterproofing Bulletin 21 for more information and specifications.
SUBMITTAL PROCESS
SUBMISSION REQUIREMENTS

Prior to the preparation of Tenant’s Plans, Tenant’s are required to visit the premises to verify existing conditions and construction to ensure that none of Tenant’s Work shall be in conflict with any existing Landlord or adjacent tenant improvements and construction.

Tenant shall schedule and sequence all drawing and construction activity to allow the Premises to be open for business as required in the Lease. The following timelines are minimum requirements and do not alter or waive Tenant’s obligation to open the Premises as provided in the Lease.

Refer to Landlord’s “Drawing Submission” Bulletin #6 for further requirements.

PRELIMINARY DRAWINGS

In accordance with Tenant’s Lease execution, Tenant shall submit via electronic transmission to Landlord one (1) set of Tenant’s Preliminary Documents in PDF or TIFF format only, showing the intended design of the store, which shall include, but not be limited to, the following:

1. Floor plan and fixture plan
2. Storefront and interior elevations
3. Sections through storefront
4. Reflected ceiling plan
5. Color rendering of storefront or photos of tenant prototype
6. Material and color sample board
7. Sign design, size and location
8. Merchandising plan of space including both permanent and movable fixture locations

If the Preliminary Documents are returned to Tenant without Landlord’s Approval, then the Preliminary Documents shall be revised by Tenant and resubmitted in accordance with Tenant’s executed Lease. The same procedure shall be repeated until Landlord fully approves the Preliminary Documents.
WORKING DRAWINGS

Once Preliminary Document are approved by Landlord and are in accordance with Tenant’s executed Lease, Tenant shall submit via electronic transmission to the Landlord one (1) set of Tenant’s Working Documents in PDF or TIF format only.

If the Working Documents are returned to the Tenant without Landlord’s approval, then the Working Documents shall be revised by Tenant and resubmitted within fifteen (15) days of the date returned and the same procedure shall be repeated until Landlord fully approves the Working Documents.

Any changes and/or modifications requested by the Tenant subsequent to the review and approval of the final shall require the written consent of the Landlord or Landlord’s Tenant Coordinator.

Tenant’s Working Documents shall be prepared in strict compliance with Landlord’s Design Criteria as established in the Tenant Information Package and shall adhere to Tenant’s “Approved” or “Approved as Noted” Preliminary Drawings.

Working drawings shall include, but not be limited to, the following items below:

1. Floor plan and ceiling plan fully dimensioned
2. Item and fixture layout
3. Sections
4. Elevations and sections of storefront; storefront signs and special conditions indicated
5. Sections and details of types of partitions used
6. Shop drawings showing selected NOA storefront system
7. Schedule with jamb details, including list of hardware
8. Sample board for storefront and interior finishes
10. Submittal forms and other items noted as being required in the Engineering Design Criteria

Signage Shop Drawings shall also be submitted for Landlord’s review in accordance with the requirements listed in the signage criteria.
4.1 BRICKELL CITY CENTRE
SUBMISSION REQUIREMENTS

JURISDICTION AUTHORITIES

All Tenant work shall comply with authorities, agencies, or entities having jurisdiction over the Premises, including the Building Department, Fire Department, local utility company, Health Department, Landlord’s Fire Insurance Underwriter, and the Landlord.

All construction shall comply with the requirements of applicable codes and laws, including accessibility requirements.

The Landlord does not review the Tenant’s drawings for compliance with building code or accessibility requirements. It is solely the Tenant’s responsibility to ensure compliance with these codes and the requirements of jurisdictional authorities.

Tenant shall have sole responsibility for compliance with all applicable statutes, codes, ordinances, and other regulations for all work. In those instances where multiple standards and requirements apply, the strictest of such standards and/or requirements shall control unless prohibited by applicable Code.

GENERAL DISCLOSURE

Landlord’s approval of Tenant Documents is contingent upon Tenant’s compliance with Landlord’s comments and shall not be construed so as to hold Landlord liable for either the architectural and engineering design of the Premises or the accuracy of the information contained in Tenant’s Documents. Should any conflict arise between any of Tenant’s Documents and the Lease, the applicable portion(s) of the Lease shall be determinative. Landlord’s approval of Tenant’s Documents will in no way alter, amend, or waive the requirements or criteria of the Lease.

These criteria provide general design information and construction requirements. However, for specific information regarding the division of responsibilities of the Landlord and Tenant with respect to the Premise’s construction, refer to the actual Tenant Lease or contact the Tenant Coordinator.
SECTION 6

ARCHITECTURAL DETAILS
6.1 BRICKELL CITY CENTRE
CONCRETE SLAB AT STOREFRONT

TYPICAL STOREFRONT DETAIL- LEVEL 1
N.T.S.

LEGEND

- BUILT-UP CONCRETE TOPPING, SEE PLAN FOR ELEVATION
- BUILT-UP CONCRETE TOPPING OVER FOAM FILLER

Note: Tenant to refer to base-building drawings to confirm specific details pertaining to their space.
Contact Tenant Coordinator.
6.1 BRICKELL CITY CENTRE
CONCRETE SLAB AT STOREFRONT

TYPICAL STOREFRONT DETAIL - LEVEL 2 (LEVEL 3, 4 SIM.)
N.T.S.

Note: Tenant to refer to base-building drawings to confirm specific details pertaining to their space.
Contact Tenant Coordinator

LEGEND

- BUILT-UP CONCRETE TOPPING, SEE PLAN FOR ELEVATION
- BUILT-UP CONCRETE TOPPING OVER FOAM FILLER

Renderings & images for illustrative purposes only
6.1 BRICKELL CITY CENTRE
CONCRETE SLAB AT STOREFRONT

TYPICAL STOREFRONT DETAIL- RECESSED ENTRY
N.T.S.

Note: Tenant to refer to base-building drawings to confirm specific details pertaining to their space.
Contact Tenant Coordinator.
6.2 NEUTRAL PIER DETAILS

NEUTRAL PIER DETAILS
N.T.S.

Note: This is only a representation, please refer to Base building drawings. Contact Tenant Coordinator.

Renderings & images for illustrative purposes only
6.3 BRICKELL CITY CENTRE
EXTERIOR DETAIL

EXTERIOR DETAIL AT STOREFRONT GLAZING
N.T.S.

*Note:* This is only a representation, please refer to base building drawings. Contact Tenant Coordinator.
SECTION 7

M.E.P. & HVAC
7.1 BRICKELL CITY CENTRE PLUMBING

CORE AND SHELL PROVIDIONS

RETAIL TENANTS

The retail spaces are provided with dedicated wet stacks located at or near the Tenant space. The stacks will provide a 4" sanitary outlet under or in a location nearby the Tenant space, a 3" vent outlet, and a 2" cold water outlet at or near the Tenant space. The water pressure provided will be minimum 35 PSI, max 80 PSI.

Tenant will provide and install a cold water meter on each tap at Tenant’s cost for tie-in to the base building metering infrastructure (see Bulletin #26 for required water meter specifications). Tenant is responsible to install any back-flow preventers on the cold water connection that are required by code.
1. METERING

Each Retail Tenant will be responsible for providing their own direct Florida Power and Light meter within a meter bank located on the ground floor. Empty conduit will be run by Landlord with drag line from the FPL meter bank to Tenant’s space. All wiring and cable terminations and all required items for a complete and operational system to meet all regulatory agencies are Tenant’s responsibility. Tenant shall provide application to FPL for the metered service and comply with all FPL guidelines. See Bulletin #29

2. POWER ALLOCATION (277/480 VOLT, 3 PHASE, 4w)

Power allocation (lighting power and HVAC):

- Retail 12 volt amperes per square foot
- Entertainment 18 volt amperes per square foot

Each Retail Tenant will be provided with a meter setting. If Tenant’s load exceeds 200A, larger socket setting may be provided.

3. EMERGENCY POWER

Tenant is to provide their own emergency battery backup for lighting and power equipment. Tenant is also responsible for surge protection & grounding.
MECHANICAL DESIGN CRITERIA

The HVAC system design shall conform to the following specifications:

Outdoor Design Conditions

<table>
<thead>
<tr>
<th>Summer Design:</th>
<th>Winter Design:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dry Bulb: 91°F/Mean Wet Bulb: 77°F</td>
<td>46°F</td>
</tr>
<tr>
<td>Wet Bulb Design:</td>
<td>Wet Bulb Design:</td>
</tr>
<tr>
<td>Wet Bulb: 80°F/Mean Dry Bulb: 87°F</td>
<td></td>
</tr>
</tbody>
</table>

Indoor Design Conditions

<table>
<thead>
<tr>
<th>Summer Design:</th>
<th>Winter Design:</th>
</tr>
</thead>
<tbody>
<tr>
<td>75°F/50% Relative Humidity</td>
<td>72°F</td>
</tr>
</tbody>
</table>

CORE AND SHELL PROVISIONS

1. CHILLED WATER

Each of the three blocks (BCCW, BCCE, BCCN) are provided with a dedicated chilled water plant to supply chilled water to all areas within the block. (BCCE includes a second chilled water plant dedicated to the Hotel). The chiller plants serving BCCW and BCCE are located within a mechanical room at the top of the office towers, and the chiller plant serving BCCN is located within a mechanical room on level 4.

Each plant consists of induced draft cooling towers with variable frequency drives, condenser water pumps, electric centrifugal chillers, and chilled water distribution pumps. All cooling tower fans, chillers, and pumps are supplied with variable frequency drives. Each plant supplies chilled water to the building loads via multiple chilled water risers located within the core.

Chilled water supply and return valved and capped outlets will be provided at each Tenant space for future connection by Tenant. The outlets will be sized based on the following chilled water allocation:

Chilled Water Allocated For Each Tenant:

<table>
<thead>
<tr>
<th>Tenant Type</th>
<th>Chilled Water Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>250 s.f./Ton</td>
</tr>
<tr>
<td>Retail (Entertainment)</td>
<td>175 s.f./Ton</td>
</tr>
</tbody>
</table>
1. CHILLED WATER (CONTINUED)

Tenant shall provide and install a BTU meter on each tap at Tenant's cost for tie-in to the base building metering infrastructure (see Bulletin #25 for details/specifications). Tenant to provide chilled water Air Handling Units, which shall have double wall construction, electric heat (if required), minimum 6-row cooling coils, and 2-way valves. (EWT is 42 degrees, LWT is 56 degrees minimum).

2. SDI AND BTU

Tenant to provide and install a Small Diameter Impeller (4 Flow SDI Series by Veris) and a BTU meter (14 Flow series 3000 or 3050 by Veris) on each tap at Tenant's cost for tie-in to the base building metering infrastructure. The BTU meter option with optimal display is highly recommended but not required (see Bulletin #25 for required SDI and BTU meter specifications). Roth Southeast Management has agreed to discounted pricing for BCC Tenants.

3. HEATING

Tenant will be responsible for providing electric heating coils as part of their build-out, if required.

4. CONDENSATE

Multiple condensate risers are distributed throughout the floor plan (approximately 120 feet apart) for future connection by Tenant. The condensate risers are collected and discharged at the storm water injection wells at level B1.

5. TOILET EXHAUST

A central toilet exhaust system, consisting of a series of fans, toilet exhaust risers, and exhaust branch ducts located at the perimeter of non-entertainment retail areas will provide a means for Tenant toilet exhaust. The system is sized based on the following allocation:

Toilet Exhaust Available:

- Retail 100 CFM per Tenant
- Retail (Entertainment) Provided by Tenant

Note that the system does not include capacity for Food and Beverage or Entertainment Tenants. Such Tenants will be required to provide their own toilet exhaust system discharging to perimeter spill louvers as outlined herein.
6. OUTSIDE AIR AND SPILL/EXHAUST AIR

Retail:
All outside air is to be pre-treated through a cooling/refrigeration unit provided by Tenant. An outside air main (connected to perimeter intake louvers) located at the back of the retail areas will be provided as part of the core and shell work for use by Tenants for outside air requirements. Size at 400 fpm.

Louvers incorporated into the retail storefront will be available for Tenant spill requirements.

Food and Beverage and Entertainment:
Louvers along the perimeter of the space will be available for Tenant outside air intake and spill requirements.

All louvers and ductwork described above will be sized based on the Ventilation Criteria outlined below.

Ventilation Criteria:

<table>
<thead>
<tr>
<th></th>
<th>CFM/s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>0.35</td>
</tr>
<tr>
<td>(Entmt.)</td>
<td>0.90</td>
</tr>
</tbody>
</table>

7. SMOKE CONTROL

Smoke Control for Tenant retail areas will be provided via passive smoke control methods except for the stair and elevator provisions as outlined herein.

All stairs that serve levels more than 75 feet above the lowest level of fire department vehicle access will be pressurized to a minimum of 0.05 inch of water and a maximum of 0.35 inch of water in the shaft relative to the building with all stairway doors closed.

All elevator shafts that serve levels more than 75 feet above the lowest level of fire department vehicle access will either be provided with a smoke proof elevator vestibule or pressurized to a minimum of 0.04 inch of water in the shaft relative to the building with all ground floor elevator doors open and all other elevator doors closed.

8. TEMPERATURE CONTROLS

See Chilled Water Bulletin #28 for more information.
7.3 BRICKELL CITY CENTRE HVAC

TENANT SYSTEMS

RETAIL, FOOD & BEVERAGE AND ENTERTAINMENT

Tenant will provide their own chilled water fan coil equipment and all required associated build-out work including supply and return ductwork, diffusers, controls, chilled water piping back to the capped outlets, wiring, thermostat, electric heating coils, etc. as required for a complete operational system for space conditioning within Tenant demised space.

Tenant will be responsible for distributing condensate either pumped or by gravity (based on the local constraints) from their chilled water units to the nearest condensate riser.

Tenant shall be responsible for extending outside air ductwork to the outside air main and providing an Automatic Louver Damper (ALD) at the connection set to open and close automatically based on unit operation.

If required, Tenant will provide a fan and associated ductwork for connection to the base building toilet exhaust system.

Tenant fan shall be sized for the pressure drop from the grille to the exhaust main.

Food & Beverage and Entertainment Tenants shall also connect directly to the available outside air and spill air louvers. Tenant will provide their toilet exhaust system as required and connect directly to the available spill louver.

All Restaurant and odor producing Tenants are required to provide an exhaust pollution control system (PCU) in accordance with Exhibit “B” and the retail tenant Design Criteria.

- PCU’s and make up air units shall be installed in the tenant’s spaces and connected to Landlord supplied louver system. This will include the exhaust fan, which is recommended to be an integral part of the PCU. Also, due to the expected size of the PCU’s, the Tenant may want to consider modular units.
- No discharge air will be permitted through the spill louvers at the storefronts.
- The PCU’s shall be produced by the same manufacturer as the kitchen hoods and make-up air units.
- Tenant shall be required to maintain a stock of PCU replacement filters to facilitate cleaning and change out.
- PCU’s shall be installed in a manner that allows them to be completely accessible for maintenance as required.
SPRINKLER SYSTEM

1. FIRE PROTECTION

The retail spaces are provided with a connection to the building fire protection system. The sprinkler system is designed for a 0.2 GPM/SF density in accordance with the code requirements for Ordinary Hazard II occupancies. The space is fully sprinklered for a core and shell condition.

A mandatory fire watch must be performed by the Tenant/ Tenant’s General Contractor whenever work is being performed on the fire sprinkler system. This includes relocating, resizing, adding sprinkler piping or heads and/or draining the system. Fire watch will be maintained until the fire system affected zone is again fully operational.

FIRE ALARM SYSTEM

FIRE ALARM

The fire alarm system, complete with central fire command station and associated devices, will be provided by Landlord under the core and shell work. A minimum quantity of devices will be provided within Tenant spaces, enough for Building Department approval of the core and shell. All Tenants (even those with ground floor access) will be part of the base building fire alarm system. Tenant core and shell spaces are currently provided with speaker/strobes to cover the core.

Tenant will extend the existing fire alarm loops to accommodate the additional fire alarm devices within their space. This will allow the base building fire alarm control panel to monitor and control devices in the Tenant space. All Tenants must use base building fire alarm system manufacturer in their space.
7.4 BRICKELL CITY CENTRE
FIRE PROTECTION

TYP. MEP RETAIL TENANT CONNECTIONS DIAGRAM
N.T.S.
Brickell City Centre’s restaurants mix Miami’s best dining into its showcase of fashion retail for a wholly unique experience. Brickell City Centre’s dining enclave lets each Brand create an expressive and immersive culinary event.

The Tenant’s entire storefront opening within the Landlord’s building facade shall be designed, fabricated, constructed, installed and maintained by the Tenant at the Tenant’s expense. The storefront design shall work in concert with, and be respectful of, the Landlord’s building facade, thematic architectural expression, and landscaping. Landlord piers or columns in the Tenant’s storefront that are clad or otherwise designed as part of the Landlord building architecture shall be preserved without alteration by the Tenant. Unclad piers or columns in the Tenant’s storefront shall be incorporated into the Tenant’s storefront design. The Tenants storefront windows and other large glazed areas shall meet South Florida’s hurricane design requirements (see Section 2.9).

Doors within the storefront assembly may be articulated in a way to include further customized elements to enhance the overall design and building identity.

No alterations, additions, changes, or modifications to the Base Building finishes or construction shall be permitted without obtaining Landlord’s prior written approval (such approval must be requested by Tenant under separate cover from Tenant’s drawings). If permitted, all work shall be performed by Landlord at Tenant’s expense.

All Tenant construction, including storefronts, must be of non-combustible materials. Treated fire-resistive materials are permitted only with approval by local jurisdictional authorities.

All Tenant storefronts and floors shall be watertight and must properly slope to drain and to meet flush with Landlord’s finishes and/or pavements at the storefront. All exterior Tenant storefront materials must be suitable to outdoor weather, use, and wear.

RESTAURANT FINISHES & TENANT EXPRESSION

Tenant’s storefront design shall maximize the use of glazing with the storefront area having a minimum of 75% transparency. Full height opaque areas of the storefront shall be minimal. Varied glazed show window heights and/or projections should be incorporated.

Restaurant Tenants are encouraged to extend their brand expression and finishes across lease line into the patio area for maximum forward expression to lower levels below.

All storefront finishes shall be high quality, durable finishes with minimal maintenance requirements.

Please refer to Tenant Criteria 2.6 for acceptable and unacceptable materials.
INDOOR/OUTDOOR EXPERIENCE

Tenants that are permitted patios are encouraged to design their patios to allow the inside of the restaurant to open out onto the patio by using Nana style sliding, bi-fold, or overhead garage style doors or overhead structures.

PATIO RAILS & OVERHEAD STRUCTURES

When allowed in the lease, tenants who are permitted to have outdoor patios may design and install a perimeter fence or enclosure, subject to Landlord approval. Rails and enclosures shall be self supporting (not attached to Landlord’s facade) and shall be integrated with the tenant’s exterior expression.

Rails and enclosures shall meet all applicable requirements of the local jurisdiction and supports must be surface mounted to the Landlord’s concrete sidewalk within the zone identified on the lease. All concrete fasteners must be concealed and alteration of Landlord’s concrete sidewalk is not permitted.

Overhead structures or trellis must also display a design consistent with a high-end facility and compliment the aesthetic of the overall facade exterior and when used, design of overhead structure must be fully integrated with the rail system. Transparency through the Tenant’s enclosure is important; solid full height railing system is not permitted.
LIGHTING

Light sources must be integrated into the Restaurant Tenant storefront and patio area in a manner complementary to the overall design and graphic brand concept.

Illumination should be designed to prevent any glare to surrounding public areas.

Tenants may not install any lighting in the Landlord’s common area, this includes fixtures protruding past the lease line.

Tenants should be inspired to push their lighting design to not only light fixtures but also built in, concealed, or backlit lighting techniques to reflect advanced illumination technology as well.

SIGNAGE

Restaurant Tenants are encouraged to take special consideration when designing their signage and branding graphics. Brickell City Centre offers a unique view to the fourth level from the lower levels, which allows Tenants the ability to not just have unique signage, but to also attract customers from lower levels.

Please refer to section 2.10 for full Sign Criteria.

PATIO FURNITURE

Furniture for outdoor dining should be built for outdoor use and should be sufficiently sturdy to withstand reasonable variations of weather and wind. Both chairs and tables should be compact to allow the greatest flexibility in seating options.

OUTDOOR FURNISHINGS & PLANTERS

Tenants are encouraged to select outdoor furnishings that enhance the guest experience of their facility and compliment the overall look of the centre. Pieces must be commercially rated, comply with all local jurisdictional requirements, and are subject to Landlord’s approval. All pieces must be located within the tenant’s patio area. Planters should not block the pedestrian path or make any Landlord or tenant areas inaccessible for cleaning and maintenance.

Planters that have live plants in them should have proper drainage.

HEATING ELEMENTS

Tenants may install natural gas heaters and ceiling fans that are rated for outdoor use, are permanently installed, and are designed to be fully integrated into the character of the tenant’s exterior presentation. No items may be supported from Landlord’s walls. All conduit and piping must be concealed from public view, and mobile propane heating units are not allowed. Exterior fire features may be proposed but are subject to the requirements of this section and Landlord’s approval.
8.2 BRICKELL CITY CENTRE APPENDIX A
4th FLOOR RESTAURANT LEASE

PLAN VIEW
N.T.S.

LEGEND
- RESTAURANT TENANT
- COVERED OPEN PATIO
- AREA POTENTIAL PATIO
- SEATING THEATER
- CIRCULATION
- TENANT EXPRESSION VIEW FROM STREET
- ESC./ELEV.
- PATIO AREAS OF FOCUS
SECTION A
N.T.S.

LEGEND

- BY TENANT
- COVERED OPEN PATIO
- AREA LEASE LINE
- POSSIBLE SIGN LOCATIONS
- PATIO AREAS OF FOCUS
8.4 BRICKELL CITY CENTRE APPENDIX
RESTAURANT PATIO OPTIONS

APPENDIX A

RESTAURANT TENANT PATIO AREA
OVERHEAD CANOPY

RESTAURANT TENANT PATIO AREA
CANOPY W/INTEGRATED LIGHTING

RESTAURANT TENANT PATIO AREA
FLOATING CEILING

RESTAURANT TENANT PATIO AREA
ARCHITECTURAL/ARTISTIC LIGHTING
8.5 4th FLOOR RESTAURANT SIGNAGE OPTIONS

SIGNAGE, LIGHTING, AND TRELLIS OPPORTUNITIES

SIGN PLACED LOW & FORWARD

SIGN ON TENANT SYSTEM

SIGN CUSTOM SUSPENDED

SIGN PLACED LOW & FORWARD

SIGN ON TENANT SYSTEM

SIGN CUSTOM SUSPENDED
8.6 BRICKELL CITY CENTRE APPENDIX A
4th FLOOR RESTAURANT PATIO AREA
8.6 BRICKELL CITY CENTRE APPENDIX A
4th FLOOR RESTAURANT PATIO
8.6 BRICKELL CITY CENTRE APPENDIX A
4th FLOOR RESTAURANT PATIO AREA VIEW