



STANDARD SHOP SPECIFICATION TO BE PROVIDED BY LANDLORD:

- Power-floated concrete floor
- Perimeter walls plastered with one coat smooth plaster and one coat of white paint primer up to a height of 3655mm AFFL if shop has a ceiling, if not plaster and paint will be full height
- Standard double door glazed shopfront (3.6m high)
- Electrical DB (size as per tenant criteria document)
- Standard Airconditioning. 1 diffuser per 30m² open plan to be provided
- Standard Fire Protection. 1 sprinkler per 12m² open plan to be provided
- Standard Smoke Detection. 1 smoke detector per 80m² open plan to be provided. Break glass switches will be provided to stores larger than 500m² in line with legislation.
- 1 Plug point at DB and additional 1 per 30m²
- 1 x Telkom infrastructure point only. Tenant to apply for line.
- Metered Sink unit with tap and splashback – 1 x water supply and 1 x drain point
- No ceiling
- No lights
- 900mm design control concrete beam that is not allowed to be painted. Refer to detail in tenant criteria document.
- Vertical closure above shopfront to the underside of the soffit if shop does not have a ceiling
- 1 signage connection point above the shopfront. Refer to detail in tenant criteria document.

ADDITIONAL COSTS FOR TENANT'S ACCOUNT (WORK BY LANDLORD ON BEHALF OF TENANT):

- Additional drainage- and water points and all related works, fixtures & fittings to provide these points
– Cost will be design and shop specific
- Floor drains - R 4750

- Additional socket outlets - R 700
- Additional sprinklers due to Tenants shopfitting, ceiling features, internal partitions, mezzanines – R 980 / sprinkler
- Additional Fire Hose Reels due to Tenants shopfitting, ceiling features, internal partitions & mezzanines: R 7000
- Handheld Fire extinguishers and fire signage (Provided and installed by Landlord): R 450 / fire extinguisher; Additional Fire Signage R350 / sign
- Additional air-conditioning diffusers, door grilles and ducting due to Tenants shopfitting, ceiling features, full height partitioning & mezzanines – R 1500 / diffuser
- Additional sprinkler and air-conditioning reticulation due to a tenant mezzanine – Design specific
- Toilet extract systems. Cost will be design specific
- Smoking areas extract systems. Cost will be design specific
- Fast Food & Restaurants: Landlord will supply and install kitchen makeup air and extract supply system **outside lease line at the tenant's cost**: Costs can range from R 75 000 – R 250 000 dependant on tenant canopy size, design and location of shop.
- Fast Food & Restaurants: Tenant to provide and install canopies and ducting **inside the lease line at own cost**.
- Fast Food & Restaurants: Canopies to have gas fire suppression systems installed to NFPA 17A standard. Costs can range from R 65 000 to R 135 000. (Installation by Tenant)
- Fast Food & Restaurants: Tenant to provide wet chemical type fire extinguishers and fire blankets at all extraction canopies.
- Additional smoke detectors due to Tenants shopfitting, ceiling features, full height partitioning, mezzanines. R 1000 – 1200 per detector
- Upgraded shopfront. Cost will be design specific
- Expansion joint finish (where applicable). R 1850 – 2250 per linear metre
- Rubble removal during tenant shopfitting period – R 20/m²
- Relocation of sinks, DB, Fire Escapes and Fire Hose Reels after it has been installed.
- Backup power. Only restaurants, fast food outlets and hair salons will be provided with limited standby generator power (excluding HVAC), to enable minimum operation in the event of a power failure. Should another tenant wish to be on the backup power system, the cost of cabling and upgraded DB will be for tenant's account if capacity is available. Pro-rata costs will also be recovered for usage as per the offer to lease.
- Gas. Central gas line will be available. Tenant to sign contract with gas company

ALLOWANCES BY LANDLORD:

- Ceiling / Soffit Finish Allowance – R 100/m²
- Lighting Allowances – R 60/m²
- Omission of shopfront – R 4860 per linear metre

PENALTIES:

- Late tenant information and drawings as per building programme and date sent by tenant coordinator in the welcome pack email will result in reduction of Beneficial Occupation as required. Should the Landlord's main contractor have to accelerate his building programme due to late tenant information, the cost will be for the tenant's account.
- Late opening: 5 times the daily rental from the trading date for each and every day that the tenant does not trade from the premises.

OTHER:

- Tenant to take note that Insurance responsibility passes over to the tenant on Beneficial Occupation

NOTES:

- All amounts exclude VAT
- The above is to be used as a guideline only, a tenant account will be prepared by the project Quantity Surveyor for sign off by tenant, before the landlord will commence with any additional items.
- Refer to the TENANT CRITERIA DOCUMENT for more detail.