

Exhibit C

Standard

Commercial Office

Specifications

| | Item | Specification |
|-------------------|---------------------|--|
| Partitions | Perimeter Walls | 7 lf per 100 sf of office. Built of 3 5/8" 20-gauge steel studs 12' high, fiberglass insulation, painted drywall both sides with two coats off-white Sherwin-Williams latex. Walls against existing block are to be framed with 1 5/8" studs secured to block. |
| | Interior partitions | 15 lf per 100 sf. Built 3 5/8" 25ga. steel studs 9' high, fiberglass insulation at restrooms, drywall painted both sides with two coats Sherwin Williams off-white latex (enamel in restrooms) concrete column collars painted if exposed. |
| Ceiling | Acoustical tile | Standard 2' x 4' Class "A" acoustical tile throughout at 7'-10" above floor with 6" batt insulation. Vinyl coated in restrooms. Acoustical ceiling to be hung from 6" or 8" steel studs horizontal across top of walls. |
| Electric | 2' x 4' lights | 1 per 70 sf. Standard 4-tube fluorescent with standard electronic ballast. Emergency/exit lights per code. |
| | Outlets or switches | 3 per 100 sf. 110-volt standard ivory color. |
| | Data/comm. conduits | 2 per 150 sf. To be 3/4" conduits from box located 18" above the floor and extending above ceiling level. |
| | Kitchen | Two outlets at the kitchenette counter and one 2' strip fluorescent over the sink. Provide connections for a refrigerator, dishwasher and microwave (appliances not included). |
| Plumbing | Restroom fixtures | American Standard or equal white urinals, wall hung self-rimming sinks and floor mounted flush-valve toilets. Single lever Delta or equal chrome faucets. Electric water heater to adequately serve restrooms and kitchenette. Floor drains not included. |
| | Restroom accessory | All accessories to be chrome or stainless steel - grab bar at handicap toilets, floor mounted baked enamel toilet partitions, 24" x 36" mirrors over each sink. Dispensers for paper towels, toilet paper and sanitary napkin dispensers as well as sanitary napkin receptacles all provided by client's vendor. |
| | Office restrooms | A minimum of two office restrooms are to be included for any office of up to 2,500 sf each with one toilet and one self-rimming ceramic sink set in a 42" laminate vanity. An additional toilet (or urinal) and sink will be added to each of the two restrooms for any incremental increase in office space of up to 2,500 sf. Provide one handicap water fountain. |



| | | |
|------------------|------------------------------|--|
| | Kitchen | One double bowl stainless steel sink. Connect ice maker and dishwasher (appliances not included). |
| Sprinkler | Entire office area | Wet system per code for general office areas (light hazard). |
| HVAC | Equip., supplies and returns | 1 ton AC per 350 sf with 1 supply or return per 150 sf and average Noise Criteria (NC) of 40. Distribution system to be combination of insulated rigid and flexible ductwork with 2' X 2' registers (built in dampers provided on supply registers). Equipment to be Rheem or equal electric heating and air conditioning system sized to maintain interior/exterior temperatures of 72/10 degrees in winter and 74/95 degrees in summer. Provide exhaust fans in restrooms per code. |
| Millwork | Fire-rated doors | 1 per 1000 sf. Steel door with welded steel frame and closure, Falcon commercial grade passage locks. |
| | Interior doors | 1 per 150 sf. Solid-core flush Masonite with welded steel frame, Falcon commercial grade passage locks. |
| | Office Interior windows | 1 per 1,000 sf. 4' x 4' safety glass secured in drywall opening with aluminum stops. |
| | Reception | 4 lf of counter 12" wide. |
| | Kitchen | 7 lf of laminated base & wall cabinets and countertop are to be provided in all offices exceeding 1,800 sf. |
| Flooring | Carpet, tile & base | \$16.5/sq. yd. including installation and vinyl base. Color selected by client. Complete concrete at 30' x 40' slab cutout. |
| Exclusion | | Intercom, data and communication wiring, security and alarm systems, any upgrades in the manufacturing area, window treatments, custom millwork, shelving, lockers, coat rods and wallcovering. |
| Design | | A "Concept Plan" establishing permanent wall locations will be developed initially and approved by both parties. Construction plans with specifications will then be completed and approved subject to adjustments in specifications or locations of fixtures (but excluding further adjustments in wall locations). Any architectural expense for relocating walls after approval of the Concept Plan or further services beyond the scope of the office area will be the responsibility of the client. |
| Examples | | |

| | Qty | Per | | Quantities of Finishes Based on Square Footage of Office | | | |
|---------------------|-------|--------|--|--|-------|--------|--------|
| | | | | 1,500 | 5,000 | 10,000 | 15,000 |
| Perimeter partition | 7 lf | 100 sf | | 105 | 350 | 700 | 1,050 |
| Interior partition | 15 lf | 100 sf | | 225 | 750 | 1,500 | 2,250 |



Industrial Building Program

**SOUTHERN
ADVANTAGE**

| | | | | | | | | |
|------------------------|---------|------|------|----|---------|---------|----------|----------|
| Lights | 1 | ea | 70 | sf | 21 | 71 | 143 | 214 |
| Outlets/ switches | 3 | ea | 100 | sf | 45 | 150 | 300 | 450 |
| Voice/data conduits | 2 | ea | 150 | sf | 20 | 67 | 133 | 200 |
| Office toilets | 2 | ea | 2500 | sf | 2 | 4 | 8 | 12 |
| Office sinks | 2 | ea | 2500 | sf | 2 | 4 | 8 | 12 |
| Supplies or returns | 1 | ea | 150 | sf | 10 | 33 | 67 | 100 |
| Fire-rated doors | 1 | ea | 1000 | sf | 2 | 5 | 10 | 15 |
| Interior doors | 1 | ea | 150 | sf | 10 | 33 | 67 | 100 |
| Office windows | 1 | ea | 1000 | sf | 2 | 5 | 10 | 15 |
| Reception counter | 4 | lf | na | | 4 | 4 | 4 | 4 |
| Kitchen | 7 | lf | na | | none | 7lf | 7lf | 7lf |
| Carpet, tile & base | \$16.50 | yard | | | \$2,750 | \$9,167 | \$18,333 | \$27,500 |

Note: The quantity and allowances for finishes are rounded up or down to the nearest whole number.

Improvements are to be in accordance with all applicable local, state and federal building codes.