

GENERAL INFORMATION CRITERIA

FASHION OUTLETS OF CHICAGO



MACERICH® THE PLACE TO SHOP

ADDENDUM LOG

September, 2011
Manual generated

August, 2012
Update per AVP/TC

January, 2013
Updated Electrical contractors information

February, 2013
Updated Telephone & Data contractors
information

March, 2013
Updated Logo per VP request

May, 2013
Revised Electric Utility Contact information.

Removed Comcast from Data/Telephone
contacts

July, 2015
For Data Services information contact (gi11)

December, 2015
Updated TC information (gi9)

Setpember, 2016
Updated TC information (gi9)

December, 2016
Updated Property Owner address (gi9)
Updated Building Department (permitting)
(gi10)

April, 2017
Communications Services information note
added (gi13)

Added Low Voltage contact information
(gi13)

June, 2017
Updated Layout

April, 2019
TC contact info updated
Ops Mgr contact info updated (gi11)

November, 2019
TC contact info updated

FASHION OUTLETS OF CHICAGO

PLEASE VISIT
WWW.MACERICH.COM

TO VIEW
PLAN SUBMITTAL & APPROVAL
PROCEDURES
and CONTRACTOR RULES &
REGULATIONS

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GENERAL MALL INFORMATION

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FASHION OUTLETS OF CHICAGO



MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting (Mall common areas); and 2) Individual components (Tenant storefronts). Both affect the perception of Fashion Outlets of Chicago as a prime retail establishment.

Generally, storefront design styles are the provenance of the Tenant. The Landlord provides input towards the full development of the design concept, promotes compatibility with adjacent Tenants and common areas and insures compliance with design criteria.

Criteria applicable to specific areas in the Mall specify certain requirements such as the extent of vertical and horizontal projections, the use of three-dimensional form and proper material use. These criteria are intended to provide a basis for all storefronts to present merchandise in an exciting, promotional fashion.

All areas exposed to public view are subject to a thorough design review and approval process by the Landlord. Tenants must address storefront and interior design, materials, colors, signage and lighting. Additionally, specific architectural criteria, applicable to various locations in the Mall, must be met.

These criteria act as a guide for the design of all work by Tenants in conjunction with the provisions of the Tenant's lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord and the Landlord's interpretation of these criteria is final and governing. All Tenants should refer to the Technical Criteria for electrical, mechanical, plumbing and life safety information.

Tenants are encouraged to express their own unique design statement within the parameters of the design criteria as outlined in this manual. The design criteria calls for a three-dimensional storefront that carries into the store sales area and is expressive of the merchandise sold.

National and regional "standard" storefront concepts are respected to the extent that they meet the design criteria. However, Tenants should be aware that some concept modifications might be necessary to comply with the Center criteria. The same is true for proposed designs that are overly similar to a neighboring Tenant's storefront design. We wish to make the Mall as diverse and interesting as possible and enable each Tenant to make a singular statement with their design.

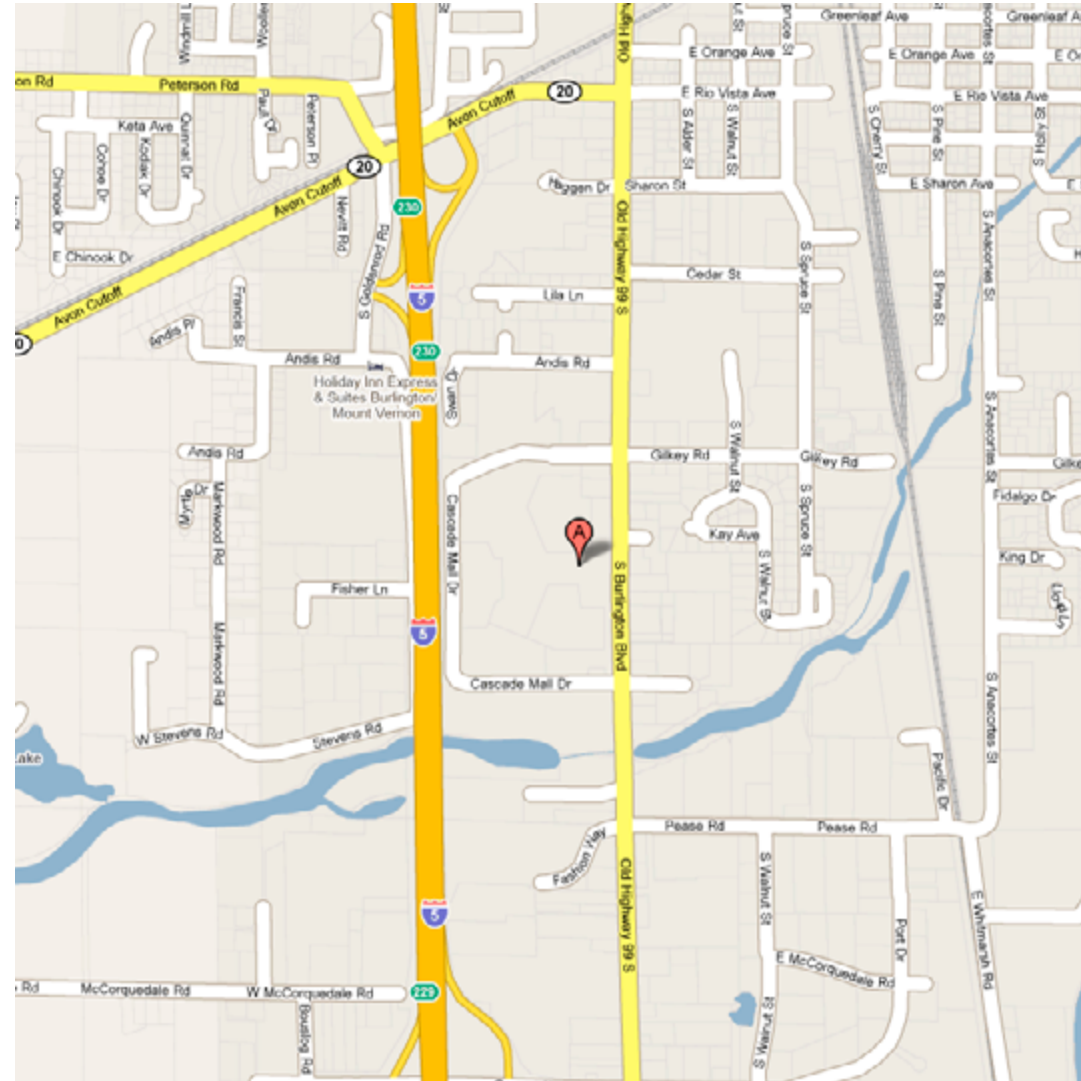
Three-dimensional opportunities afforded by the following criteria to emphasize creative and dynamic forms and designs. Storefront elements shall de-emphasize linear or boxy forms by the use of recesses, angles, curves, gables and material changes in both vertical and horizontal views.

VICINITY MAP

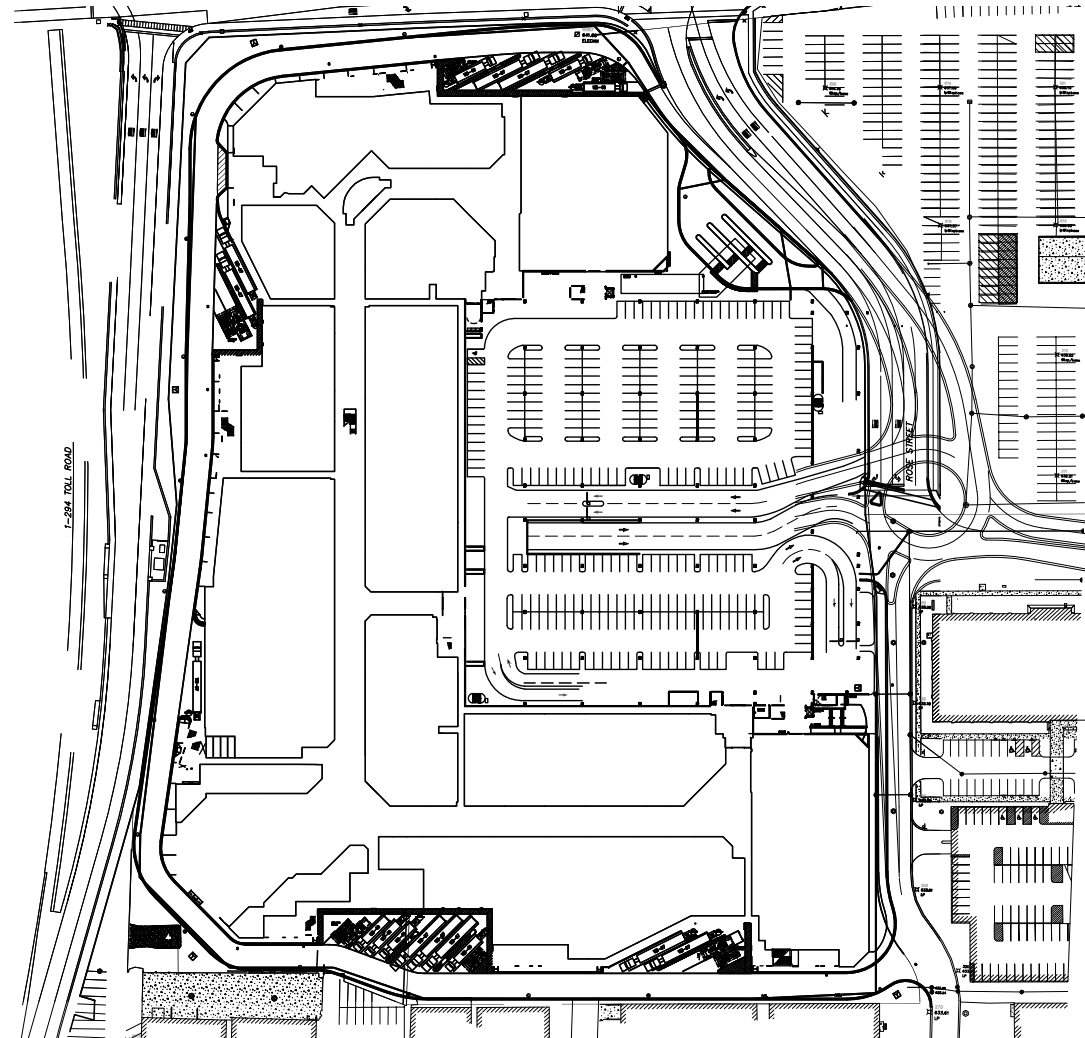
FASHION OUTLETS OF CHICAGO

Mall Address:
5220 Rose Street
Rosemont, IL 60018

Mall Hours:
Monday - Saturday: 10:00 AM to 9:00 PM
Sunday: 11:00 AM to 6:00 PM

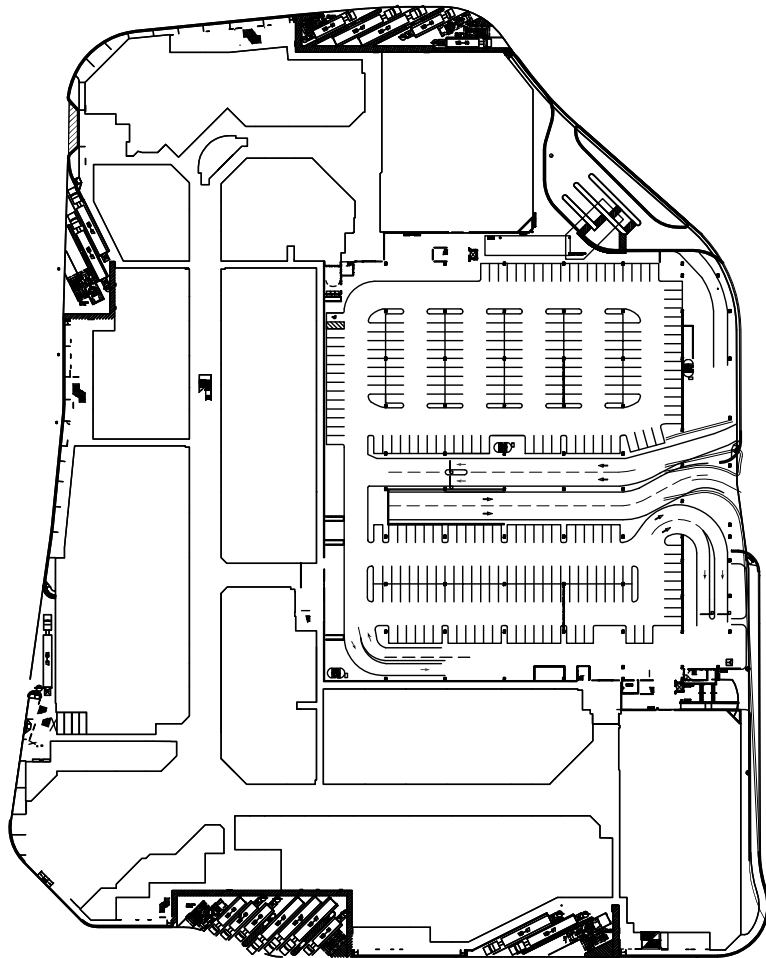


CENTER PLAN

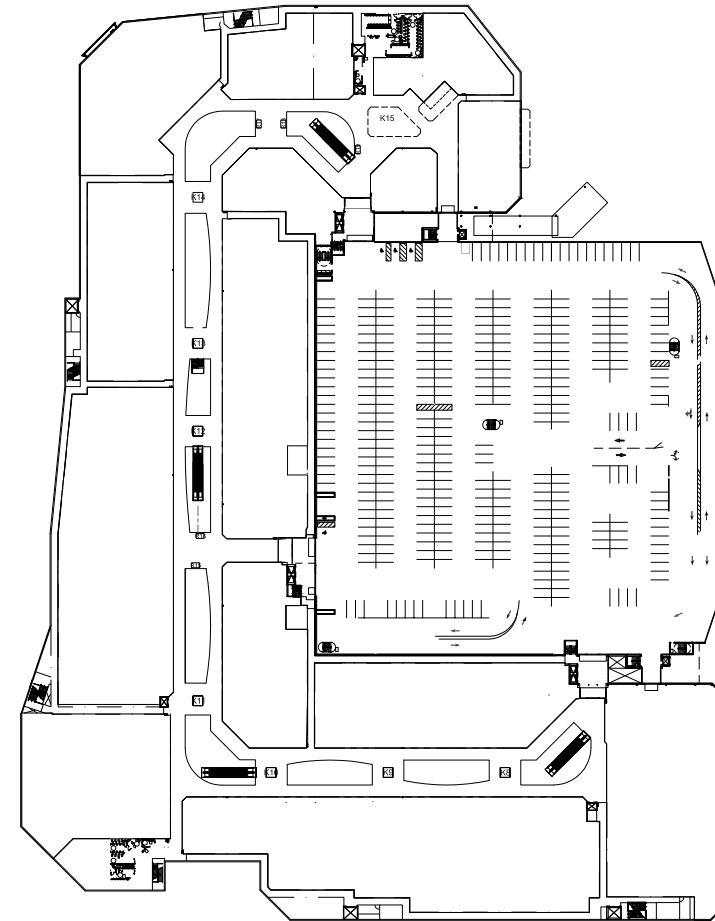


CENTER PLAN

FASHION OUTLETS OF CHICAGO



LEVEL 1



LEVEL 2

LEVELS 1 & 2

CENTER VIEWS

FASHION OUTLETS OF CHICAGO



FASHION OUTLETS OF CHICAGO

Landlord/Owner:

Fashion Outlets of Chicago, LLC
c/o: Macerich
1175 Pittsford-Victor Rd., Ste 220
Pittsford, NY 14534
Attn: Tenant Coordination

Tenant Coordinator:

Lisa Kennedy, Manager
Tenant Coordination
Macerich
1162 Pittsford-Victor Road, Suite 100
Pittsford, NY 14534
(585) 249-4462
Lisa.Kennedy@macerich.com

CONTACT DIRECTORY

LOCAL UTILITY AGENCIES:

Electric

ComEd
New Business
(866) 639-3532 Phone
(773) 838-4065 Fax

Natural Gas

Nicor Gas Co.
1011 Wiley Rd,
Schaumburg, IL 60173
(847) 598-4005 Phone
(847) 885-8944 Fax
Tim Heneghan, Sr.
Coordinator-New
Business
(630) 774-5831 Cell

Water & Sewer

Water and Sewer billed
by Landlord
5850 W. Glendale Ave.
Glendale, AZ 85301
(623) 930-2730 Phone

HEALTH DEPARTMENT:

Health and License Department
Village of Rosemont
9501 W. Devon Ave., Suite 200
Rosemont, IL 60018
(847) 823-1159 Phone
(847) 823-0166 Fax
www.rosemont.com
George Clemmensen, Director
of Health and Licensing

BUILDING DEPARTMENT (PERMITTING):

Please contact Mall
Operations Manager
Conor Dunne (847) 928-7500
for permitting questions and
process.

Building Department
Village of Rosemont
9501 W. Devon Ave.
Suite 200
Rosemont, IL 60018
(847) 825-4404 Phone
(847) 823-0166 Fax
www.rosemont.com
Ronald Holtman, Building
Commissioner
Joe Rizzo, Building Inspector

BUSINESS LICENSING:

Health and License Department
Village of Rosemont
9501 W. Devon Ave., Suite 200
Rosemont, IL 60018
(847) 823-1159 Phone
(847) 823-0166 Fax
www.rosemont.com
George Clemmensen, Director
of Health and Licensing

STATE SALES TAX REGISTRATION

Illinois Department of Revenue,
100 West Randolph, Lower
Level, Chicago, IL 60601
(800) 732-8866 Toll-Free
(312) 814-5232 Phone
www.iltax.com

MALL REQUIRED CONTRACTORS

FASHION OUTLETS OF CHICAGO

NOTE:

Landlord reserves the right to require the Tenant to use certain contractors for specific types of construction. This list will be updated from time to time. Please verify your contractors with the Operations Manager during the pre-construction meeting.

PLEASE NOTE:

t-1 line ordering must take place a minimum of two months prior to planned opening of location.

Fiber (10megs or more) ordering must take place a minimum of six months prior to the planned opening of location.

LIQUOR LICENSE AUTHORITY

Illinois Liquor Control
Commission
100 W. Randolph, Suite 7-801
Chicago, IL 60601
(312) 814-2206 Phone
(312) 814-2241 Fax
www.state.il.us/lcc/

VOICE / DATA SERVICES

Rob Norton
Granite Services
(781) 884-5545
rnorton@granitenet.com
Please refer to the Technical
Manual, Page t12 for
Communications Services
information.

LOW VOLTAGE

Rob Norton
Granite Services
(781) 884-5545
rnorton@granitenet.com

BUILDING CODE INFORMATION

FASHION OUTLETS OF CHICAGO

NOTE:

It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable federal, state, local codes and ordinances for their occupancy type.

NOTE:

Prior to the commencement of construction, building and other permits shall be obtained by Tenant and posted in a prominent place within the premises. All Tenant improvements must comply with governing building codes in effect at the time the application for the building permit is submitted. The Tenant is required to determine the jurisdiction and comply with all applicable code requirements. The Tenant shall secure their own building permits. All Tenants involved in food sales or service shall submit plans for review and approval by the local health department.

BUILDING TYPE:

Fashion Outlets of Chicago is a two-story high fashion oriented retail center with 120-150 Tenants located on a 14-acre parcel in Rosemont, Illinois.

OCCUPANCY TYPE:

CLASSIFICATION:

- The 2006 International Fire Code with Village of Rosemont amendments.
- The 2008 National Electrical Code with Village of Rosemont amendments.

In addition, the Office of the Illinois State Fire Marshal adopts and enforces the 2000 edition of NFPA 101, the Life Safety Code.

APPLICABLE BUILDING CODES:

The Fashion Outlets of Chicago project is located in the Village of Rosemont, Illinois, where the following building and fire codes are currently enforced:

- The 2006 International Building Code with Village of Rosemont amendments.
- The 2006 International Mechanical Code with Village of Rosemont amendments.
- The 1984 BOCA Plumbing Code with Village of Rosemont amendments.
- The 2006 International Plumbing Code to be used for Restroom Occupancy Calculations

GLOSSARY

COMMON AREA

Any and all areas within the Mall, which are not leasable to a Tenant including public areas, service corridors, etc.

DEMISING WALLS

Common wall between individual Tenant spaces. The wall shall extend from the floor slab to the underside of the roof deck (This does not apply in every case). The demising walls are to maintain a one (1) or two (2) hour fire rating dependent upon the Tenant use and the governing codes.

DESIGN CONTROL AREA “DCA”/DISPLAY AREA

The DCA (Design Control Area) is all areas within the neutral frame and lease lines and areas designated for Tenant’s storefront and sign locations. The DCA is measured from the leaseline or pop out/projected storefront, to a specific distance beyond the innermost point of closure “POC” of the premises and extends the full width and height of the Tenant’s premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

HAZARDOUS MATERIALS

Any substance that by virtue of its composition or capabilities, is likely to be harmful, injurious or lethal. For example: asbestos, flammables, PCB’s, radioactive materials, paints, cleaning supplies, etc.

LEASE LINE

Line establishing the limit of the leasable space. The Premises with all the Floor Area (GLA) provided in the Lease, including the pop out zone. Dimensions of the Tenant premises are determined in the following manner:

- A. Between Tenants: center line of demising wall.
- B. At exterior wall: to outside face of exterior wall.
- C. At corridor(s), stairwells, etc.: to corridor or stairwell side of wall.
- D. At service or equipment rooms: to service or equipment room side of wall.
- E. Neutral pier(s) are NOT subtracted from floor area.
- F. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the premises shall be subject to a remeasure at the Tenant’s sole cost.

LEASE OUTLINE DIAGRAM “LOD”

At the Landlord’s sole discretion, a Lease Outline Diagram (LOD) may be provided. The LOD shall show the legal extent of the Tenant premises as defined the Tenant Lease and shall include the “Pop out” Zone areas noted in these criteria. The Landlord makes no warranty as to the accuracy of anything shown or represented on the LOD and such information whether shown or not is the responsibility of the Tenant to field verify.

NEUTRAL PIERS/NEUTRAL STRIP

A uniform frame separating the Tenant’s storefront, which may or may not be provided by the Landlord.

POINT OF CLOSURE “POC”

A real or imaginary demarcation such as the center line of the Glass or any Entry Door(s) in their fully closed position.

RECESSED STOREFRONT

Any portion of the storefront located behind the lease line, the area between the lease line, the point of closure (POC) and the storefront shall be considered part of the design control area.

SERVICE CORRIDORS

A part of the common area used primarily for deliveries, employee entrance and fire exits for the Tenant space and generally not used by the public.

CONDITION OF PREMISES

Upon the Delivery Date, Tenant shall accept delivery of the premises in an “As Is” condition and “With All Faults” and Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the premises for Tenant’s occupancy except to the extent otherwise expressly stated in the Lease Documents. Tenant hereby represents each of the following:

1. Tenant or its authorized representative has inspected the premises and has made all inquiries, tests and studies that it deems necessary in connection with its leasing of the premises.
2. Tenant is relying solely on Tenant’s own inspection, inquiries, tests and studies conducted in connection with and Tenant’s own judgment with respect to, the condition of the premises and Tenant’s leasing thereof.
3. Tenant is leasing the premises without any representations or warranties, express, implied or statutory by Landlord, Landlord’s agents, brokers, finders, consultants, counsel, employees, officers, directors, shareholders, partners, trustees or beneficiaries.
4. The Work to be completed by Landlord, “Landlord’s Work” under the Tenant Lease shall be limited to that described in the foregoing sections.
5. All other items of work not provided for herein, to be completed by Landlord, shall be provided by the Tenant at Tenant’s expense and is herein referred to as “Tenant’s Work”.

FIELD CONDITIONS

1. Tenant is required to inspect, verify and coordinate all field conditions pertaining to the premises from the time prior to the start of its store design work and the commencement of its construction. Any adjustments to the work arising from field conditions not apparent on drawings and other building documents shall receive written approval of Landlord prior to start of construction.
2. Immediately following the installation by Landlord of metal stud framing defining the premises, the Tenant shall verify the accuracy of said installation and shall immediately advise Landlord of any discrepancies. Failure to so notify Landlord shall be deemed as acceptance by Tenant of said installation and layout.
3. Landlord shall have the right to locate, both vertically and horizontally, utility lines, air ducts, flues, drains, clean outs, sprinkler mains and valves, and such other equipment including access panels for same, within the premises. Landlord's right to locate equipment within the premises shall include the equipment required by other Tenants.
4. Landlord's right to locate equipment within the premises shall include the equipment required by other Tenants. Landlord shall also have the right to locate mechanical and other equipment on the roof over the premises.

TENANT'S WORK DEFINED

“Tenant’s Work” means all work of improvement to be undertaken upon the Premises (excluding Landlord’s Work, if any), including, without limitation, all related documents, permits, licenses, fees and costs, all of which shall be at the sole cost and expense of Tenant. Tenant’s Work shall include, without limitation, the purchase, installation and performance of the following:

1. Engaging the services of a licensed architect (“Tenant’s Architect”) to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.
2. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
3. Fees for plan review by Landlord and local governmental authorities.
4. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord’s reasonable standards of appearance, materials, specifications, design criteria and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

LANDLORD'S WORK DEFINED

GENERAL

Landlord's Work Defined. "Landlord's Work" means the work, if any, which Landlord is expressly obligated to undertake in accordance with the Lease. Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy.

CENTER

Landlord or its predecessor-in-interest has constructed the Center, and the Building and other improvements upon the Center (exclusive of improvements constructed by or on behalf of each present and prior Occupant of the Center). Tenant has inspected the Center, the Building, the utilities, the types, quantities and qualities of the Utilities and the other systems and Tenant has found the same to be suitable, sufficient and in acceptable condition for the purpose of Tenant conducting the Permitted Use upon the Premises. Landlord shall have no obligation to undertake any work or furnish any additional materials upon any part of the Center or provide any additional utilities or other systems for the benefit of the Premises.

For the purpose of all Tenant Criteria Manuals, all references to Preliminary/Construction "Plans" are considered the same as Preliminary/Construction "Documents".

TENANT BUILDING PERMITS AND REGISTRATIONS

FASHION OUTLETS OF CHICAGO

The Village of Rosemont is the permitting and inspection authority for Fashion Outlets of Chicago. Landlord will act as Permit Expeditor at the request of the Village of Rosemont. Application for a Tenant improvements' permit shall be made after final plan approval is issued by the Landlord to the Tenant. (At a minimum, an "Approved as Noted" letter must be issued from Landlord before permit application can be filed.)

The website for the Village of Rosemont is: www.rosemont.com.

A. Completion of Application Form

Application for a Building Permit from the Village of Rosemont cannot be made by the Tenant, the Tenant's contractor, or anyone other than a representative of the Landlord.

The Application for Permit is available online.

Correct completion of the application is important to prevent permit delays. Please note the following when completing the Application for Building Permit:

- Applicant - Landlord representative only.
- Address of Project — the street address of the Tenant's Lease space in which the improvements shall occur (not the space number!).

- Owner of Project Site – Fashion Outlets of Chicago, LLC, (305) 662.9559
- Name & Address of Contractors – if the contractors have not been selected and the plans are out to bid, the contractors can be listed as TBD (to be determined). The contractors must be determined and fulfill certain requirements before the permit is issued.
- Survey – not required unless the Tenant work changes the footprint of the building.
- Description of Work – alter and/or demolish.
- Use – commercial.
- Size of Structure – provide dimensions of the Tenant's Premises.

B. Permit Submittal Requirements

The completed application along with two sets of plans signed and sealed by an Illinois licensed architect and engineer are required for submittal. Only plans approved by the Landlord during the design review process may

TENANT BUILDING PERMITS AND REGISTRATIONS

CONTINUED

FASHION OUTLETS OF CHICAGO

be submitted for permit. The Village of Rosemont requires that the Landlord authorize the Tenant in writing to apply for the permit.

The Landlord will gather the following requirements for submission to the Village of Rosemont for permit.

- Letter from the Property Owner, Talisman, authorizing the Tenant to file for building permit.
- Completed Application for Building Permit from Tenant.
- A letter from the Tenant authorizing the Landlord's Representative as the Tenant's Owner-Agent is required.
- Two (2) copies of complete plans signed and sealed by an Illinois licensed architect and engineer.

C. Issuance of Permit

Permits can take six weeks for approval but the timing is dependent on the Village of Rosemont's Town permit load and the quality and completeness of the Tenant plans.

Upon approval of the permit plans the Landlord's Representative shall be notified that the permit is ready to be issued to the Tenant's general contractor. Except for asbestos abatement work, all construction work in Illinois is regulated at the local level. The Village of Rosemont has certain minimal requirements for the Tenant's general contractor:

- Register with the Village of Rosemont by making an Application for Business Registration. (New Business Registration Form is available online.)
- Provide a copy of the DBA or Articles of Incorporation and federal tax ID number.
- Provide proof of insurance.

When the permit is issued, one set of plans shall be returned to the applicant, one set is kept by the Village of Rosemont. A PDF copy shall be sent to Landlord.

TENANT BUILDING PERMITS AND REGISTRATIONS

CONTINUED

FASHION OUTLETS OF CHICAGO

D. Exterior Sign Permits

All business owners wishing to install any exterior sign must complete a Sign Permit Application under the direction of the Building Commissioner in the Health, Licensing and Building Department and receive approval from the Village Zoning Administrator. All signs must conform to the provisions of the existing Sign Ordinance. Questions regarding Sign Permit Applications should be directed to the Building Commissioner at 847/823-1159.

The Tenant or the sign manufacturer shall submit the plans for permit only after having obtained the Landlord's approval for the proposed exterior Tenant signs.

A Sign Permit Application must be accompanied by a letter of authorization from the Property Owner, Talisman.

No permit is required for interior Tenant storefront signs

E. Health Department Review – Food Service Tenants Only

All food-handling establishments must strictly observe proper health and sanitation guidelines.

Food-handling establishments are inspected on a regular basis and are subject to inspection at any time at the discretion of the Village. Failure to maintain proper sanitation may lead to a suspension of operations and fines.

A 100% inspection by the Health Department is required prior to the sale of food related businesses.

The Village of Rosemont follows the Illinois Department of Public Health Food Service Sanitation Code.

There is an annual fee for twice yearly inspections.

- These fees are as follows:
- For food establishments with 1 to 200 seats - \$100.00, 201 to 350 seats - \$200.00, over 350 seats - \$250.00

TENANT BUILDING PERMITS AND REGISTRATIONS

CONTINUED

FASHION OUTLETS OF CHICAGO

F. Sales Tax Registration

All retail establishments must apply for a tax number. To obtain a sales tax number, it is necessary to contact the Illinois Department of Revenue, Lower Level, 100 West Randolph, Chicago, Illinois 60601, or call 1-800-732-8866 or 312/814-5232.

You may also visit their website at www.Iltax.com.

G. Business Registration

Most business owners planning to operate in Rosemont must apply for and receive a business license or registration prior to opening.

The Village President, Police, Fire, Building Dept. and the Health Dept must approve the business license or registration application. This usually takes about two weeks from the date the application is completed.

The business license or registration is renewed annually.

Businesses will receive a license each year indicating that the business has been approved to operate in the Village. All annual licenses shall be operative on the first day of January and will expire on the 31st of December.

All business owners must contact the Village License Officer and complete a business license application. If the proposed business meets the Village's zoning requirements the Village License Officer will process the application through other departments. If the location of a proposed business is found to be in violation of Zoning Ordinance provisions, the Zoning Officer will consult with the owner regarding alternative areas.

All applicants should return the completed application and the license fee to the Village License Officer. The fee is subject to Chapter Eight of the Code of the Village of Rosemont. The License Officer works directly with the business owner to resolve any obstacles or answer any questions. When the application is complete, the License Officer submits the application to departmental administrators for approval.

The Village License Officer will assist the applicant in arrangements for inspection of the premises and will notify the applicant of final approval of the business license application.

TENANT BUILDING PERMITS AND REGISTRATIONS

CONTINUED

ALL LICENSES MUST BE POSTED IN A CONSPICUOUS
LOCATION.

H. Burglar Alarm Registration

TBD

The Landlord shall deliver the Premises to the Tenant according to the terms of the Lease. It is the Tenant's responsibility to obtain a building permit and hire a general contractor to construct the Tenant improvements in adherence to the Landlord approved final plans. The duration of the construction is described by the Lease.

CONSTRUCTION

A. Pre-construction Requirements

Prior to starting construction the Tenant's general contractor must meet certain pre-construction requirements. Any submittals that are incorrect or incomplete will delay turnover of the Tenant Premises to the Tenant contractor until corrections are made. The submittal requirements are described in detail in the Tenant Contractors' Construction Requirements section of the Tenant Package.

No Tenant is allowed to begin work without the Tenant's contractor first having a pre-construction meeting with the Landlord and having paid in full the construction deposit. During the pre-construction meeting the Landlord shall locate the utility connection points in the Premises; identify contractor parking area, construction dumpster locations, delivery access points; and review the rules, regulations and requirements to facilitate a smooth construction process.

The Landlord and contractor shall sign a work release in which the Landlord acknowledges receipt of

the pre-construction requirements and the Contractor acknowledges that he is familiar with the Tenant Contractors' Construction Criteria and will enforce the rules and regulations on his construction site. The Tenant Contractor is expected to abide by the Landlord's rules and regulations and to work cooperatively side by side with the Landlord's Contractors, other Tenant Contractors, and Tenants who are open for business within the operating center.

A barricade must be constructed prior to any demolition or start of any construction. The barricade must be constructed according to the Landlord's specifications as described in the Tenant Contractors' Construction Guidelines.

From the date construction begins in the Premises, the Tenant must have all utility meters registered in the Tenant's name including electric, gas, cable, and telephone. In the event permanent services are not made available to the Tenant for and during construction, including lighting, power, and water (but excluding any and all power for

CONSTRUCTION

CONTINUED

use in heating and air conditioning the Premises). Temporary services may be obtained if available at the Tenant's expense, the amount being payable to the Landlord on demand.

B. Construction Period

The maximum duration of the construction period is defined by the Lease. The Landlord shall work with the Tenant contractor to facilitate the construction of the Tenant improvements. The Landlord shall coordinate the Tenant work with the Landlord's contractors and required sprinkler, roofing, and fire alarm contractors; coordinate shut down and tie-in to Landlord systems; and coordinate access for Tenant work and debris removal. The Tenant Contractors' Construction Guidelines covers the Landlord's rules, regulations, and requirements for work in the premises.

The Tenant contractor shall confirm that the conditions as shown within the approved construction documents are correct. Unforeseen,

concealed conditions should be immediately brought to the attention of the Landlord for consideration and, if necessary, resolution in compliance with the requirements and obligations as set forth in the Lease Agreement with the Tenant.

After all inspections are complete, fire sprinkler as-builts and calculations and a certified HVAC Test and Balance Report is provided, and any other Village of Rosemont requirements are met, it shall issue a Certificate of Occupancy. The Tenant's contractor shall provide a copy of the final and unconditional Certificate of Occupancy to the Landlord, and the Tenant shall post a copy within the Tenant Premises.

C. Merchandising

The Tenant may not begin merchandising the space until a final and unconditional Certificate of Occupancy is obtained from the Village of Rosemont to insure that all Life Safety System requirements have been satisfied, and it is safe for the Tenant to occupy the space. In some cases

CONSTRUCTION

CONTINUED

the Village of Rosemont may issue a Temporary Certificate of Occupancy and permit merchandising.

The Tenant shall schedule merchandise deliveries with the Landlord and coordinate access if not through a rear service door. The Tenant shall provide dumpsters for the removal of merchandising debris at the Tenant's expense. The location of the dumpster shall be coordinated with the Landlord. The Tenant shall protect the Landlord's paving from any damage which may occur during the setting and removal of the dumpster.

The Tenant is responsible for removal of all debris from the Tenant's Premises. At no time may debris be stockpiled at the rear service door, in service corridors, in the common area, or outside of the dumpster.

Any merchandising that is scheduled to occur after 11:00 PM and before 8:00 AM shall be scheduled with the Landlord with 24 hours notice. The Tenant is responsible for security at

a cost of \$50 per hour during off-hours. (Except the 2 weeks prior to grand opening.)

The Tenant's employees may not park in loading areas during merchandising. Vehicles must be moved to employee designated parking areas after unloading.

D. Tenant Opening

The Tenant shall notify the Landlord of the anticipated opening date. It is the Tenant's responsibility to confirm with the Landlord that all Lease obligations have been met, all advanced rent has been paid, and that there are no outstanding requirements for opening. The Tenant may not open for business until the Tenant has provided the Landlord with an insurance certificate demonstrating the coverage and limits set forth in Article 13 of the Lease.

Prior to opening for business the Village of Rosemont requires that the Tenant has completed the following:

CONSTRUCTION

CONTINUED

Obtained a Business License or be registered. This license or registration is renewed annually (expiration on the 31st of December). Obtained a Business License or be registered. This license or registration is renewed annually (expiration on the 31st of December).

Have a required inspection conducted by the Village Health and Licensing Department.

Obtained a state sales tax number.

Obtained a Certificate of Occupancy from the Building Department.

Followed the provisions of the existing Sign Ordinance.

Copies of the Certificate of Occupancy and all registrations and licenses shall be kept on site and available for inspection by the Landlord, Village of Rosemont, or other authority having jurisdiction over Tenant compliance.