

## **EXHIBIT "E"**

### **LANDLORD IMPROVEMENT SPECIFICATIONS**

- Construct 13,500 SF Office in accordance with Section 28 of the Lease
- Paint interior walls
- Re-lamp existing light fixture with food grade T-5 fixtures w/ motion sensors set to Tenant's racking plan
- Upgrade 3,000 amp electrical service to 4,000 amps, if needed (Refer to Section 7 of Lease)
- Install Drive-in ramp and high door
- Install storefront entrance to Premises including stairway, windows and door fixtures with segregated/designated walkway from employee parking area to storefront entrance

Provide restroom facilities in accordance with all Laws

Landlord shall fully develop "future auto parking" on Southside of Building in accordance with Exhibit K