

EXHIBIT B

WHITE BOX

McComb Place Retail Finish

Dividing party wall between spaces, 2 x 6 wall with sound insulation with single layer drywall each side.

All walls in space to be sprayed with texture paint one coat throughout.

Suspended 2x4 ceiling with drop-in light fixtures.

One ADA accessible bathroom finished complete with grab bars and wall hung sink.

Electrical to include one 100-amp panel, TV and Telephone main line to mechanical room, perimeter outlets approximately 12' spacing (17 each total), bath fan, pre-wire to exterior signage (signage by others), hook up all ceiling fixtures for space.

HVAC:

One (1) 5-ton condenser with cladite pad

One (1) 2000 cfm sealed combustion furnace with evaporator

One (1) motorized fresh air damper

One (1) T-7300 control system

One (1) metal insulated ductwork system with diffusers, grills and registers based on present floor plan.

Plumbing:

Provide and install one complete ADA bathroom along with fixtures. Drain in mechanical room.

Sprinkler System:

Install fire protection system based on present layout.