

STONES THROW

215 S University Parks Dr., Waco, TX 76701

WHITE BOX – LANDLORD RESPONSIBILITY:

- 1) Landlord shall provide new electrical service to the leased space.
- 2) Landlord shall provide HVAC to the lease space – up to 1 ton per 500 SF.
- 3) Landlord shall provide demising walls. Including: sheetrock, tape, texture & float.
- 4) Landlord shall install windows spanning from the floor to ceiling on perimeter walls of the building (University Parks Drive, Franklin Ave. & Mary St.).

TENANT FINISH-OUT:

- 1) Tenant shall run all electrical and any required/desired drops throughout the space.
- 2) Tenant shall be responsible for running duct work throughout lease space.
- 3) Tenant shall paint all interior walls and install desired flooring.
- 4) Tenant shall install all interior walls within demising walls.

** Pending lease term, Landlord offering to provide Tenant Improvements Allowance of:
\$10/sq.ft. **

This document is intended to provide a general summary of the Scope of Work necessary by all parties. The definitions and/or responsibilities are subject to change - the exact Scope of Work shall be identified within the lease document.