

## **Construction Rules and Regulations Tenant Improvements 3<sup>rd</sup> and Bell, Phoenix, AZ**

- Landlord's primary contact during construction is Jesse Sanchez and can be reached via email (jsanchez@haagenco.com) and/or by cellular phone 818-439-3665.
- Property Management can be contacted for coordination of Landlord approved work, following receipt of all applicable permits and proof of insurance as required by the Landlord. Property Manager contact: Kellie Hunter, Senior Property Manager, Valley Advisory & Management, 602-296-4092, Kellie.Hunter@vamcre.com. 24 Hour Emergency Number 602-975-6157.
- Tenant shall provide Landlord with name and 24-hour contact information for Tenant's representative during construction and Tenant's general contractor for the work.
- No work will be allowed on the Premises until such time as Landlord turns over the space to the Tenant and has received certificates of insurance from the Tenant and Tenant's general contractor with the terms and limits stipulated in the Lease.
- The hours of construction are 6:00 a.m. to 5:00 p.m. subject to local jurisdictional rules and regulations. Tenant's contractor may work during hours outside of this time period with prior approval by Landlord.
- Any work in the common area of the shopping center (other than Tenant's storefront) must be coordinated with Landlord with a minimum of 24-hour prior notice. Any such work shall have adequate protection in the form of barricades, warning pylons and traffic notification (if necessary).

### **Tenant's Contractor is responsible to:**

- Prevent access by the public to the job site by barricade. When any work is performed outside of the walls of the Premises (i.e. storefronts, exterior pathways, canopy revisions), Contractor shall make extra provisions to ensure public safety.
- Maintain all areas outside of the walls of the Premises, including sidewalks and driveways, clean and clear of any debris or obstructions at all times.
- Coordinate and cooperate with adjacent tenant spaces to minimize construction noise and impact to their business and customers.
- Utilize Landlord's roofing contractor for all roofing repairs resulting from Tenant's construction.
- Ensure that all non-essential workers' vehicles are parked away from customer parking areas or in area designated by Landlord.
- Provide security for contractor's materials and equipment. Landlord does not provide security services.

- Ensure that no holes remain open in the common area of the shopping center without proper warning, barricades or steel plates.
- Ensure that all trash bins and loading activity shall occur either on the side or rear of the Premises. There shall be no construction staging or trash collection in the front parking lot of the Premises without the express permission of the Landlord. Schedule trash pickups and material deliveries prior to 9:00 a.m. Trash bins are not to be left in the common area of the shopping center for more than a 24-hour period without the Landlord's approval. Construction materials are to be transferred inside the Premises immediately upon delivery.
- Any Landlord authorized construction bins and/or staging containers must be placed upon protective wood skid(s) to prevent damaged to the parking lot surface, and only placed where Landlord has approved.
- Comply with all local jurisdictional rules and regulations about trash separation and recycling.
- Protect all security equipment mounted on the exterior of the Premises and wiring for said security equipment located on the interior of the Premises. Tenant and/or Tenant's contractor shall meet with the shopping center's security personnel prior to commencement of construction to identify the security system components.