



Tenant Data

Term: 10-15 years

Permitted Use: The Premises shall be used to offer the services of a world-class Tunnel Car Wash & Detailing Spa. The *Hitouch Series*® has three (3) product-offerings that are designed to suit the needs of any Mall environment:

- *HitouchXL*® is a 120-foot tunnel designed for Super-Regional Malls that has the capacity to wash 96-120 cars per hour. It will facilitate one car to enter into the carwash-tunnel while simultaneously another car may exit the carwash-tunnel. At the exit, customers have the option of self-servicing the interior of their automobiles by using one of the sixteen (16) customer-use vacuum-intake-stations located in the parking-spaces beyond the carwash-tunnel-exit. Tenant will also offer the retail sale of related car wash/detail accessories & full-service/detailing services.
- *Hitouch80*® is an 80-foot tunnel designed for Regional Malls that has the capacity to wash 64-80 cars per hour. It will facilitate one car to enter into the carwash-tunnel while simultaneously another car may exit the carwash-tunnel. At the exit, customers have the option of self-servicing the interior of their automobiles using one of the eleven (11) customer-use vacuum-intake-stations located in the parking-spaces beyond the carwash-tunnel-exit. Tenant will also offer the retail sale of related car wash/detail accessories & full-service/detailing services.
- *Hitouch55*® is a 55-foot tunnel designed for Community Centers that has the capacity to wash 44-55 cars per hour. It will facilitate one car to enter into the carwash-tunnel while simultaneously another car may exit the carwash-tunnel. At the exit, customers have the option of self-servicing the interior of their automobiles using one of the seven (7) customer-use vacuum-intake-stations located in the parking-spaces beyond the carwash-tunnel-exit. Tenant will also offer the retail sale of related car wash/detail accessories & full-service/detailing services.

Space Requirements: Tenant requires a Gross Leasable Area (GLA) footprint that will encompass the Car Wash Building along with Permitted Use of the adjoining entrance, exit, drive-thru lane & customer-use vacuum-intake stations.

- *HitouchXL*®: Tenant requires 14 parking spaces for a Gross Leasable Area (GLA) measuring 120'-0" x 26'-0" (3,120 SF) for the carwash-building-footprint of its *HitouchXL*® tunnel. Alongside the building, Tenant will allocate 120'-0" x 8'-0" (960 SF) for a drive-thru lane. The carwash-entrance will feature two (2) parallel Point-of-Sale lanes & the exit will

feature a single lane, which will combine for a total allocation of 134'-0" x 34'-0" (4,556 SF). Beyond the exit, an area measuring 196'-0" x 34'-0" (6,664 SF) will be re-stripped to accommodate sixteen (16) 12'-0" wide parking spaces each featuring a vacuum-intake-station for carwash-customer-use.

- *Hitouch80®*: Tenant requires 9 parking spaces for a Gross Leasable Area (GLA) measuring 80'-0" x 26'-0" (2,080 SF) for the carwash-building-footprint of its *Hitouch80®* tunnel. Alongside the building, Tenant will allocate 80'-0" x 8'-0" (640 SF) for a drive-thru lane. The carwash-entrance will feature two (2) parallel Point-of-Sale lanes & the exit will feature a single lane, which will combine for a total allocation of 88'-0" x 34'-0" (2,992 SF). Beyond the exit, an area measuring 132'-0" x 34'-0" (4,488 SF) will be re-stripped to accommodate eleven (11) 12'-0" wide parking spaces each featuring a vacuum-intake-station for carwash-customer-use.
- *Hitouch55®*: Tenant requires 6 parking spaces for a Gross Leasable Area (GLA) measuring 55'-0" x 26'-0" (1,430 SF) for the carwash-building-footprint of its *Hitouch55®* tunnel. Alongside the building, Tenant will allocate 55'-0" x 8'-0" (440 SF) for a drive-thru lane. The carwash-entrance will feature two (2) parallel Point-of-Sale lanes & the exit will feature a single lane, which will combine for a total allocation of 59'-0" x 34'-0" (2,006 SF). Beyond the exit, an area measuring 86'-0" x 34'-0" (2,924 SF) will be re-stripped to accommodate seven (7) 12'-0" wide parking spaces each featuring a vacuum-intake-station for carwash-customer-use.

Utility Requirements: Electrical: either 208Y/120V, 3-Phase, 4W, 800A-1200A Electric-service or 480Y/277V, 3-Phase, 4W, 400A-600A Electric-service; Electrical-Meter from Electric-Utility-Provider or Sub-Metered from Landlord's Electric-service. Domestic-Water: 2" Domestic-Water service to provide 50-LBS minimum pressure; Domestic-Water-Meter from Water-Utility-Provider or Sub-Metered from Landlord's Domestic-Water service. Sanitary-Sewer: 6" inside diameter minimum Sanitary-Sewer service. Natural-Gas: Natural-Gas service sized to provide environmental heating within the carwash-building. Natural-Gas-Meter from Gas-Utility-Provider.

Operational Requirements: Landlord to provide reasonable assistance to the Tenant for procurement of all necessary permits, licenses, variances & utility services required to facilitate Tenant's construction/occupancy of the Premises; Landlord to facilitate cooperation with valet.

Architectural Requirements: Tenant requires As-built drawings in AutoCAD-format from Landlord of the following: Existing sub-surface site-utilities-plans, Existing site-grading-plans, Existing building-plans identifying service-entrance-locations for all utilities including Domestic-Water service connection-point, Fire-Service-Water service connection-point, Electrical service connection-point, Sanitary-Sewer service connection-point, Telephone (P.O.T.S.) service demarcation/connection-point, Existing building-structural framing & foundation drawings, Existing building-floor-plans, Existing building reflected-ceiling-plans, Existing building-elevations, Existing building-sections & additional miscellaneous items.