

Exhibit C

Landlord's Work

Landlord agrees, at its sole cost and expense, to furnish and install the following "Landlord's Work", limited to the quantities specified herein below, and specified by Landlord.

1. Floor - Smooth concrete slab; provided, however, if Tenant provides written notice to Landlord within 6 months of Project Completion that a restaurant is intended for a portion of the Property, then that portion of the Property that is intended to be initially used as a restaurant shall be delivered with a dirt floor.
2. Electrical Outlets- 110 volt, duplex outlet(s) per Landlord's building standard quantity and distributed per code. No outlets shall be placed on the storefronts or rear wall. Show window lighting shall be provided only if required by code.
3. Telephone Outlet- One (1) outlet and conduit for use by Tenant located at rear of the Premises per Landlord's plan. Telephone wiring and cover plates by Tenant.
4. Electrical Service- 200 amps, 42 circuit service panel with 120/208 volt power, 3 phase, 4 wire system, location designated by Landlord Distribution to be determined.
5. Sign Outlet- Sign circuit with J-Box (20 amp) located on the front fascia (and, if allowed, on the rear fascia and end fascia for end caps) with connection to Building House Meter with photometric cell and Timer, location designated by Landlord.
6. Sewer - All sewer laterals to be installed by Landlord. Hookup charges and capacity fees shall be paid by Tenant, and any additional charges or fees shall be paid by Tenant (or reimbursed to Landlord if previously paid by Landlord).
7. Water- Water service for restroom and fire sprinklers will be supplied in accordance with Landlord's plans and requirements of utility company.
8. Gas Service- Available to building per Landlord's plan. Any charges from the gas company for Tenant's specific use will be the responsibility of the Tenant.
9. Storefront- Aluminum glass (1/4" clear) storefront per Landlord's design with one (1) 3'0" x 7'0" double action door with cylinder lock, keyed both sides.
10. Rear door- (If applicable) Typical 3' x 7' hollow metal door per Landlord's specifications and location. Alarms, special hardware, peepholes or other modifications shall be at Tenant's expense.

Approved:

Majestic



PDC

Handwritten signature and initials
AP for PDC 10/10/15
RB