

Exhibit C
Tenant Improvements

Scope of Work for Bicycle Facility

Below Numbers Correspond to Said Numbers on Floor Plan (Exhibit A):

6. Retail Display / Space
 - Freewheel to provide all freestanding displays.
7. Seating / Meeting Area
 - Freewheel to provide furniture.
8. White Board & Pin Up Area
 - Freewheel to provide white board and/or pin up material.
9. POS Counter
 - Freewheel to provide freestanding POS Counter.
10. Work Station w/ Storage & Shelves
 - Freewheel to provide top steel shelf with material of their choosing.
11. Industrial Sink & Storage Cabinets
 - Freewheel to provide freestanding storage cabinets.
12. Merchandise Shelving / Storage
 - Freewheel to provide all shelving on wall adjacent to POS counter.
13. Work Stand w/ 5 ft Clearance
 - Freewheel to provide freestanding four (4) Park Tool Deluxe Double Arm Repair Stands – metal plate/platform provided with product.
14. Mobile Work Bench
 - Freewheel to provide two (2) movable prefabricated work benches with partial height backs
15. Office
 - Freewheel will provide furniture & safe for the office.
21. Bicycle Shop Signage & Rotating Graphic Wall
 - Freewheel to provide all interior Bicycle Shop Signage any related electrical connections and mounting points for the signage.
22. Information Kiosk
 - Freewheel to provide freestanding display for flyers, bulletins, and announcements.

25. Vending Machine

- Freewheel to provide (1) Bike Fixation High Security Wall Mounted Vending Machine.

26. Storage Cabinets

- Freewheel to provide open shelving and wall cabinets above the lockers. Wall cabinets to be lockable.

27. Trash Room / Storage Closet

29. Corner Mirrors

- Two Dome corner mirrors to be provided by Freewheel.

30. Projector Screen

- Freewheel to provide ceiling mounted projector and projector screen.

31. Panning Security Cameras-3

- ExacQ Technologies system with cabling to Freewheel Office.

32. Key Card Access System

- Aurora Key Scan Card Access System with cabling to Freewheel Office.
- The following doors to have key card access system: entry sliding door, rear exit door, all shower room doors, all toilet room doors (total of 6).

33. Hooks for Merchandise

- Freewheel to provide hooks or wall display for additional merchandise storage.