

**GATEWAY COMMONS SHOPPING CENTER
NEW TENANT INFORMATION**

ELECTRIC: FPL
1.800.375.2434

WATER: WATER SUBMETERING COMPANY; FORM PROVIDED, PLEASE COMPLETE & RETURN IMMEDIATELY, WE WILL WORK DIRECTLY WITH SUB-METERING COMPANY TO SET UP YOUR ACCOUNT. BILLING STARTS UPON TENANT POSSESSION OF THE PREMISES.

WASTE MANAGEMENT: PROVIDED AS PART OF CAM EXPENSES.

ALL BOXES MUST BE BROKEN DOWN TO CONSERVE SPACE AND SAVE MONEY.

TRASH HAULER WILL NOT EMPTY CONTAINER IF TRASH ON GROUND IN FRONT OF DUMPSTER, OR IF LIDS NOT CLOSED FULLY.

MAIL DELIVERY: MAILBOXES, LOCATED AT FRONT OF WEST END OF PROPERTY (SEE ATTACHED SITE PLAN).

INSURANCE: SEE LEASE AGREEMENT SECTION 10.

ADDITIONAL INSUREDS TO BE LISTED AS FOLLOWS:

GATEWAY COMMONS OF MANATEE, LLC
PRIMERICA GROUP ONE, INC.

ALL AT 3603 MADACA LANE
TAMPA, FL 33618

PROPERTY MANAGER: DONYA K. BECKMAN
OFFICE: 813.933.0629 EXT. 206
MOBILE: 813.927.0011
E-MAIL: DONYA@PRIMERICAGROUPONE.COM

*PLEASE CONTACT DONYA WITH ANY BUILDOUT / TENANT IMPROVEMENT QUESTIONS.

***TENANT CONTRACTOR TO PROVIDE TRASH REMOVAL DURING TENANT IMPROVEMENTS.**

PLEASE CONTACT PROPERTY MANAGER FOR APPROVAL OF REQUESTED LOCATION FOR CONSTRUCTION DUMPSTER. CONTRACTOR MUST PROTECT PARKING LOT FROM DAMAGES BY PLACING PLYWOOD UNDER DUMPSTER WHEELS. ANY ASPHALT DAMAGE REPAIRS SHALL BE BORNE BY TENANT.

***CONNECTION AND PROGRAMMING OF FIRE DEVICES TO LANDLORD FIRE PANEL MUST BE PERFORMED BY LANDLORD VENDOR – TENANT EXPENSE**

- CONTACT: DYNAFIRE, DAVID WILLIAMS, DAVID.WILLIAMS@DYNAFIRE.COM, 386.220.3864
 - CC: JENNIFER STANLEY; Jennifer.stanley@dynafire.com; 813.733.2874

*WHEN WORKING ON FIRE SYSTEM PLEASE CONTACT PROPERTY MANAGER FOR SYSTEM TO BE PLACED ON TEST.

***ANY ROOF PENETRATIONS MUST BE PERFORMED BY LANDLORD ROOFER – TENANT EXPENSE.**

- CONTACT: C&S ROOFING, 352.489.4274.

SIGNAGE: PROVIDE EXHIBIT C / SIGN CRITERIA TO YOUR SIGN CONTRACTOR, ALL SIGNAGE INCLUDING WINDOW / DOOR GRAPHICS REQUIRE LANDLORD APPROVAL. **PLEASE HAVE SIGN VENDOR FORWARD DRAFTS FOR REVIEW / COMMENT TO PROPERTY MANAGER VIA EMAIL.**

ALL CHECKS ARE PAYABLE TO LANDLORD:

GATEWAY COMMONS OF MANATEE, LLC
3603 Madaca Lane
Tampa, FL 33618