

CERTIFIED INITIAL CAPITAL INVESTMENT AND MID-TERM REFURBISHMENT FORMS

REFERENCE: TENANT LEASE AGREEMENT; ARTICLE 10 CONSTRUCTION AND CAPITAL INVESTMENT
SECTION 10.01 CAPITAL INVESTMENT AND SECTION 10.11 REFURBISHMENT

CONCESSIONS DEVELOPMENT MANUAL - PROJECT CLOSEOUT; §11.29.2 SUBMIT 'CERTIFIED INITIAL CAPITAL
INVESTMENT AND MID-TERM REFURBISHMENT FORMS' [EXHIBIT 1]

Complete applicable form in its entirety and submit to the Authority signed/dated by the CFO. Fill out one form per Tenant Improvement (TI) project; do not combine multiple projects onto one form. The following items must be addressed and substantiated by backup documentation (see bullet #2 for guidelines and acceptable documentation) per Lease Agreement:

1. Capital Investment subject to amortization shall be certified to Authority within **(90) days** after installation on the Concession Premises, supported by receipts and lien waivers from the contractors used to design and construct the Approved Project (the "Certification"). Failure to timely file the Certification shall relieve the Authority of any obligation regarding Unamortized investment in the event of closure or recapture.
2. The Certification shall be submitted in parts within **(90) days** of the completion of each Approved Project:
 - a. Using the Category Description on the checklist forms below, clearly label/highlight and submit backup documentation for each applicable Category in sections as listed on the checklist. Total amount(s) should match for each Category.
 - b. Acceptable backup documentation includes lien waivers from each contractor, payment applications, paid invoices, receipts, and copies of checks issued to show proof that costs submitted for each Category were incurred. See example.
3. Minimum initial Capital Investment in Leasehold Improvements or minimum dollars per square foot in mid-term refurbishment requirement
4. Cost of inventory, small wares, soft costs (excluding architectural and engineering costs), costs of doing business, and lost profits shall **not** be included in the calculation of the Capital Investment
5. Any investments by Concessionaire in Leasehold Improvements to the Support Premises shall not be considered toward the minimum Capital Investment and as part of the Concession Premises Leasehold Improvements
6. Refurbishment includes all refinishing, repair, replacement, redecorating, repainting and re-carpeting necessary to keep said areas and fixtures in like-new condition

Submit completed form with all backup documentation to:

Attn: ADC TI Project Assistant
Airport Design & Construction
San Diego County Regional Airport Authority
PO Box 82776
San Diego, CA 92138
TIP@san.org

CERTIFIED INITIAL CAPITAL INVESTMENT FORM

☐ Initial Estimate

☐ Final Certified Amount

Tenant Name: _____

Minimum CapEx Defined in Lease: \$ _____

Terminal/Location: _____

Total Square Footage (SF) of Premises: / _____

Project Name/ID: _____

Minimum CapEx per SF Requirement = \$ _____

Completion Date: _____

Turnover Date: _____

Category Description	Certified Amount
ARCHITECTURAL AND DESIGN <ul style="list-style-type: none"> Maximum allowable = 15% of total certified costs submitted 	\$ _____
CONSTRUCTION <ul style="list-style-type: none"> includes permit fees, special inspections, consulting and construction management 	\$ _____
CABINETS/MILLWORK <ul style="list-style-type: none"> includes only permanent fixtures and installations 	\$ _____
POINT OF SALE (POS) SYSTEM AND INFRASTRUCTURE <ul style="list-style-type: none"> includes cabling, POS System, public safety standards 	\$ _____
KITCHEN EQUIPMENT <ul style="list-style-type: none"> includes permanent specialty systems, hood systems, fire safety equipment excludes merchandise, inventory and small wares i.e. plates, glasses, silverware, holders, etc. and removable appliances/equipment 	\$ _____
FURNITURE AND DECOR <ul style="list-style-type: none"> includes only permanent fixtures and installations mounted to wall, floor and/or ceiling 	\$ _____
SIGNAGE AND LIGHTING <ul style="list-style-type: none"> includes only permanent signage and digital menu boards, blade signs, and lighting 	\$ _____
TEMPORARY RETAIL MERCHANDISING UNIT (RMU) AND INFRASTRUCTURE <ul style="list-style-type: none"> excludes merchandise, inventory and small wares 	\$ _____
TOTAL CERTIFIED COSTS	\$ _____

As of the date signed below, and to the best of our knowledge and belief, we hereby certify that the amounts listed above represent the recorded capital expenditure for the project referenced.

 Chief Financial Officer

 Date

MID-TERM REFURBISHMENT FORM

☐ Initial Estimate

☐ Final Certified Amount

Tenant Name: _____

Minimum \$ per Sq. Foot Defined in Lease: \$ _____

Terminal/Location: _____

Total Square Footage of Premises: X _____

Project Name/ID: _____

Minimum Mid-Term Requirement: = \$ _____

Completion Date: _____

Turnover Date: _____

Category Description	Certified Amount
ARCHITECTURAL AND DESIGN <ul style="list-style-type: none"> Maximum allowable = 15% of total certified costs submitted 	\$ _____
CONSTRUCTION <ul style="list-style-type: none"> includes repair, replacement, repainting, re-carpeting, permit fees, special inspections, consulting and construction management 	\$ _____
CABINetry/MILLWORK <ul style="list-style-type: none"> includes refinishing, repair and replacement of only permanent fixtures 	\$ _____
POINT OF SALE (POS) SYSTEM AND INFRASTRUCTURE UPGRADES <ul style="list-style-type: none"> includes cabling, upgrades to POS System, public safety standards 	\$ _____
KITCHEN EQUIPMENT <ul style="list-style-type: none"> includes upgrades to permanent specialty systems, hood systems, fire safety equipment excludes merchandise, inventory and small wares i.e. plates, glasses, silverware, holders, etc. and removable appliances/equipment 	\$ _____
FURNITURE AND DECOR <ul style="list-style-type: none"> includes redecorating and repair and replacement of only permanent fixtures and installations mounted to wall, floor and/or ceiling 	\$ _____
SIGNAGE AND LIGHTING <ul style="list-style-type: none"> includes repair and replacement of only permanent signage and digital menu boards, blade signs and lighting 	\$ _____
TEMPORARY RETAIL MERCHANDISING UNIT (RMU) AND INFRASTRUCTURE <ul style="list-style-type: none"> excludes merchandise, inventory and small wares 	\$ _____
TOTAL CERTIFIED COSTS	\$ _____

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 Chief Financial Officer

 Date