

COMMERCIAL LEASE – EXHIBIT C

TENANT IMPROVEMENTS

1 **1. BUILDING-STANDARD IMPROVEMENTS:** In this Exhibit C, "Building-Standard Improvements" means the materials, finishes, and systems
2 identified in this section, which Landlord provides in the Building. Landlord will provide the following Building-Standard Improvements in the Premises
3 at Landlord's sole cost and expense: *(describe)* _____
4 _____
5 _____
6 _____

7 _____ (for additional Building-Standard Improvements, see Addendum _____).

8 **2. TENANT IMPROVEMENTS:** Landlord consents to the improvements to the Premises described in Sections 2.1. - 2.2. (the "Tenant Improvements")
9 on the following terms.

10 **2.1. Tenant Improvements to be Constructed by Landlord.**

11 (a) **At Landlord's Expense.** Landlord agrees to complete the following Tenant Improvements to the Premises at Landlord's cost and expense.
12 *(describe)* _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____ (for additional Tenant Improvements, see Addendum _____).

20 (b) **At Tenant's Expense.** Landlord agrees to complete the following Tenant Improvements to the Premises at Tenant's cost and expense.
21 *(describe)* _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____
28 _____ (for additional Tenant Improvements, see Addendum _____).

29 **2.2. Tenant Improvements to be Constructed by Tenant.** (See Section 5, Tenant Improvements Constructed by Tenant)

30 (a) **At Landlord's Expense.** Landlord agrees to provide the following allowances for the following Tenant Improvements to the Premises to
31 be completed by Tenant. *(describe)* _____
32 _____
33 _____
34 _____
35 _____
36 _____
37 _____
38 _____ (for additional Tenant Improvements, see Addendum _____).

39 Each allowance may be applied only to the specified Tenant Improvement item. All costs incurred by Landlord relating to each item will be
40 deducted from the applicable allowance. If the total cost for any item exceeds the item's allowance, Tenant will pay the excess cost prior to
41 taking occupancy of the Premises.

42 (b) **At Tenant's Expense.** Tenant agrees to complete the following Tenant Improvements to the Premises at Tenant's cost and expense.
43 *(describe)* _____
44 _____

Tenant Initials _____ / _____

Landlord Initials _____ / _____

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45 _____
46 _____
47 _____
48 _____
49 _____
50 _____ (for additional Tenant Improvements, see Addendum _____).

51 3. DESIGN OF TENANT IMPROVEMENTS:

52 **3.1. Plans.** Within _____ days (ten [10] if not filled in) of the Effective Date, Tenant will deliver basic floor plans for the Tenant Improvements to
53 Landlord, covering electrical, lighting and partitions, including any special requirements (the "Preliminary Plans"). If Landlord approves Tenant's
54 Preliminary Plans, Landlord will prepare detailed construction drawings for the Tenant Improvements (the "Construction Plans") covering stairways,
55 wall/floor openings, doors/jambes and hardware, finish carpentry, wall finishes and colors, and specifications for all work and materials. Tenant will
56 provide Landlord with all construction information requested by Landlord by no later than (*insert date*) _____. Tenant will
57 be responsible for all delays in occupancy and additional costs resulting from its failure to submit such information on time.

58 **3.2. Construction Plan Approval.** Tenant will approve the Construction Plans by (*insert date*) _____, subject to any
59 corrections requested to make the Construction Plans consistent with the construction information submitted to Landlord. The Construction Plans
60 will include a statement (the "Statement") of the costs, if any, for which Tenant will be responsible under the terms of this Exhibit C. The Construction
61 Plans and the Statement must be approved by Tenant in writing before Landlord will proceed to obtain building permits and commence construction.

62 **3.3. Tenant Responsibilities.** Tenant will be responsible for delays and additional costs caused by: (a) any changes made by Tenant to the
63 Construction Plans other than corrections of the type described in Section 3.2; (b) Tenant's failure to approve the Construction Plans and the
64 Statement by the date in Section 3.2; or (c) delays in delivery of materials requiring long lead times. Tenant will, prior to taking occupancy of the
65 Premises, pay all of Landlord's design fees arising out of the inclusion of atypical materials in the Premises.

66 4. CONSTRUCTION:

67 **4.1. Authorization to Proceed.** Tenant's approval of the Construction Plans will constitute written authorization to complete the Premises in
68 accordance with the Construction Plans. Tenant may in such authorization delete items to reduce costs. If Tenant does not provide written
69 authorization to proceed, Landlord will not be obligated to begin work, and Tenant will be responsible for any costs due to any resulting delay in
70 completion of the Premises. Landlord will complete the construction of the Tenant Improvements as soon as reasonably possible after Tenant
71 approves commencement of construction.

72 **4.2. Completion and Payment.** Landlord's contractor will complete the Tenant Improvements in accordance with the Construction Plans approved
73 by Tenant. Tenant will pay the full cost and expense of the Tenant Improvements allocated to Tenant under Section 2: (*select one*)

- 74 (a) prior to taking occupancy of the Premises;
75 (b) in (*insert number of payments*) _____ equal payments made along with the first (*insert number of months*) _____ rent payments;
76 (c) _____% of the cost by (*insert date*) _____, and _____% of the cost by (*insert date*) _____; or
77 (d) other (*describe*) _____.

78 **4.3. Change Orders.** Tenant will request any change to the Tenant-approved Construction Plans in writing to Landlord, and such request will be
79 accompanied by all information necessary to prepare plans and specifications for such change. Upon receiving that information, Landlord will
80 prepare such plans and specifications and a proposed change order ("CO") as soon as reasonably possible. Each proposed CO will set forth the
81 estimated cost of the changes. Landlord will not be obligated to proceed with any work which would be affected by a CO until it is signed by both
82 Landlord and Tenant. Whether or not Tenant approves a proposed CO, Tenant will be responsible for the cost of preparing any plans and
83 specifications for the CO. The actual cost of the work described in any CO will be paid by Tenant on or before the date Tenant first occupies the
84 Premises. Tenant will be responsible for all delays in construction and occupancy caused by Tenant's CO requests.

Tenant Initials _____ / _____

Landlord Initials _____ / _____

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85 **5. TENANT IMPROVEMENTS CONSTRUCTED BY TENANT:** If Tenant or Tenant's contractor will perform any work in connection with Tenant
86 Improvements on the Premises:

87 **5.1. Landlord's Approval.** Such work will not proceed until Landlord's written approval of: (a) Tenant's contractor; (b) liability and property damage
88 insurance carried by Tenant or its contractor; and (c) the plans and specifications for the work. The detailed construction plans and specifications
89 will be prepared by Landlord at Tenant's expense based upon the Tenant's plans and specifications. All work will conform to such detailed plans
90 and specifications, subject to any approved COs, and will be performed by licensed, bonded contractors.

91 **5.2. Permits.** All work will conform to valid building permits (obtained at Tenant's expense) if required, copies of which Tenant will provide to
92 Landlord before the work is commenced. All work will conform to applicable governmental regulations at Tenant's cost and expense. Landlord will
93 not be responsible for Tenant's failure to comply with applicable regulations.

94 **5.3. Coordination.** All work by Tenant or Tenant's contractor will be scheduled through Landlord. Tenant or Tenant's contractor will arrange for
95 necessary utility, hoisting and elevator service with Landlord or its contractor and will pay reasonable charges for such services. Entry to the
96 Premises by or for Tenant for any purpose prior to the Lease Commencement Date will be at such times as are approved by Landlord and subject
97 to all the terms and conditions of the Lease except the payment of Rent.

98 **5.4. Faulty Work.** Tenant will promptly reimburse Landlord for any expense Landlord incurs due to faulty work by Tenant or its contractors, or due
99 to delays caused by faulty work, or by reason of inadequate cleanup of faulty work.

Tenant Initials _____ / _____

Landlord Initials _____ / _____

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE**OREF C-722 | Released 01/2026 | Page 3 of 3**

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