

## Exhibit B

### Lessor's Work

Lessee accepts the space in as-is condition. As-is condition is as follows:

Lessor agrees to perform or cause to be performed at the Premises, at its sole cost and expense, the work described in this Exhibit B (the "Lessor's Work"), such work to commence promptly after the execution of the Lease and continue thereafter with professional diligence. The Lessor's Work shall be performed in a good and workmanlike manner and in substantial compliance with the construction drawings. The Building and the Lessor's Work shall comply with all applicable governmental codes and regulations.

The Lessor's Work shall consist of the base Building shell and the following improvements to the Premises:

1. **Use & Development Fees:** If applicable, Lessor shall be responsible for all tap fees, impact fees, and special use fees or permits in connection with the construction of the Lessor's Building. Lessee shall be responsible for any building permits, or additional fees related to their Lessee improvements.
2. **Clean White Box (Grey Shell):** The Premises shall be delivered in broom clean condition and ready for construction of Lessee's improvements meeting applicable building and other codes, fire ratings, and all other aspects to achieve code separations between Lessees as required. The demised space shall be free of all hazardous waste, including but not limited to, asbestos and lead paint.
3. **Utilities:** Utilities are to be metered separately for each bay, except for water. Lessee shall be responsible for all hook ups within the demised space, as brought in by the Lessor.
  - Lessor shall Provide one separately metered 200 Amp 120/208 Volt panel with one GFI receptacle. The space shall have one to two lights for egress purposes along with exit signs at doors.
  - Water: water line with shut off stubbed into Lessee space.
  - Sewer and Waste: minimum 4" sewer line stubbed into Lessee's space in sufficient size and depth for Lessee's use.
  - Gas Service: 1" gas line stubbed into premises for Lessees Use.
  - Telephone, Cable, Satellite Dish Conduit: All provided by Lessee.
4. **Shell Condition:** The following items shall be provided by the Lessor, (credits may be provided in lieu of the work described)
  - **Storefront, Entry Doors, Glazing and Exits:** The Lessor shall provide single or double entry doors to the Premises, each of the two doors shall be 3'-0" wide installed with hardware per code and weather-stripping. The Lessee shall be allowed, at Lessee's discretion and with Lessor's reasonable approval, to make alternations to the entry doors, at the Lessee's cost. This may include the entry point which may be repositioned at the Lessee's discretion. All exterior glass doors and adjacent glass panels shall meet glazing code regulations. Required exits and exit doors shall meet building, fire, health, and accessibility codes.
  - **Exterior Walls:** All exterior wall construction shall be built by

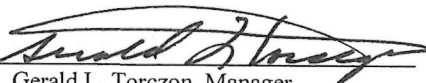
the Lessor in accordance with applicable code requirements. The exterior walls shall have doors with hardware in place, for required emergency exits.

- **HVAC:** HVAC capacity as installed, with unit(s) installed and operational. Bay 3 has a 6 ton unit and bay 4 has a 5 ton unit. Roof to HVAC unit stubbed down with trunk lines installed with diffusers.

All other work to be done by Lessee per Lessee's plans and specifications as approved by Lessor. Exhaust fans 4" flu per bathroom.

- **Fire Protection Systems:** If needed per code, Lessor shall provide within the Premises a complete NFPA, UL and code approved fire protection system including a sprinkler main, distribution piping, sprinkler heads, and Alarm Systems if required for the Building per location guidelines and minimum operation of the vacant Premises. Sprinkler system will be delivered with heads turned up and ample flow to the system. Lessee shall be responsible for all installation and costs thereafter.
  - **Ceiling:** The existing open structure shall meet all fire, smoke separation, and all code requirements.
  - **Drawings/CAD Files:** Lessor shall provide Lessee with plans and specifications for the base building, including but not limited to drawings and CAD files. No warranties as to accuracy are included.
5. **Warranty:** All of Lessor's work, for new improvements, shall be warranted for one (1) year, unless longer warranties are provided by manufacturers or contractors, and said warranty shall be transferred to Lessee.

**WHISPERING RIDGE GLT, LLC**  
A Nebraska Limited Liability Company

By:   
Gerald L. Torczon, Manager

**S & S ELKHORN, LLC**  
A Nebraska Limited Liability Company

*Derrick Reinhart*  
By: \_\_\_\_\_