

EXHIBIT C

SPECIAL REQUIREMENTS

Offered space must contain the following:

- Each warehouse shall have a minimum of 19,500 net usable square feet (NUSF) for storage.
- The entire space must be located on the ground floor and have a ceiling height minimum of 16 feet for each warehouse.
- Each warehouse shall have touchdown space for 4 personnel.
- Each warehouse shall have temperature control (between 64- and 78-degrees Fahrenheit).
- Humidity should not exceed 75% for each warehouse.
- Each warehouse shall have mobile “hotspot” capabilities for Information Technology (IT) purposes.
- Each warehouse shall have 1 male and 1 female bathroom.
- Each warehouse shall have 1 break room.
- Each warehouse shall adhere to NFPA 230: Standard for the Fire Protection of Storage.
- Each warehouse shall adhere to OSHA General Industry Standards.
- Each warehouse shall have a loading dock with the capabilities of supporting a 53-foot truck.
- Each warehouse shall have a hydraulic leveler.
- Each warehouse shall have a minimum of 6 parking spaces on site.
- The warehouse shall have concrete floors capable of sustaining a 5,000-pound warehouse forklift.
- Warehouse shall be accessible to the Government 24 hours a day, 7 days a week.
- Each warehouse shall be a secured facility. For protection of government property.
- Each warehouse shall be handicapped accessible. For any/all disabled veterans.
- Minimum of two (2) standard dumpsters, minimum size of 6 ft x 6 ft x 4 ft, one (1) dumpster for regular trash and one (1) dumpster for recyclable trash (plastics, wooden pallets, etc.). The dumpsters should be replaced/emptied at a minimum of twice a month.

36C24422L0010
Lebanon, PA Warehouse Lease

LESSOR: _____ GOVERNMENT: _____