

**EXHIBIT C**  
**REMOVABLE PROPERTY**

**Building Equipment and Removable Property**

Building equipment is defined as equipment that is permanently installed as a part of a building that would be required by any user of a different nature and would be left behind by any tenant or similar occupant moving out. Removable property includes all movable equipment and furnishings, and any special equipment or systems, whether permanently installed or not, that users of a different nature would not expect to find pre-installed when renting vacant space.

**Examples of Building Equipment:**

- General purpose lighting
- Exit lights
- General building HVAC systems
- General building electrical systems
- Building exterior elements such as awnings, windows, doors, etc.
- General door hardware, including door closers
- Building plumbing systems
- Water fountains
- Boilers
- Water heaters
- Restroom fixtures
- Trade and other fixtures securely attached to the walls, columns or other improvements
- Fire alarm system
- Fire protection system
- Emergency generators
- Elevators and Escalators
- General building signage
- Building backflow preventers
- Street lights and side walk lights

**Examples of Removable Property:**

The following described items would be removed by Seller when vacating a store building

- Seller's exterior identification signs on the building facade
- Merchandise handling equipment such as conveyors and rolling racks

- Compactors and balers
- Energy management equipment (PCs and proprietary software)
- Retail point-of-sale and related communications equipment
- Security systems
- Access systems
- trilogy-style and other key pad type door locks
- Furniture
- Specialized electrical circuits, equipment, controls, power conditioners, UPS, etc.
- Loose kitchen appliances such as ovens, dish washing machines, etc.
- Office equipment, such as furniture, free-standing shelving units, wall clocks, cash counting equipment, safes, computers, printers, telephones, etc.

### **Discretionary Property**

Below is a list of trade fixtures and Asset Protection and other equipment Seller shall have the right to leave in place in the Building, with the option of removing any such items it desires to salvage or re-use at other or future locations.

- Loose trade fixtures (such as free-standing display cases)
- Special purpose lighting and lighting controls.
- EOL PVMs - (Tube monitors)
- Microwave / Knogo EAS systems
- Standard stockroom door handles ( not trilogy)
- CCTV wiring
- EAS wiring
- Access Control wiring
- Door / caseline lock hardware (not cores)
- Any deterrent CCTV equipment (deterrent domes)
- Door contacts (perimeter doors & safes)
- Motion devices and/or beams throughout store
- Glass break devices (if installed)
- Horn & strobe device in Fine Jewelry (if installed)
- BA panel & keypads (usually 3 keypads - main, FJ, & Cash Office)
- Wiring & interface devices for wired systems, repeaters for wireless systems