

ADDENDUM



MIAMI INTERNATIONAL AIRPORT

June 1, 2007

*RETAIL
CONCESSIONS
DESIGN
GUIDELINES*

south terminal



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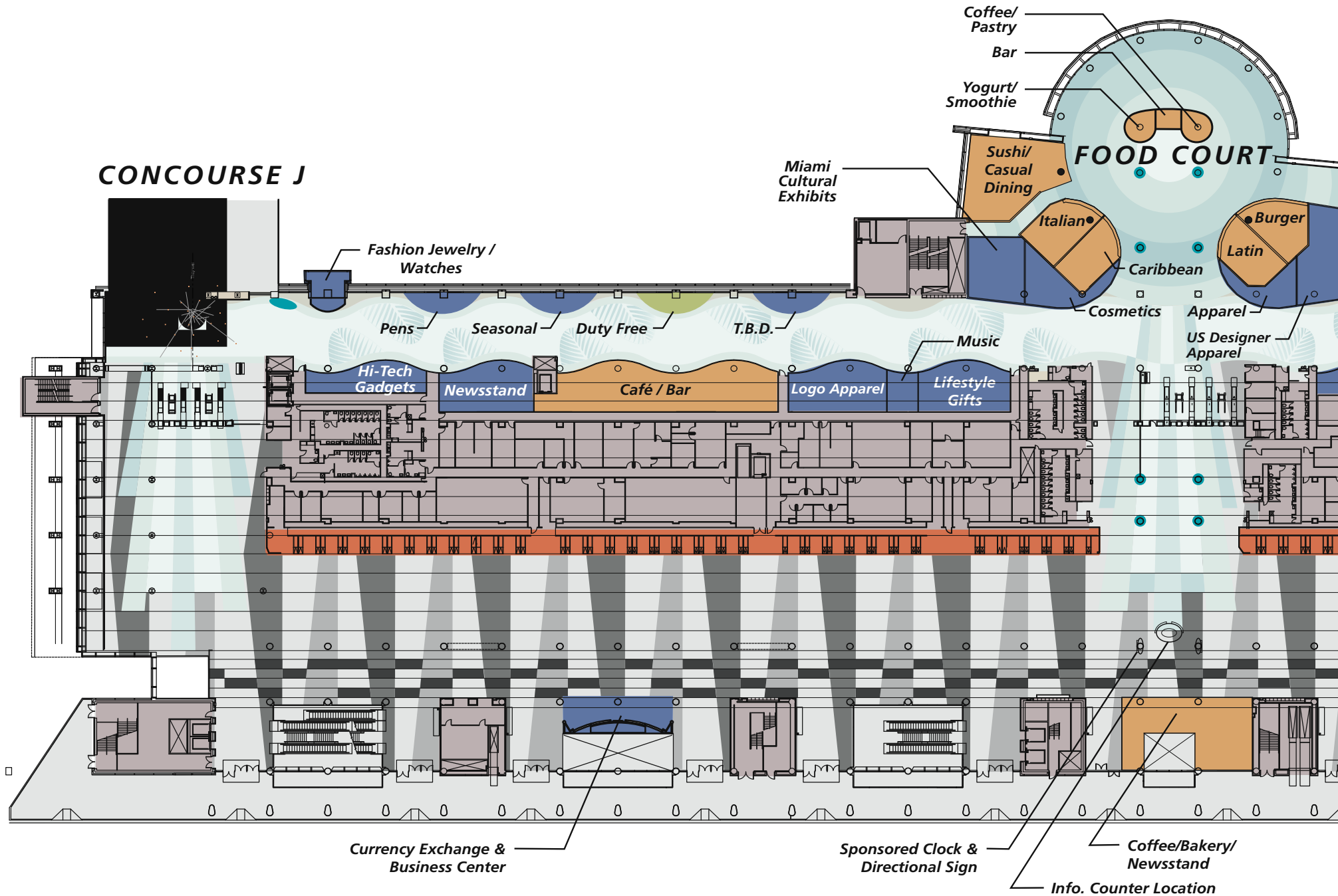
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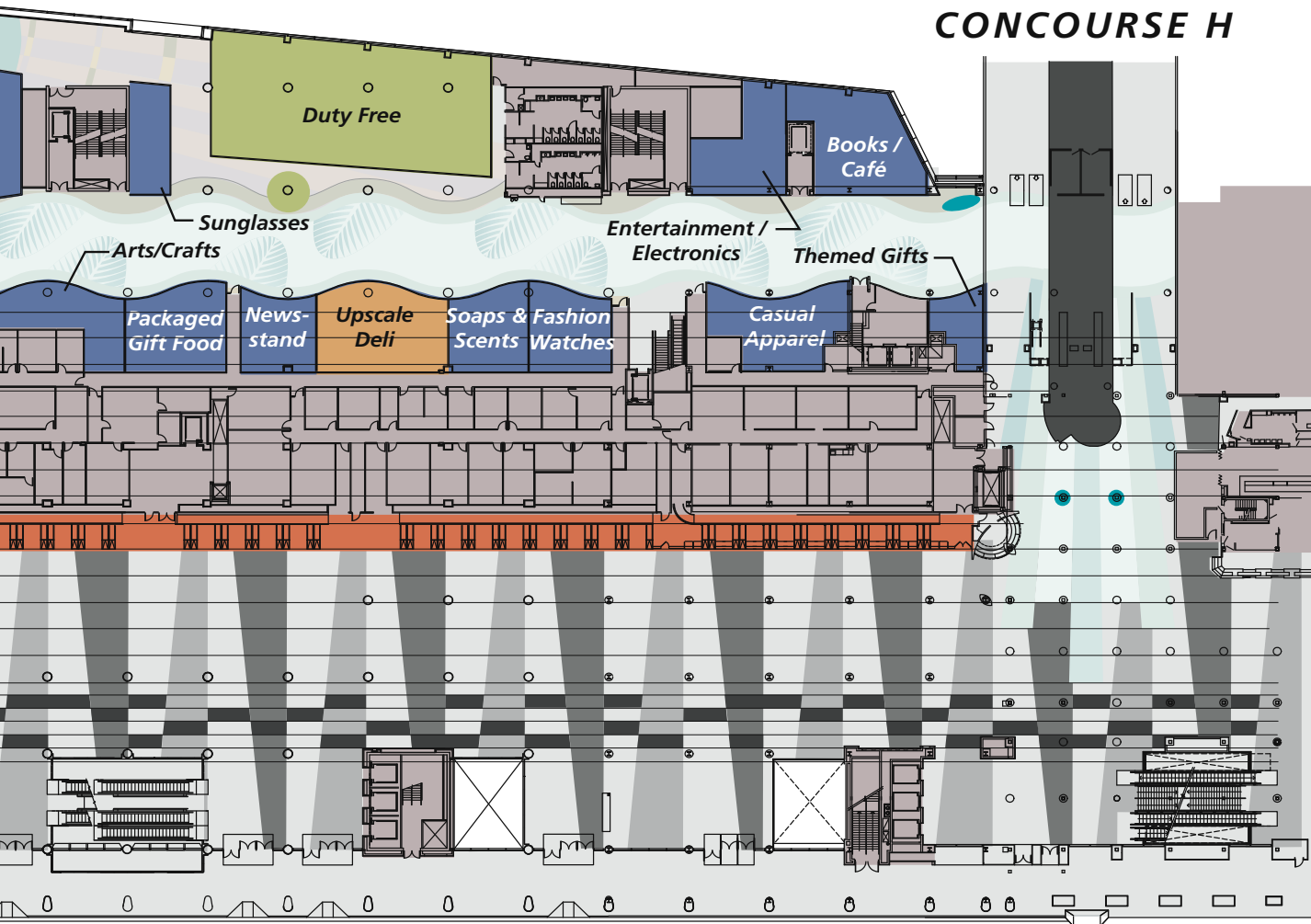
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-  Retail Tenants & SCMUs
-  Duty Free
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This addendum is intended to clarify the basic design principles and criteria necessary for the development of the retail areas for the South Terminal of Miami International Airport. This document replaces those sections of the original guidelines, dated 4/13/2005, regarding the design of retail and food venues in the South Terminal, excluding the food court tenants and common areas. The final design solutions shall be the responsibility of the Concessionaire/Tenant and their design consultants with the Miami Dade Aviation Department having final approval rights. Concessionaires and Tenants shall be responsible for verifying design compliance with all applicable local, state and national codes. All materials used must be Class A fire-rated except for the loose items such as furniture.

Tenant concepts shown in this document are for illustrative purposes only and may not reflect the actual tenancy of the terminal. The renderings, drawings and floor plans contained herein are included for illustrative purposes as an aid to tenants in complying with the design criteria set forth. The actual configuration and design of the terminal may vary from these renderings, drawings and floor plans. Images of storefronts and signs included in this document are examples for discussion purposes only and are not approved for final design. Tenants must verify all conditions in the field.



RETAIL CONCESSIONS GENERAL CONDITIONS

Tenant's design solution should integrate storefront signage, interior design and merchandising concepts into a complete statement consistent with Tenant's merchandise and market while furthering the sense of quality of the entire South Terminal retail experience.

STOREFRONTS

1. Tenant construction must begin on the horizontal and vertical lease lines adjacent to the demising column. Tenant must not modify the color or finish of the columns.
2. Security grilles must be enclosed and concealed within Tenant's space. They must have a clear anodized aluminum finish and controls must be mounted per applicable building codes.
 - a. Tenant is responsible for providing MDAD with signed and sealed construction documents outlining structural support for rolling grille.
 - b. Security grilles must have an approved means of emergency egress when closed.
3. The use of all natural materials of high quality and integrity is encouraged. All materials are subject to review by MDAD. The following materials are **not** permitted on storefronts or grille enclosures:
 - a. Simulated stone or simulated wood.
 - b. Plastic laminates.
 - c. Pegboard fixturing systems.
 - d. Textured paint, stucco or gypsum board.
 - e. Plywood paneling.
 - f. Resilient floor materials, e.g. vinyl sheet

4. Use of curtains, drapes and other shielding devices within Tenant's storefront or entrance is not permitted except where used as decorative devices to frame or otherwise highlight products.
5. If security devices designed to discourage shoplifting are proposed for any Tenant space, they must be of the overhead type.
6. Tenant displays and queuing for food operators shall not be permitted to extend beyond the tenant lease line. Tenant displays should be placed so as to emphasize the curvature of the lease line where applicable.

SIGNAGE

The Tenant must retain the services of a professionally trained graphic designer to create their graphic identity program. Tenant signage is subject to the following conditions:

1. Tenant signage may not interfere with Terminal Wayfinding signage. Tenants must also refrain from colors that are similar to the terminal wayfinding colors. The backs of all signs, except those recessed into walls, must have a finished appearance, matching the overall colors, finishes and materials used for the signs.
2. Signs are limited to Tenant trade name and logo only. No advertising will be permitted to be visible from the terminal public areas.
3. No animated components, flashing lights, formed plastic channel letters, or exposed neon tubes are permitted on tenant's signage, storefronts or in the merchandising zone.
4. Electrical service to Tenant's signs shall be from Tenant's electrical panel. All conduit, tubing

raceways, conductors, transformers and other equipment must be concealed.

5. All exposed sign fasteners shall be stainless steel, aluminum, brass or bronze. Black iron materials of any type are not permitted.
6. Sign maker labels or other identification shall not be permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.

MERCHANDISE DISPLAY ZONE

1. The storefront together with display lighting and signage comprise the initial presentation of the overall store image. To reinforce visual merchandising, a Merchandise Display Zone, running the full width of the storefront and five feet of the store depth should be given special attention in design and merchandising and should be set aside for professional quality displays.
2. Tenants are encouraged to emphasize this area with high quality finishes, specialty lighting, ceiling height changes and other visual distinctions.
3. Tenant displays in this area are required to change a minimum of six times per year.
4. Displays in this zone must be of product. No placards, posters or other advertising media will be permitted without written approval by MDAD.
5. Lighting in the merchandise display zone must remain on 24 hours per day.
6. The ceiling above the Merchandise Display Zone must be painted gypsum at a minimum height of 11'-9" above the finish floor except as limited by the base building conditions.

RETAIL DISPLAY

1. All displays and display cases located within Tenant's space must be adequately lit during the hours of operation as specified by MDAD. Direct visual exposure of bulbs is not permitted.
2. Product/merchandise display and the circulation of passengers in an airport retail space requires additional consideration beyond that of a store in a retail mall. The location of store fixtures must allow for the circulation of customers who may be carrying or pulling luggage.

FLOORS

1. Floors of public areas may be carpeted, hardwood, thin set ceramic tile, quarry tile, porcelain tile, terrazzo or stone. Resilient flooring may be allowed with MDAD approval.
2. Tenant floor material must be installed at the same elevation as the South Terminal flooring.

CEILINGS

1. Tenant must coordinate the ceiling design with all code, mechanical, fire protection, lighting systems and structural requirements. The minimum ceiling height, outside of the Merchandise Display Zone (see above) is 10'-0" above the finish floor except where restricted by existing building conditions.
2. Painted gypsum, wood or metal slat ceiling systems are permitted.
3. 2' x 2' lay-in acoustical tile will be permitted provided it uses either a 9/16" t-grid support system with tegular or reveal edge panel or a concealed spline support system. 2' x 4' grid ceilings will NOT be permitted.

4. Ceiling access panels, where required, will be at Tenant's expense.

LIGHTING

1. All lighting within Tenant's premises is subject to MDAD review and approval. Merchandise Zone must use metal halide display lighting.
2. Exposed bulbs used in store interiors must be shielded from the common area. No exposed fluorescent fixtures are permitted.
3. Lighting must not create any glare through Tenant's storefront into the public area.
4. Compact fluorescent downlights are permitted within the store, but must have a warm color temperature with a minimum color rendering index (CRI) of 82.

PRE-SECURITY RETAIL SECOND LEVEL TENANTS

STOREFRONTS

Pre-security tenant storefronts should be fully open to encourage passengers to circulate through Tenant's space. Railings, seating or partial height walls (no greater than 4'-6" in height) may be used to control traffic and assist in Tenant's security.

SIGNAGE

Primary signage may be mounted to a base building wall surface within Tenant's space (where available) or integrated with Tenant's displays. In addition to the primary sign, Tenant may be permitted to have a blade sign mounted from a base building column.

1. Tenant's primary sign is to be mounted to an existing base building wall within Tenant's lease space or from Tenant's displays. One (1) primary

sign will be permitted per tenant and is limited to 13.5 square feet in area.

2. The following letter types may be permitted for Tenant's primary sign:
 - a. Halo illuminated reverse pan channel letters. Sign letters may be painted, brushed or polished metal.
 - b. Dimensional letters/logos cut from acrylic, wood or metal pinned off or applied directly to a sign panel. Wood and acrylic letters may be painted or gilded. Metal letters may be painted, gilded, brushed or polished. Letters must be a minimum of 1" thick.
 - c. Dimensional letters cut from acrylic that are pushed through the surface of the sign panel and protrude a minimum of 1/2" from the sign surface. These letters must be internally illuminated.
 - d. Internally illuminated pan channel letters with acrylic faces, subject to MDAD approval. Jewelite and similar trims will not be permitted unless they match the color of the letter returns.
3. Pre-security tenants may be permitted to have one blade type sign. These blade signs are to be mounted on the south side of the base building column along column line V.2, closest to Tenant's space and detailed per the guidelines shown on page 17. The letters on these signs must be push-thru acrylic.
4. Pre-security tenants may be permitted to have a maximum of two additional secondary identity signs. Secondary identity signs must be mounted within Tenant's lease space such that no more than two identity signs of any type are visible at any time, and are limited to the following letter types:

- a. Halo illuminated reverse pan channel letters. Sign letters may be painted, brushed or polished metal.
- b. Dimensional letters/logos cut from acrylic, wood or metal pinned off or applied to a sign panel. Wood and acrylic letters may be painted or gilded. Metal letters may be painted, gilded, brushed or polished. Letters must be a minimum of 1" thick.
- c. Letters integrated with an architectural feature of Tenant's space, such as on an awning, canopy or display unit/cash wrap, subject to MDAD approval.

FLOORS

The existing South Terminal flooring material will be continued through Tenant's space. Tenant may not alter this flooring in any way except to overlay removable mats behind counters to improve slip resistance or provide cushioning for employees to stand on.

POST-SECURITY RETAIL

STOREFRONTS

Post security tenant storefronts must be either transparent, with glazing from floor to ceiling as described below, or fully open. Primary signage is to be suspended from the base building soffit except where existing conditions limit sign location options.

1. If the Tenant provided storefront is glazed, it must be butt-glazed tempered glass, set on a ten-inch stainless steel base at the floor, following the lease line. The base must have a horizontal brush finish. Security grilles must be overhead, enclosed

and concealed within the Tenant's space. Clear anodized aluminum grilles by one of the following manufacturers will be permitted:

- Cookson G5014
- Cornell Visionaire Design (V-9)
- Jim Walters Doors, Lev-a-Lite G6

2. If Tenant's storefront is open, Tenant will be permitted to have an enclosure adjacent to their demising wall(s) and/or a base building column within their lease space to conceal a side-coiling security grille. The enclosures for the grilles must be kept to the minimum necessary dimensions and should be screened through the use of displays.

The storefront security closure system must be side coiling to maintain the maximum available opening height and must follow the curvature of the lease line where applicable. Continuous guide tracks will not be permitted in the floor.

SIGNAGE

1. Tenant's facade sign is to be suspended from the existing base building soffit and detailed per the sign diagrams on pages 14 and 15. The facade sign consists of a standard armature and panel system with Tenant's own letters applied subject to the guidelines below. Tenants that demonstrate a high degree of creativity may be permitted to have a logo or iconic element that extends beyond the base sign panel.
2. The following letter types may be permitted for Tenant's facade sign:
 - a. Halo illuminated reverse pan channel letters. Sign letters may be painted, brushed or polished metal.

- b. Dimensional letters/logos cut from acrylic, wood or metal pinned off or applied directly to the surface of the primary sign panel. Wood and acrylic letters may be painted or gilded. Metal letters may be painted, gilded, brushed or polished. Letters must be a min. of 1" thick.
- c. Dimensional letters cut from acrylic that are pushed through the surface of the sign panel and protrude a minimum of 1/2" from the sign surface. These letters must be internally illuminated.
- d. Internally illuminated pan channel letters with acrylic faces, subject to MDAD approval. Jewelite and similar trims will not be permitted unless they match the color of the letter returns.

3. All post security tenants along the primary terminal corridor (excluding SCMU tenants) will be permitted to have one blade type sign. These blade signs are to be suspended in the corridor and detailed per the guidelines shown on pages 10 - 13 of this document. The letters on these signs must be push-thru acrylic.
4. Tenants may be permitted to wrap one (1) base building column outside their lease space with a digitally printed graphic displaying their identity provided that the column is immediately adjacent to their storefront, and not in front of another tenant's lease space. The applied graphics must be highly designed and mounted behind a matte finish transparent acrylic per the drawing on page 16. Graphics will be strictly controlled for style, color and content to ensure a quality presentation.
5. Tenants with glazed storefronts may also choose

to apply letters or logos on the inside face of the storefront glass in a 3" high band located 3'-0" above the finished floor. Store name and logo, product names, brand identities and cities where other stores are located, may all be utilized in this graphic band.

RETAIL DISPLAY

Tenants with a curvilinear storefront must align their first row of display units to reinforce the curve of the lease line.

FLOORS

The South Terminal flooring material will be extended to the lease line by MDAD. Tenant may not alter this flooring in any way.

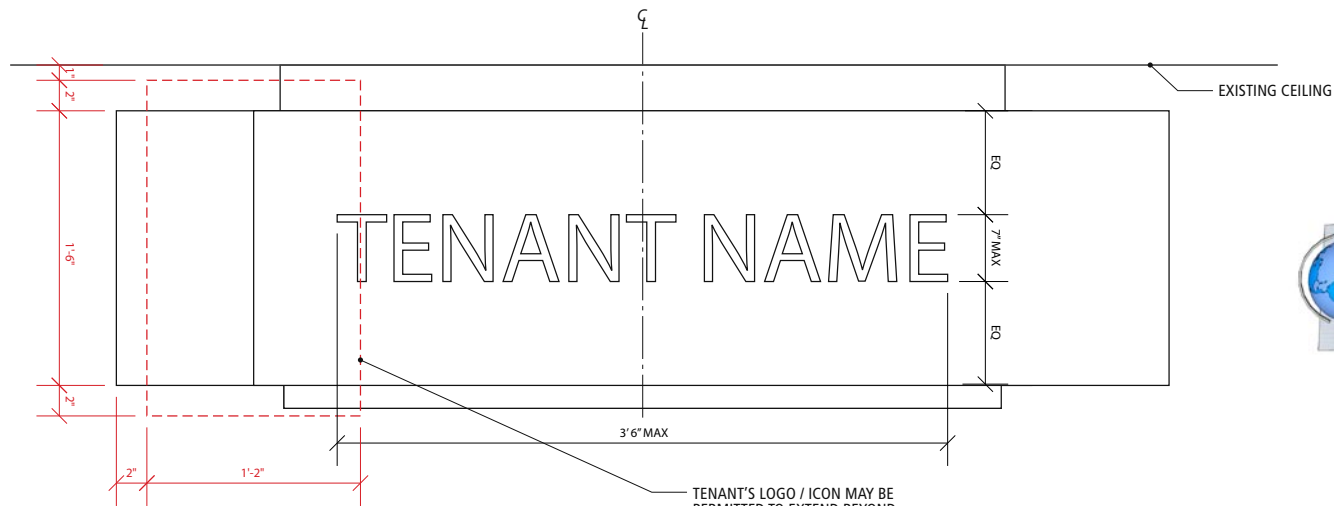
DEMISING COLUMNS

Each tenant must provide and install one (1) demising column constructed per the design guidelines on page 18 and mounted to the end of the demising wall between tenants. Tenants in end conditions,

where there is no adjoining tenant, will be required to provide both demising columns.



Retail Conceptual Sketch

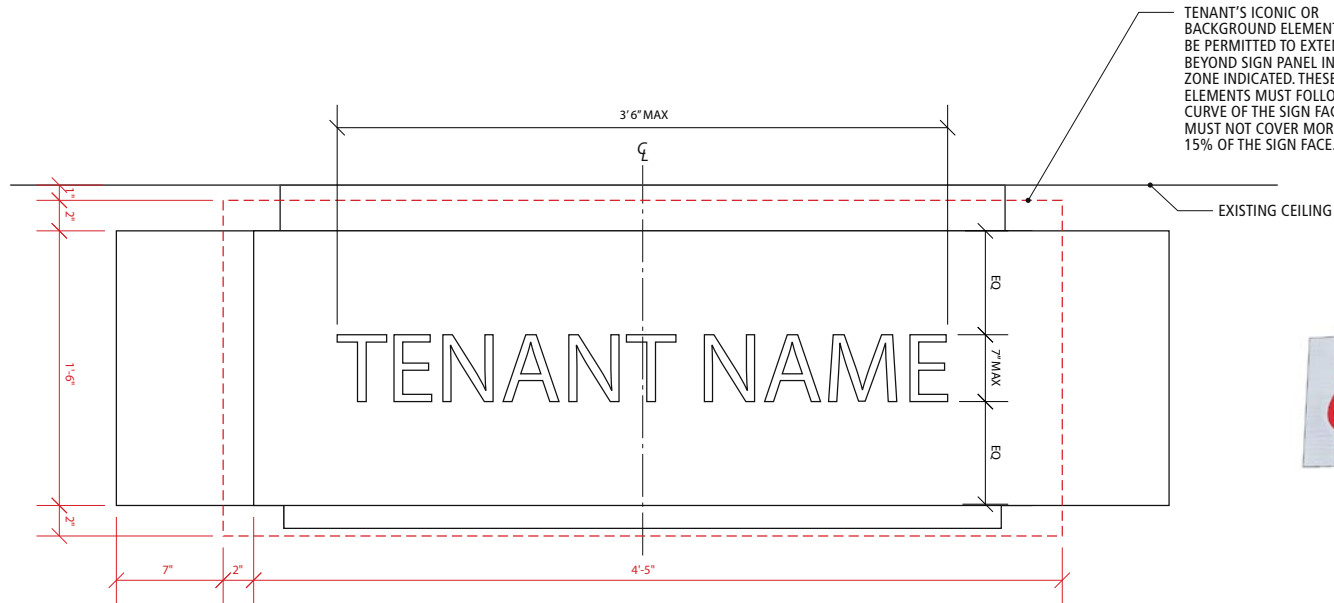


1.1 Blade Sign - Elevation Option 1

TENANT'S LOGO / ICON MAY BE PERMITTED TO EXTEND BEYOND SIGN PANEL IN THE ZONE INDICATED, PROVIDED THAT THE LOGO / ICON DOES NOT EXCEED 1.7 SQFT. IN AREA.



Example Option 1



1.2 Blade Sign - Elevation Option 2

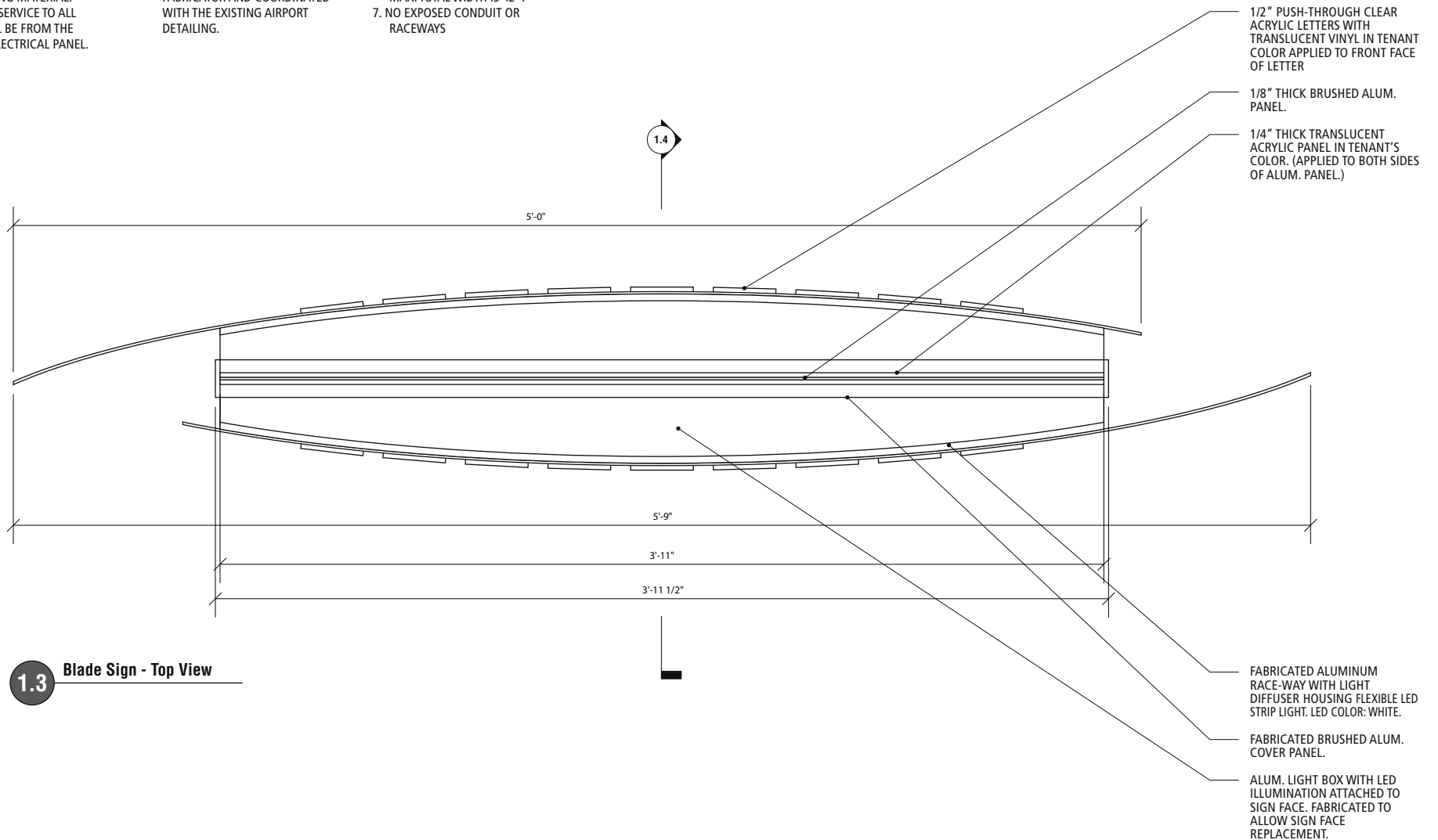
TENANT'S ICONIC OR BACKGROUND ELEMENTS MAY BE PERMITTED TO EXTEND BEYOND SIGN PANEL IN THE ZONE INDICATED. THESE ELEMENTS MUST FOLLOW THE CURVE OF THE SIGN FACE AND MUST NOT COVER MORE THAN 15% OF THE SIGN FACE.



Example Option 2

GENERAL NOTES

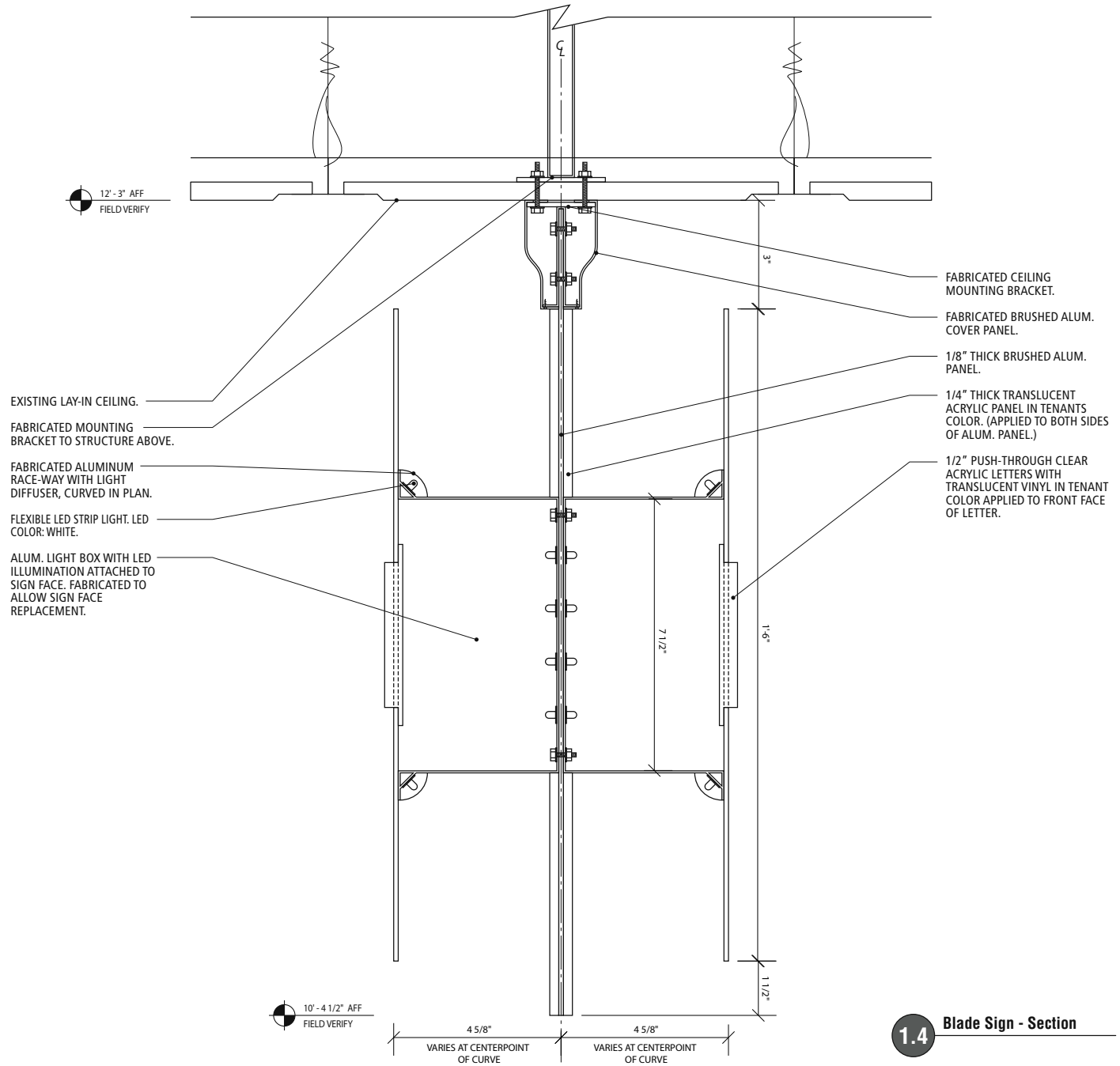
1. ALL EXPOSED OPAQUE SURFACES TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, AND SET FLUSH AND FINISHED TO MATCH THE SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. ALL LETTER FACES ARE TO BE 1/2" PUSH THROUGH CLEAR POLISHED ACRYLIC WITH TRANSLUCENT VINYL IN TENANT COLOR APPLIED TO FRONT FACE OF LETTERS. MAX. TOTAL WIDTH IS 42".
7. NO EXPOSED CONDUIT OR RACEWAYS

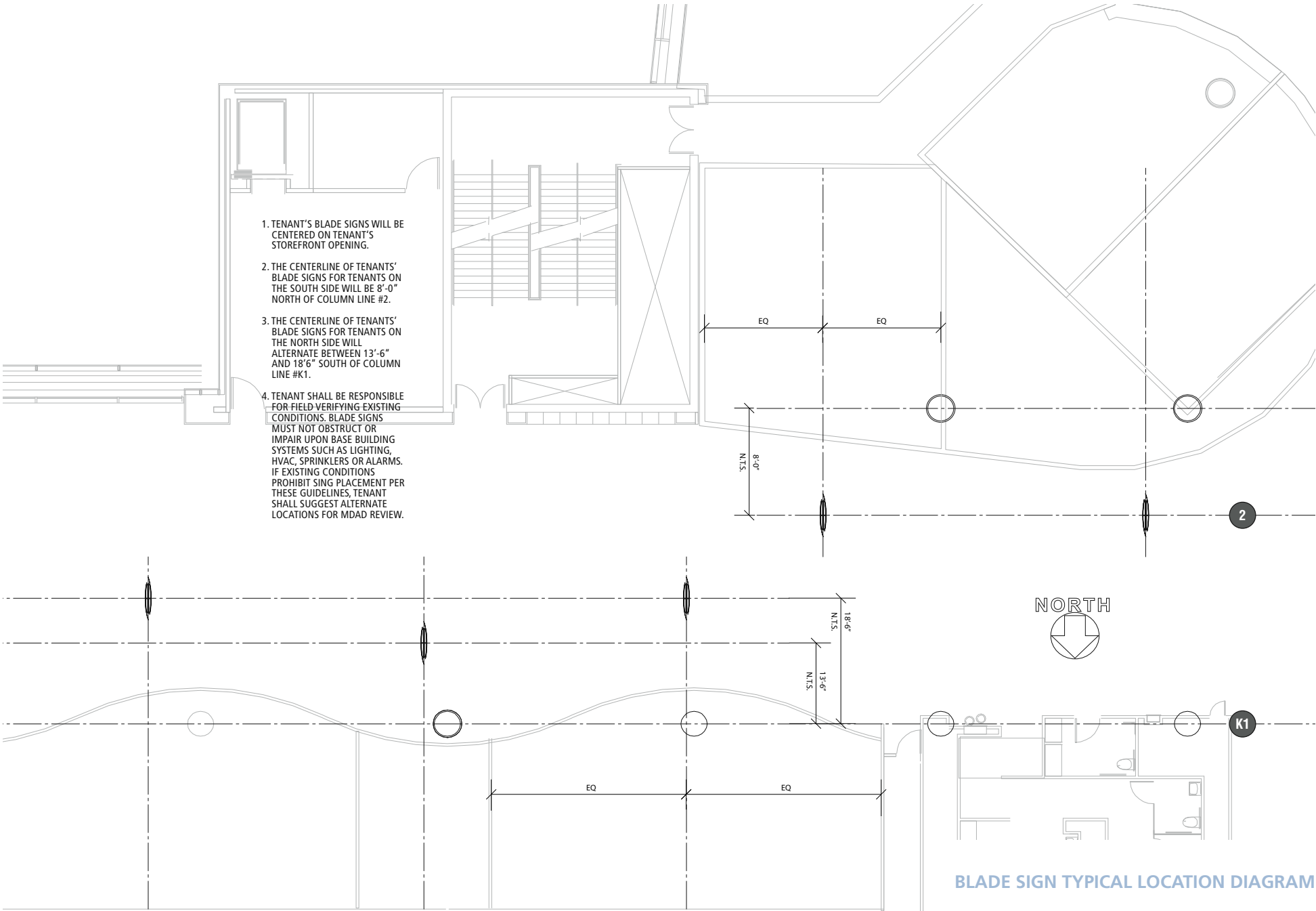


1.3 Blade Sign - Top View

GENERAL NOTES

1. ALL EXPOSED OPAQUE SURFACES TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH THE SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. ALL LETTER FACES ARE TO BE 1/2" PUSH THROUGH CLEAR POLISHED ACRYLIC WITH TRANSLUCENT VINYL IN TENANT COLOR APPLIED TO FRONT FACE OF LETTERS. MAX. TOTAL WIDTH IS 42".
7. NO EXPOSED CONDUIT OR RACEWAYS



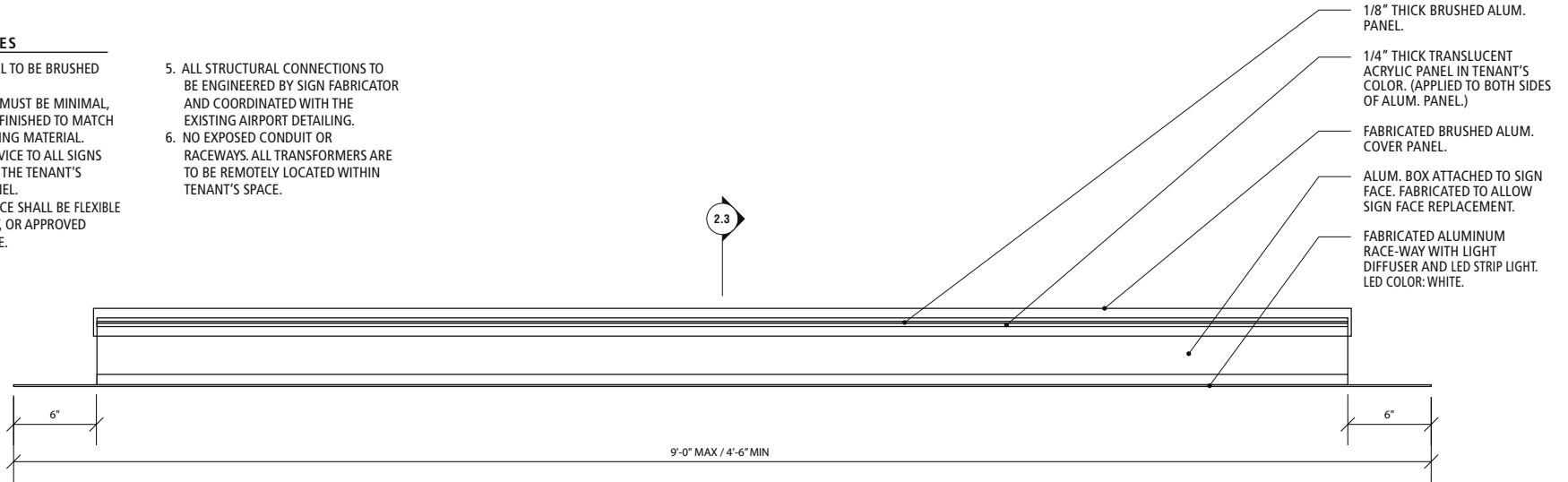


1. TENANT'S BLADE SIGNS WILL BE CENTERED ON TENANT'S STOREFRONT OPENING.
2. THE CENTERLINE OF TENANT'S BLADE SIGNS FOR TENANTS ON THE SOUTH SIDE WILL BE 8'-0" NORTH OF COLUMN LINE #2.
3. THE CENTERLINE OF TENANT'S BLADE SIGNS FOR TENANTS ON THE NORTH SIDE WILL ALTERNATE BETWEEN 13'-6" AND 18'-6" SOUTH OF COLUMN LINE #K1.
4. TENANT SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS. BLADE SIGNS MUST NOT OBSTRUCT OR IMPAIR UPON BASE BUILDING SYSTEMS SUCH AS LIGHTING, HVAC, SPRINKLERS OR ALARMS. IF EXISTING CONDITIONS PROHIBIT SIGN PLACEMENT PER THESE GUIDELINES, TENANT SHALL SUGGEST ALTERNATE LOCATIONS FOR MDAD REVIEW.

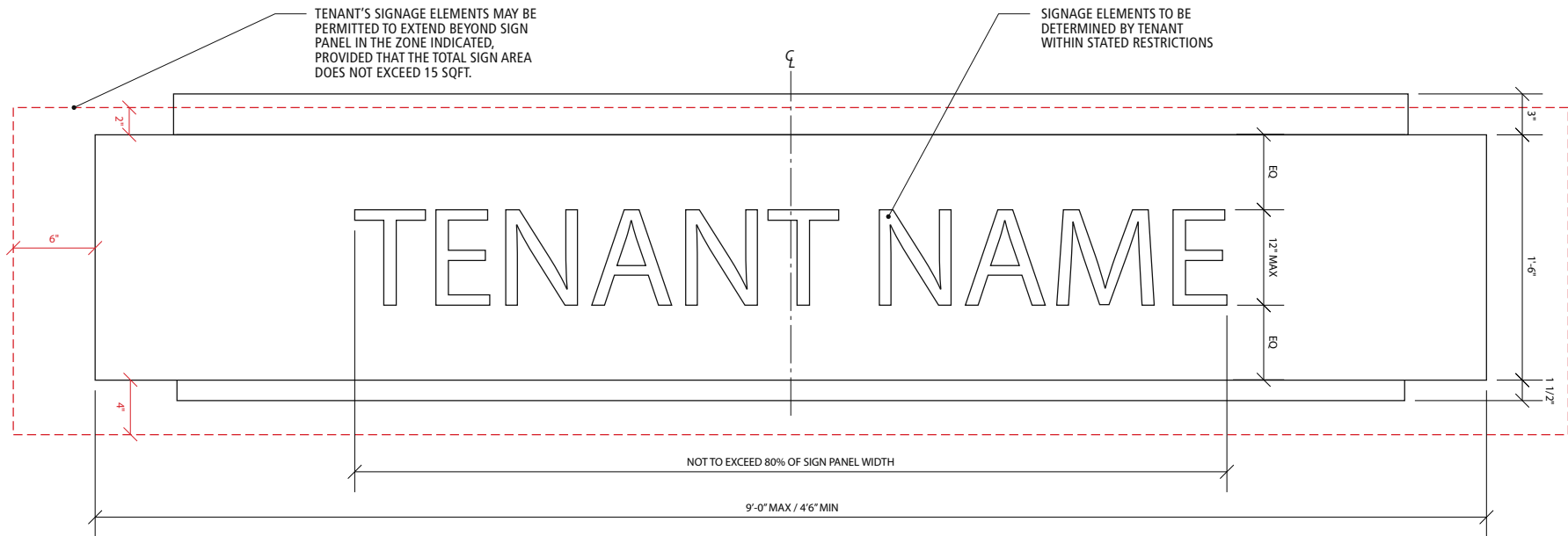
BLADE SIGN TYPICAL LOCATION DIAGRAM

GENERAL NOTES

1. BASE SIGN PANEL TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH THE SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. NO EXPOSED CONDUIT OR RACEWAYS. ALL TRANSFORMERS ARE TO BE REMOTELY LOCATED WITHIN TENANT'S SPACE.



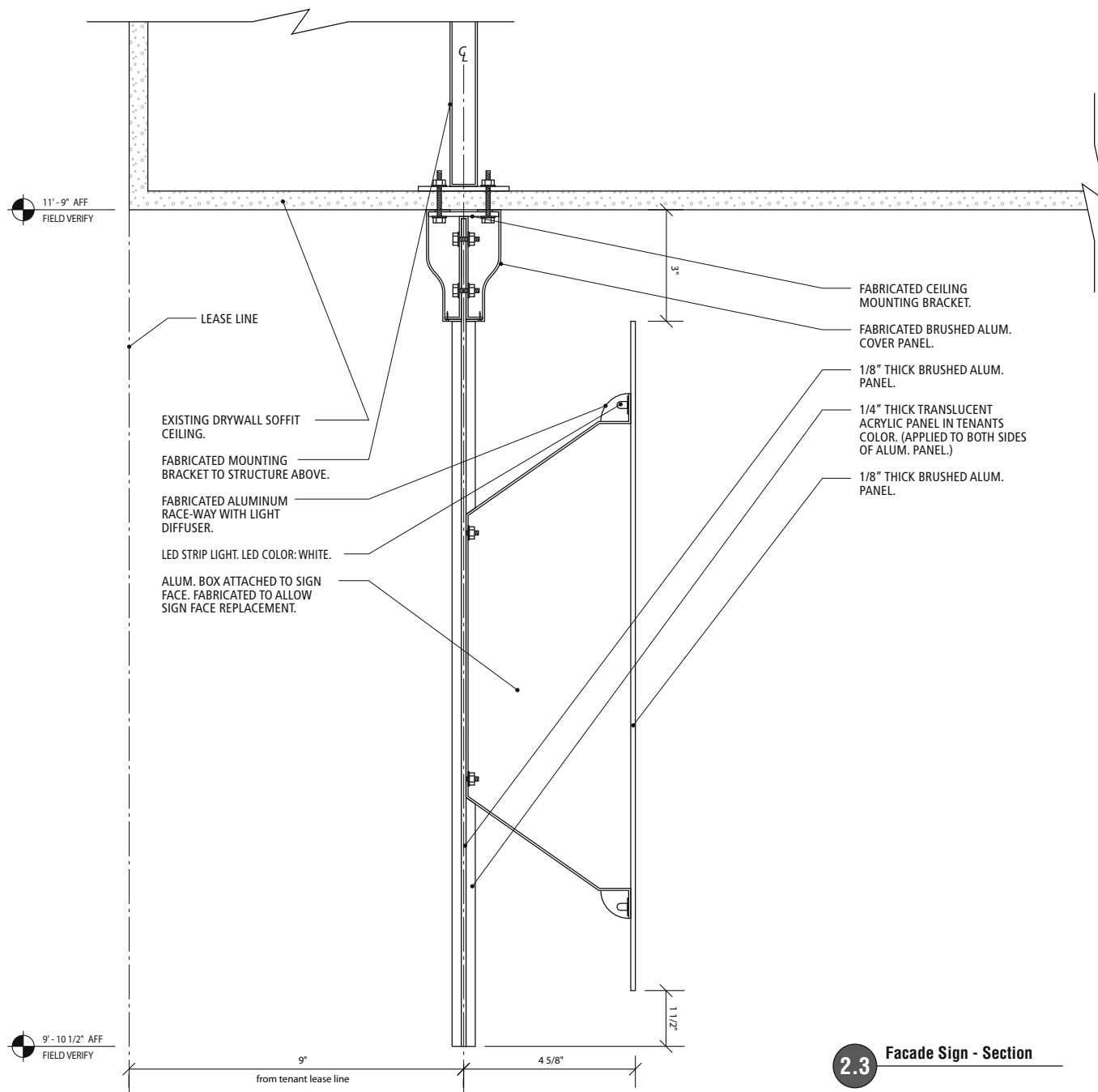
2.2 Facade Sign - Plan

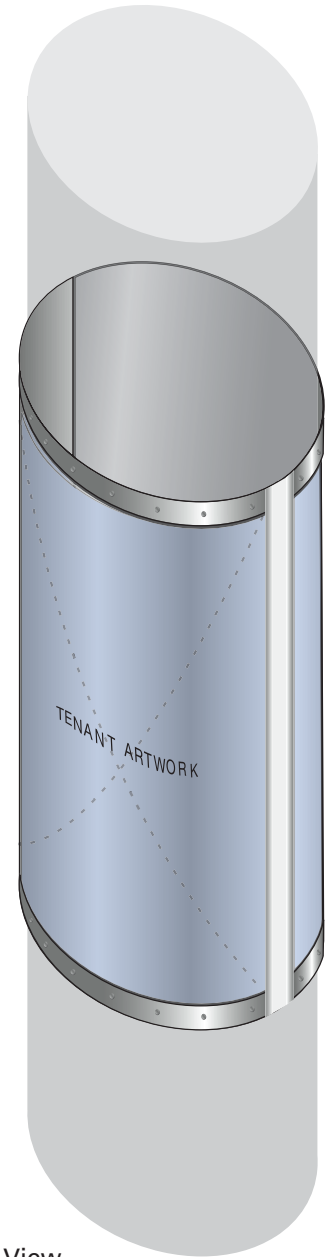
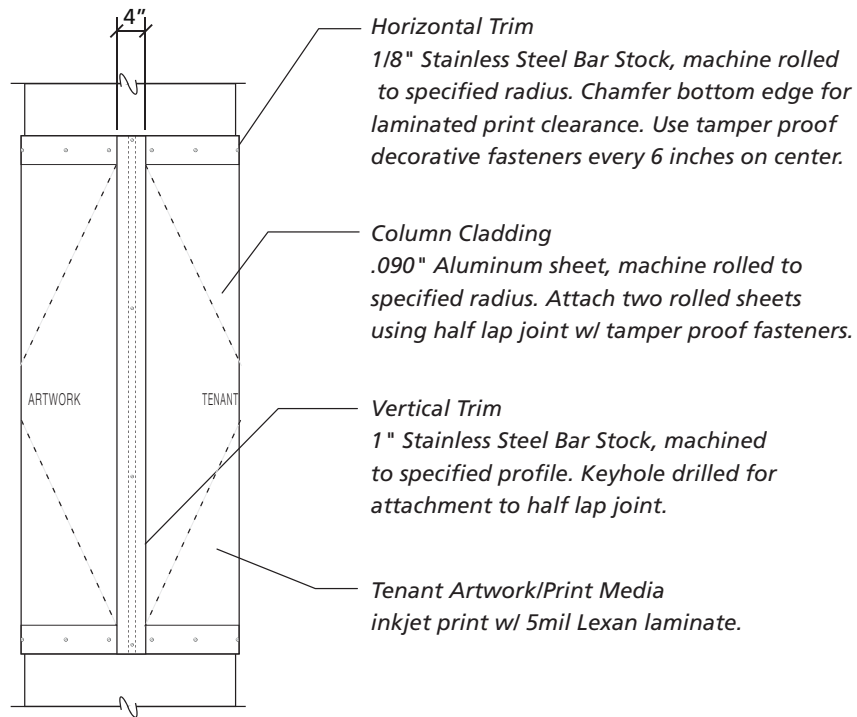
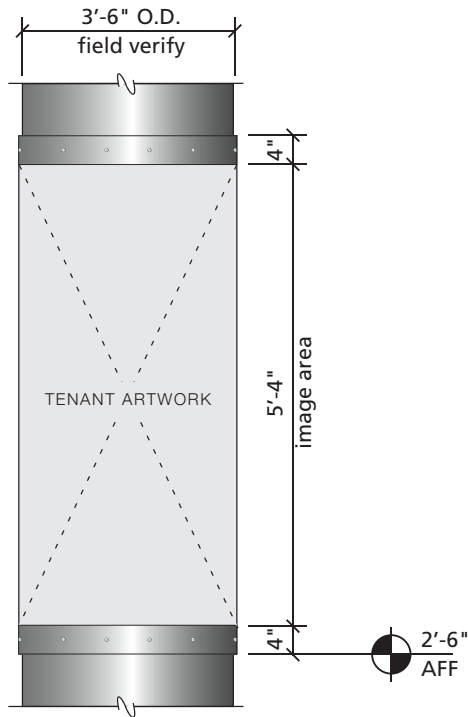
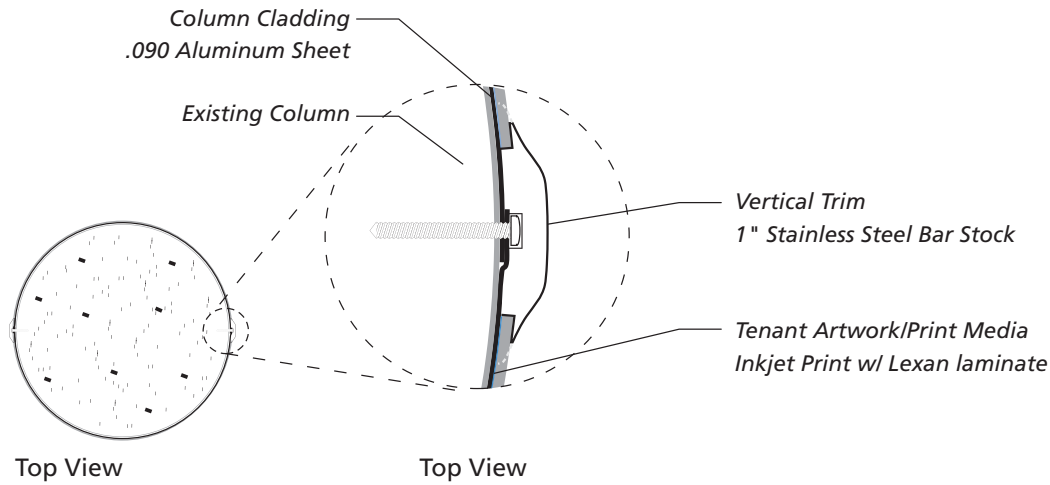


2.1 Facade Sign - Elevation

GENERAL NOTES

1. BASE SIGN PANEL TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. NO EXPOSED CONDUIT OR RACEWAYS. ALL TRANSFORMERS ARE TO BE REMOTELY LOCATED WITHIN TENANT'S SPACE.

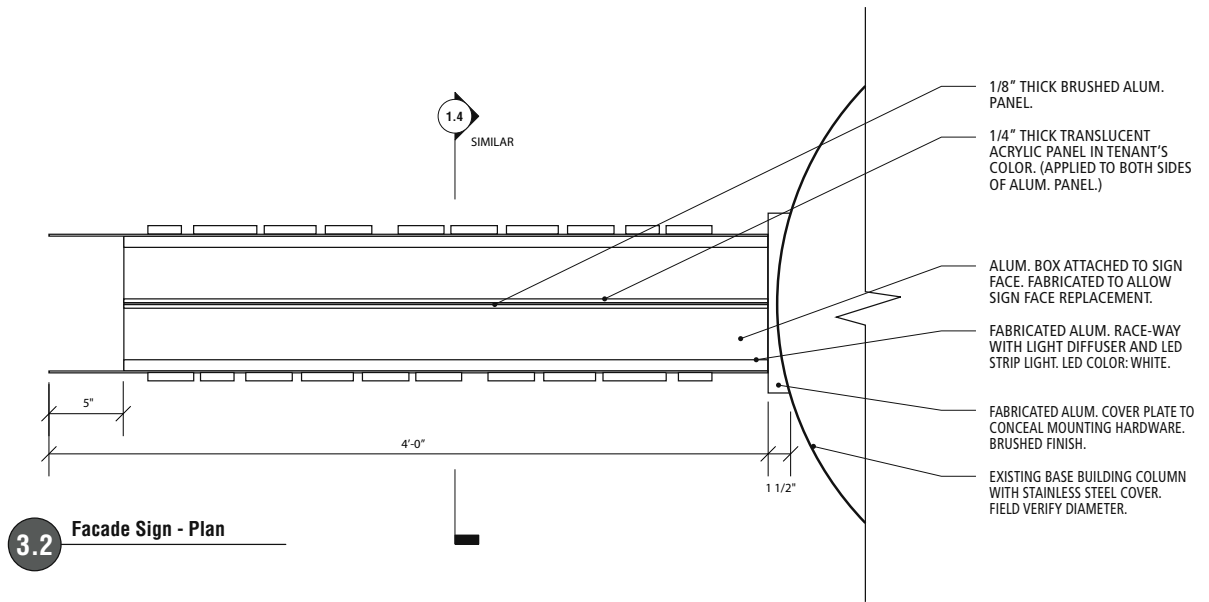




Column Wrap

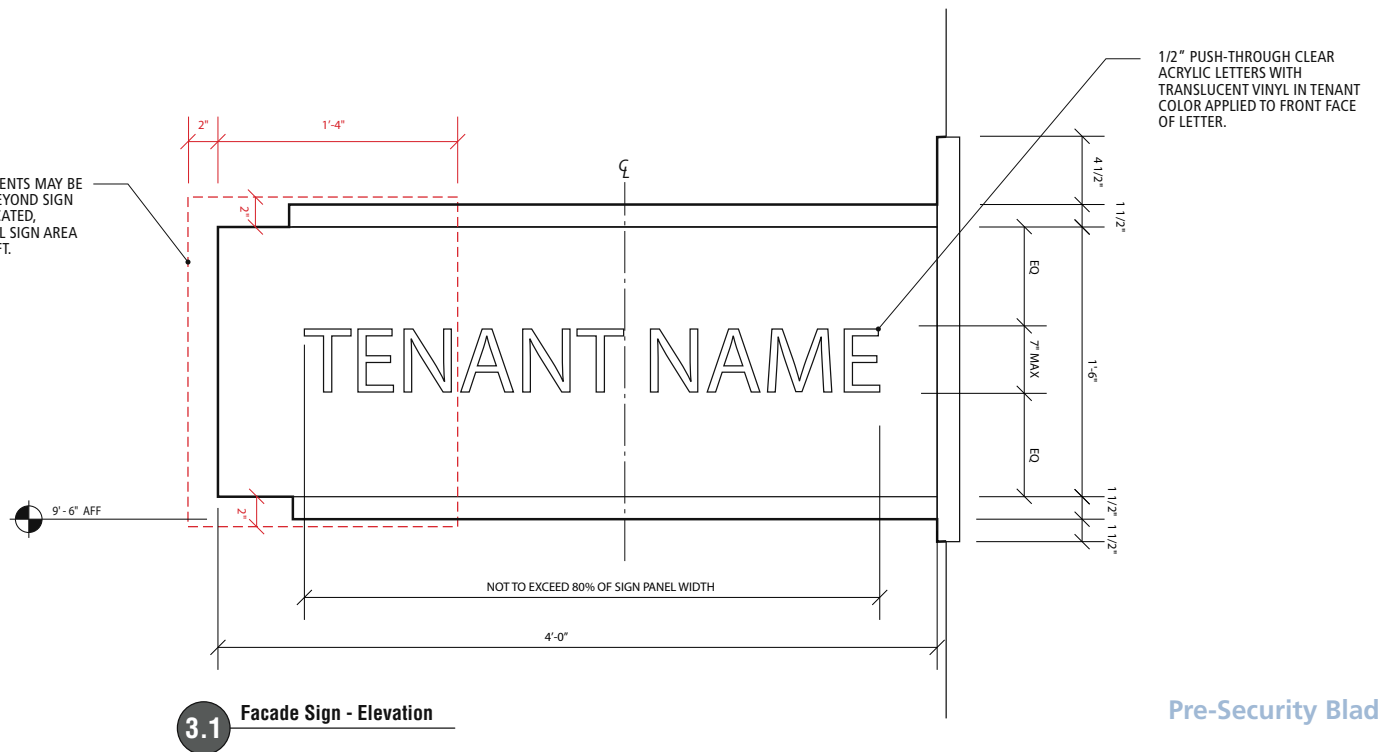
GENERAL NOTES

1. ALL EXPOSED OPAQUE SURFACES TO BE BRUSHED ALUMINUM.
2. ACCESS PANELS MUST BE MINIMAL, SET FLUSH AND FINISHED TO MATCH THE SURROUNDING MATERIAL.
3. ELECTRICAL SERVICE TO ALL SIGNS SHALL BE FROM THE TENANT'S ELECTRICAL PANEL.
4. LED LIGHT SOURCE SHALL BE FLEXIBLE LED STRIP LIGHT, OR APPROVED EQUAL, IN WHITE.
5. ALL STRUCTURAL CONNECTIONS TO BE ENGINEERED BY SIGN FABRICATOR AND COORDINATED WITH THE EXISTING AIRPORT DETAILING.
6. ALL LETTER FACES ARE TO BE 1/2" PUSH THROUGH CLEAR POLISHED ACRYLIC WITH TRANSLUCENT VINYL IN TENANT COLOR APPLIED TO FRONT FACE OF LETTERS. MAX. TOTAL WIDTH IS 42".
7. NO EXPOSED CONDUIT OR RACEWAYS

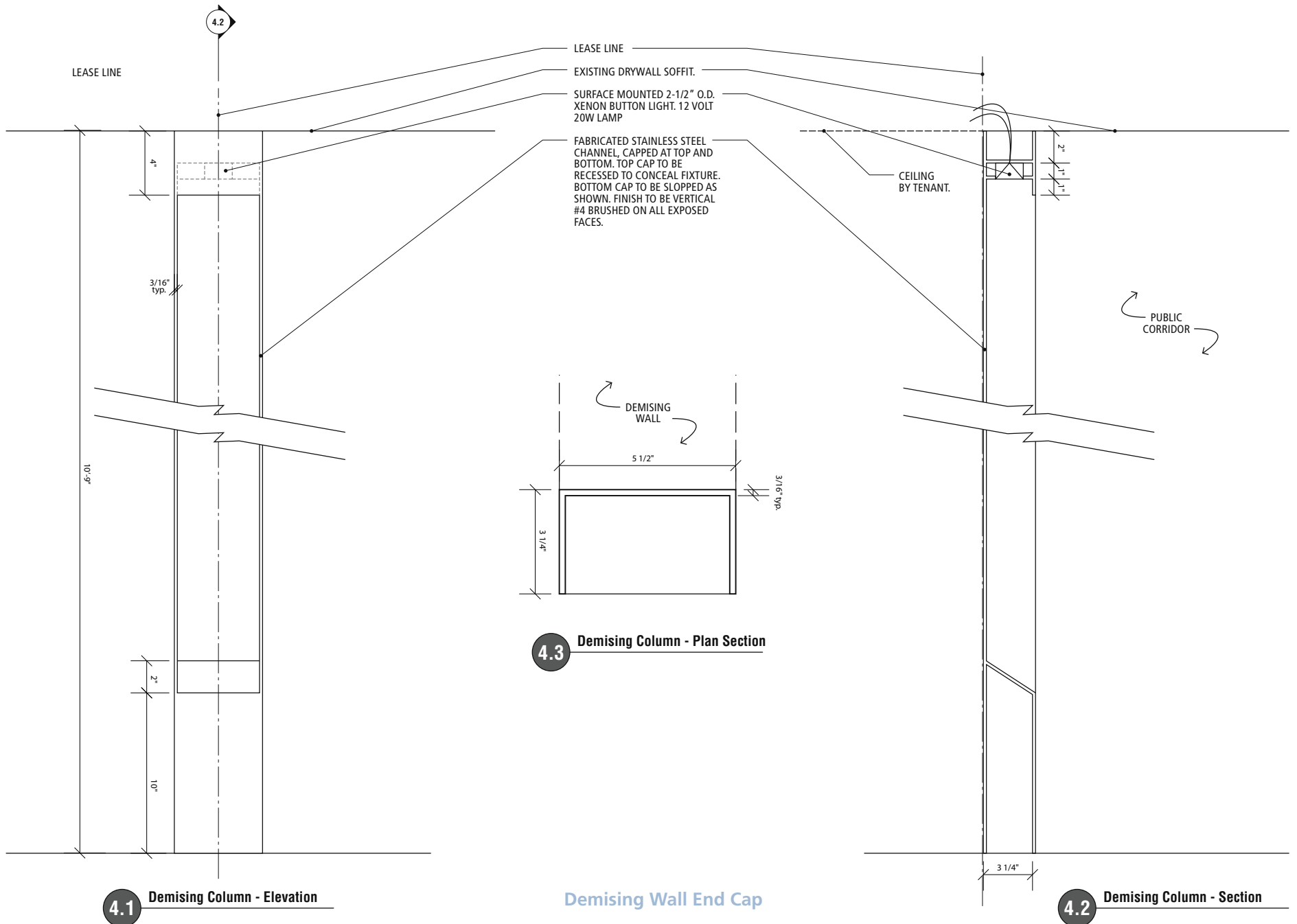


3.2 Facade Sign - Plan

TENANT'S SIGNAGE ELEMENTS MAY BE PERMITTED TO EXTEND BEYOND SIGN PANEL IN THE ZONE INDICATED, PROVIDED THAT THE TOTAL SIGN AREA DOES NOT EXCEED 15 SQFT.



3.1 Facade Sign - Elevation



RETAIL SCMUs GENERAL CONDITIONS

Tenant's design solution should integrate signage, cabinet design and merchandising concepts into a complete statement consistent with Tenant's merchandise and market while furthering the sense of quality of the retail experience. Self-contained merchandising units (SCMUs) should be viewed as an extension of the South Terminal retail brand and incorporate the materials, finishes and detailing exhibited throughout the South Terminal. The design of the SCMUs must respond to the architectural conditions in which they are placed.

COUNTERS & DISPLAYS

Materials: The materials used for the counter fronts, countertops and merchandise displays must be of high quality to ensure maintainability in the high traffic airport conditions, and they should incorporate creative detailing and configurations. Brushed stainless steel, through-body color porcelain tile, glass, non-porous stone and composite quartz/stone material are strongly encouraged for counter fronts and tops. The bottom 10" of the SCMU must be stainless steel, either recessed in a kick or set flush with the counter face. All materials are subject to review by MDAD.

The following materials are NOT permitted for SCMU counter fronts, tops or displays:

1. Simulated wood.
2. Plastic laminates.
3. Pegboard fixturing systems.
4. Painted gypsum board.
5. Plywood paneling.

6. Resilient flooring materials, e.g. vinyl sheet, etc.

Equipment: Cash registers, credit card readers, telephones, espresso machines, condiment/utensil displays and other equipment placed on the perimeter counters must be either recessed into the countertop or screened from customer view with an integral decorative panel.

Back Counters: Back counters visible to the public must utilize built-in cabinets and/or storage units with a recessed base detail. Finishes and detailing must be consistent with the design, colors, materials and finishes of the rest of the SCMU.

Tenant's display units must incorporate fully enclosed short-term storage areas for inventory, employee personal effects and Tenant's own trash receptacles and cleaning supplies. Tenant's lease space must be kept clean and uncluttered at all times.

SIGNAGE

Tenant must retain the services of a professionally trained graphic designer to create their graphic identity program.

Tenant's primary sign shall not exceed 12 square feet in area as described by a regular geometric shape (rectangle, circle, etc.). Tenant's maximum letter height shall not exceed 16".

Acceptable primary sign types shall include:

1. Halo-illuminated reverse pan channel letters with painted, brushed or polished metal letter forms.
2. Push-through acrylic letters extending 1/2" beyond the face of the sign cabinet and internally illuminated. The cabinet may be painted, brushed or polished metal.
3. Dimensional letters, formed or cut from solid stock

material, of a minimum 1" thickness and externally illuminated with low voltage point source fixtures. Letters may be painted, or a brushed or polished metal finish.

4. Tenants that demonstrate a high degree of creativity and commitment to quality may be permitted to use internally illuminated pan channel letters with acrylic faces. Jewelite and similar trims will not be permitted unless they match the color of the letter returns.

Secondary Signage: Secondary signage such as Tenant specialties and alternate store locations may be displayed as subtext below Tenant's primary identity signage or as a component of Tenant's side displays. These signs are limited to a maximum area of 4 square feet and letter height of 4", and will not be permitted to be internally illuminated. **The following secondary sign types shall be permitted:**

1. Dimensional letters/logos cut from solid materials such as acrylic or metal and pinned off or applied directly to a backer panel.
2. Painted or gilded letters applied directly to a glass panel.
3. Silkscreened or painted letters applied to a backer panel.

Backer panels, if used, must be a minimum of 1/2" thick and may be glass, metal with a natural or painted finish or painted acrylic.

Electrical service to a Tenant's signage shall be from Tenant's electrical panel. All conduit, tubing, raceways, conductors, transformers and other equipment must be concealed.

Prohibitions: Animated components, flashing lights, vacuum formed plastic and plastic channel letters shall

not be permitted. No advertising will be allowed visible from the terminal public areas.

LIGHTING

Task lighting and secondary sign illumination shall be from Tenant's own track lighting system. Task lighting and external sign lighting should utilize a long life, low voltage incandescent light source.

Decorative lighting may be integrated with the track system for task lighting or be wired separately. Acceptable fixtures include pendant fixtures with decorative housings, colored accent lighting to wash the canopy, downlights concealed in the countertop to wash the counter face and accent lights at the center column. Exposed bulbs will not be permitted.

Glass display cases must have integrated lighting systems to highlight product unless the lighting may harm the product displayed (such as chocolate or wine).

SECURITY

Tenant shall be responsible for any security closure systems to be used. Rolling (overhead) grilles must be enclosed and concealed within the fascia structure. Tenant is responsible for providing MDAD with signed and sealed construction documents outlining the structural support for rolling grilles. Grilles, if used must have a clear anodized aluminum finish. Rolling grilles must have an approved means of emergency egress when closed.

FLOORS

The SCMU floor shall be the existing base building epoxy terrazzo. Tenant may overlay the existing floor with a temporary, maintainable surface provided the overlaying material is not affixed to the existing terrazzo with permanent adhesives or any type of penetrating fasteners.

CEILING

SCMUs may be open to the airport ceiling or have their own ceiling structure to create a complete design statement. Integrated ceilings may be suspended below the existing base building ceiling or supported by Tenant's display units, and may be open grid-like systems or closed. Tenant shall be responsible for extending fire sprinklers, HVAC and other base building systems to below any new ceiling structure as required by all applicable codes. Ceilings must maintain a minimum clearance of 10'-0" above the finish floor.



Pre-Security SCMU Concept



Pre-Security SCMU Concept

PRE-SECURITY SCMUs, FIRST LEVEL

Designers of the SCMUs located on the first level must take into account the lower ceiling conditions and reduced viewing angles when developing their design.

SIGNAGE

The Tenant's primary identity signs are to be mounted to Tenant's back wall, bulkhead or display units, and must be held a minimum of 4" off the existing ceiling.

Tenant may also be permitted to wrap one (1) base building column per the guidelines on page 16 to provide better visibility from all views.

POST-SECURITY SCMUs

The SCMUs located in the retail corridor must be centered on the existing structural columns along the south facing window wall. The SCMUs must have a curved front counter, echoing the curvilinear in-line storefronts opposite, with the side counters or walls returning straight back to the window wall to align with the existing mullions. Tenants may choose to wrap the existing columns in their own finishes provided that the base building column covers are not damaged or modified in any fashion.

Tenant SCMUs must maintain a minimum percentage of openness to their frontage to limit their impact on the base building HVAC system. This degree of openness shall be established by the Project Engineer.

SIGNAGE

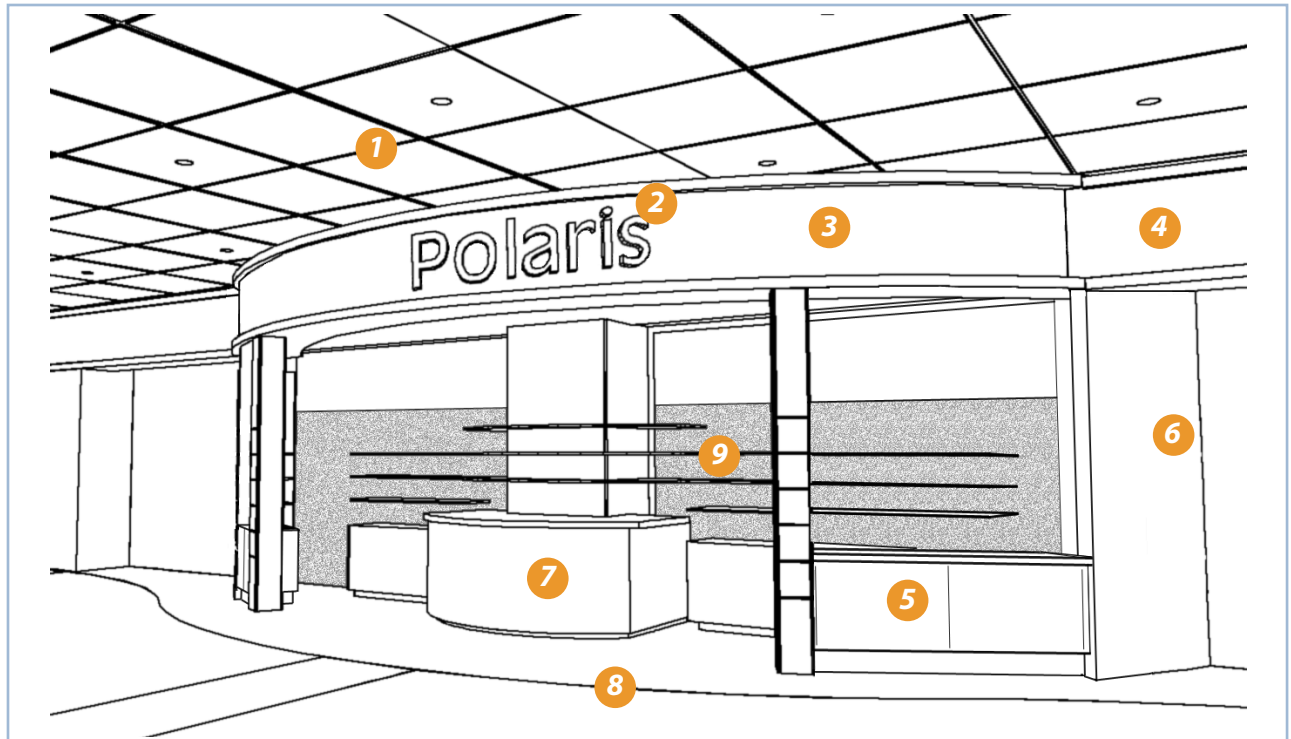
The Tenant's primary identity signs are to be mounted to a semi-circular fascia aligned with the existing bulkhead above the window wall. Tenant's fascia must align with the bottom edge of the existing bulkhead and be held 4" off the retail corridor ceiling. Tenant's bulkhead may be supported from above or from Tenant's displays.

DISPLAY SCREENING

Tenants that have displays against the window wall must provide a consistent, opaque screen behind the displays to present a clean, uncluttered appearance from outside the windows. The window side of this screen element must be laminated with or painted to match Wilsonart Laminate #D92-60 "Dove Grey". This screen must be at least 6" taller than the tallest displayed item, but is not required to be the full height of the windows.

EXISTING WINDOWS

Tenants with SCMU spaces against the base building windows are not permitted to apply films to, mount from, paint or otherwise modify the glazing or framing of those windows.



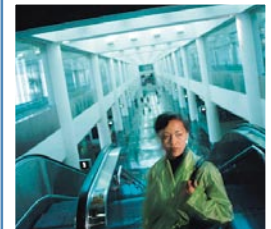
- 1 Base building ceiling, by Airport. Tenant build-out shall not touch or modify the ceiling.
- 2 Identity signage, by Tenant. Ref. criteria for allowable sign types. Surface or pin-mount to bulkhead (3).
- 3 Semi-circular painted bulkhead, by Tenant. This bulkhead must be held off the Airport ceiling by 4".
- 4 Gyp. board bulkhead, by Airport. Tenants will not be permitted to modify the color or configuration of this bulkhead.
- 5 Curved display, by Tenant. This may be glazing, product displays, large scale digital imagery, sales counters or a combination thereof. The

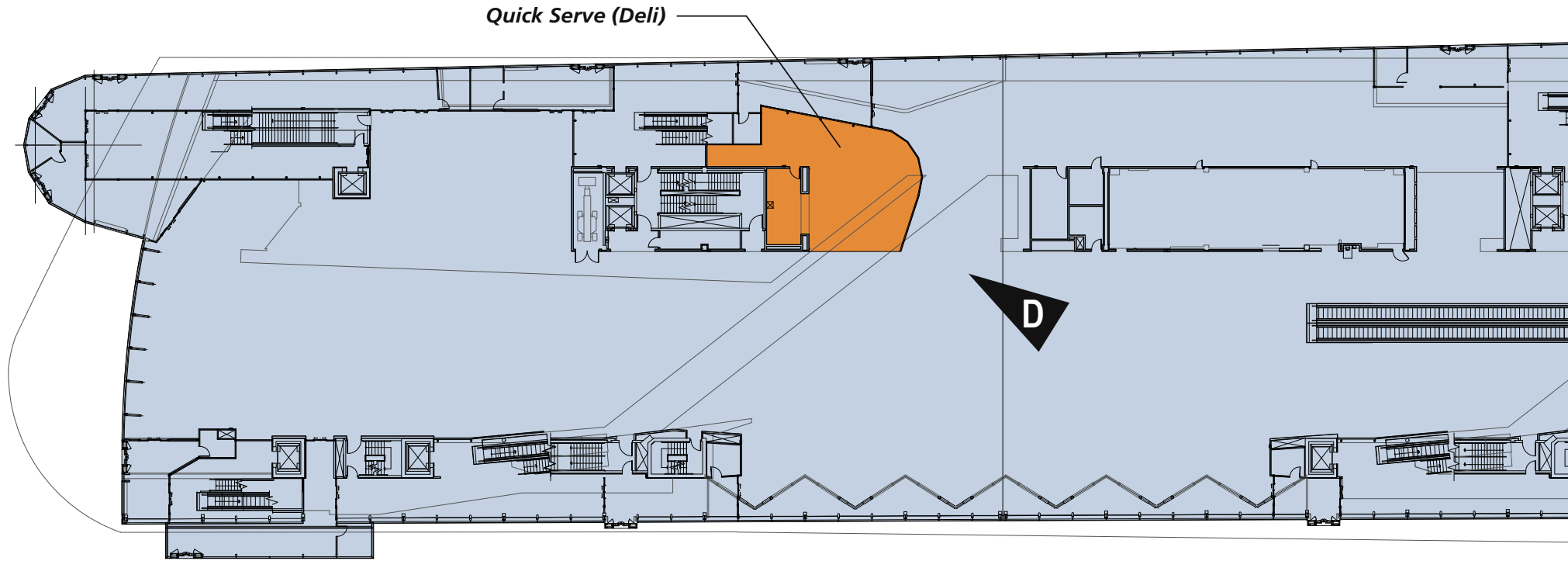
- storefront must maintain a minimum of 60% openness to limit its impact on the base building HVAC system.
- 6 The return of the Tenant storefront must align with the vertical mullions of the window wall.
- 7 Counters and displays, by Tenant.
- 8 Base building terrazzo floor, by Airport. This flooring extends throughout the tenant space and shall not be modified. Tenant may overlay the existing floor subject to the limitations described in this criteria.
- 9 Displays against the window wall must have a screen (by Tenant) to conceal the backs of the display units as described in this criteria.

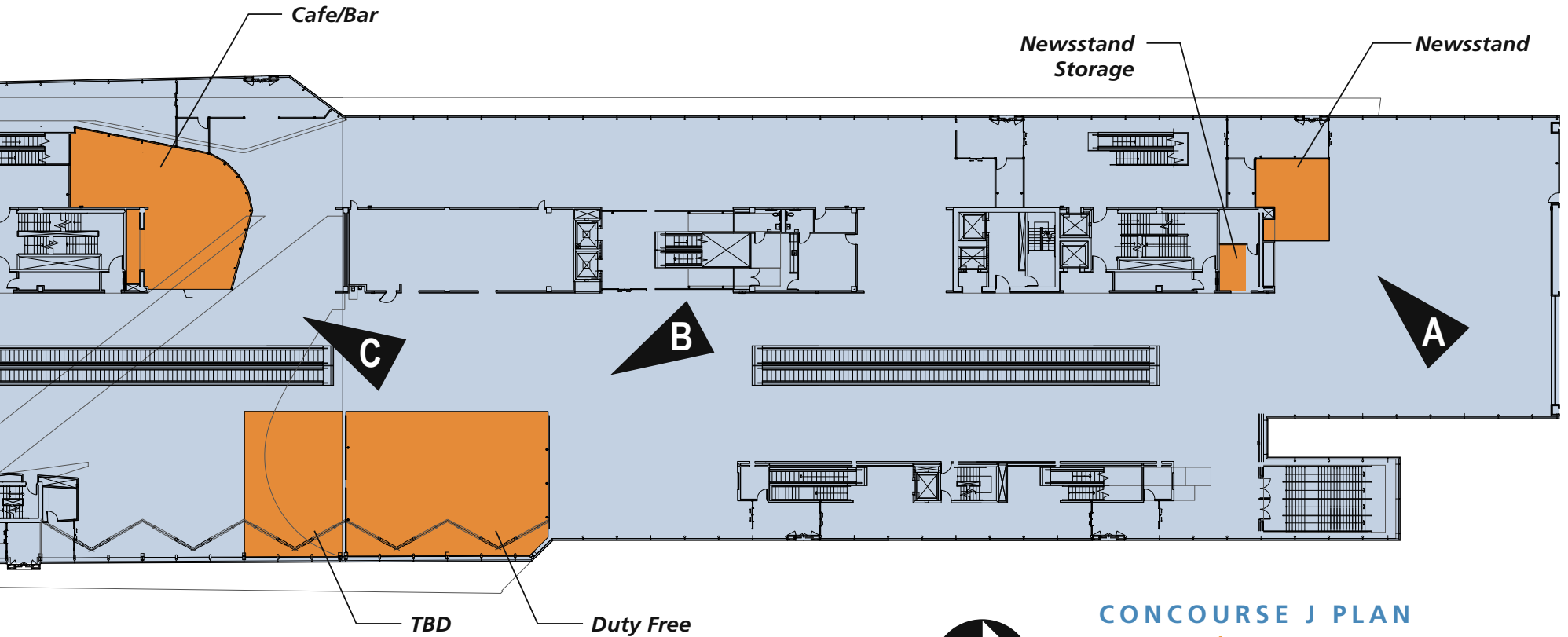
Post-Security SCMU Diagram

This addendum is intended to clarify the basic design principles and criteria necessary for the development of the retail areas for the J Concourse of Miami International Airport. This document replaces those sections of the original guidelines, dated 4/13/2005, regarding the design of retail and food venues in the J Concourse excluding the Duty Free retail space. The final design solutions shall be the responsibility of the Concessionaire/Tenant and their design consultants with the Miami Dade Aviation Department having final approval rights. Concessionaires and Tenants shall be responsible for verifying design compliance with all applicable local, state and national codes. All materials used must be Class A fire-rated except for the loose items such as furniture.

Tenant concepts shown in this document are for illustrative purposes only and may not reflect the actual tenancy of the terminal. The renderings, drawings and floor plans contained herein are included for illustrative purposes as an aid to tenants in complying with the design criteria set forth. The actual configuration and design of the terminal may vary from these renderings, drawings and floor plans. Images of storefronts and signs included in this document are examples for discussion purposes only and are not approved for final design. Tenants must verify all conditions in the field.







CONCOURSE J PLAN

Not to a Scale

GENERAL CONDITIONS

Tenant's design solution must integrate signage, display design and merchandising concepts into a complete statement consistent with Tenant's merchandise and market while furthering the sense of quality of Concourse J. Tenant's design must also recognize the essentials of the architecture already in place, utilizing complimentary materials and finishes to create an integrated appearance and respecting the architectural character of the concourse.

STOREFRONTS

The materials used for Tenant's storefront must be durable and of high quality. Natural materials, such as stone and stained fire-treated hardwoods, utilizing creative detailing and configurations are strongly encouraged. The base of the storefront must be #4 brushed stainless steel to a minimum height of 10". All materials are subject to review by MDAD. The following materials are not permitted on storefronts:

1. Simulated stone or simulated wood.
2. Plastic laminates.
3. Pegboard fixturing systems.
4. Textured paint, stucco or gypsum board.
5. Plywood paneling.
6. Resilient floor materials, e.g. vinyl sheet, etc.

SECURITY

Tenant may use either overhead rolling grilles or side coiling grilles for their security closure system. Security grilles must be fully concealed during operating hours within the storefront fascia or storage closets that are integrated with Tenant's design. Tenant security will not be permitted to penetrate the base building floor

beyond Tenant's lease line. Should rolling or coiling grilles be used:

1. Tenant is responsible for providing MDAD with signed and sealed construction documents describing structural support for the grille.
2. Grilles must have a clear anodized aluminum finish and be from one of the following manufacturers:
 - Cookson
 - Cornell
 - Jim Walters Doors
3. Rolling grilles must have an approved means of emergency egress when closed.
4. Controls must be mounted per applicable building codes.

If security devices designed to discourage shoplifting are proposed for any Tenant space, they must be of the overhead type.

COUNTERS & DISPLAYS

The materials used for Tenant's counters and displays must be of high quality to ensure maintainability in the high traffic airport conditions and they should incorporate creative detailing and configurations. Brushed stainless steel, through-body color tile, glass, non-porous stone and composite quartz/solid surface resins are strongly encouraged for counter tops and faces. All materials are subject to review by MDAD.

All displays must be adequately illuminated during the hours of operation as specified by MDAD. Direct visual exposure of bulbs is not permitted.

Cash registers, credit card readers, telephones, espresso machines, condiment/utensil displays and other equipment placed on counters must be either recessed into the countertop or screened from customer view

with an integral decorative panel.

Back counters visible to the public must utilize built-in cabinets and/or storage units with a recessed base detail. Finishes and detailing must be consistent with the design, colors, materials and finishes of the rest of the Tenant's presentation.

Tenant's display units must incorporate fully enclosed short-term storage areas for inventory, employee personal effects and Tenant's own trash receptacles and cleaning supplies. Tenant's lease space must be kept clean and uncluttered at all times.

SIGNAGE

Tenant must retain the services of a professionally trained graphic designer to create their graphic identity program. Tenant signage may not interfere with Terminal Wayfinding signage. Tenant must also refrain from colors that are similar to the terminal wayfinding colors.

Tenant's primary sign shall not exceed 12 square feet in area as described by a regular geometric shape (rectangle, circle, etc.).

Acceptable primary sign types shall include:

1. Halo-illuminated reverse pan channel letters with painted, brushed or polished metal letter forms.
2. Push-through acrylic letters extending 1/2" beyond the face of the sign cabinet and internally illuminated. The cabinet may be painted, brushed or polished metal.
3. Dimensional letters, formed or cut from solid stock material, of a minimum 1" thickness and externally illuminated with low voltage point source fixtures. Letters may be painted, or a brushed or polished metal finish.

- Tenants that demonstrate a high degree of creativity and commitment to quality may be permitted to use internally illuminated pan channel letters with acrylic faces. Jewelite and similar trims will not be permitted unless they match the color of the letter returns.

Secondary Signage: Secondary signage such as Tenant specialties and alternate store locations may be displayed as subtext below Tenant's primary identity signage or as a component of Tenant's side displays. These signs are limited to a maximum letter height of 4" and will not be permitted to be internally illuminated. ***The following secondary sign types shall be permitted:***

- Dimensional letters/logos cut from solid materials such as acrylic or metal and pinned off or applied directly to a backer panel.
- Painted or gilded letters applied directly to a glass panel.
- Silkscreened or painted letters applied to a backer panel.

Backer panels, if used, must be a minimum of 1/2" thick and may be glass, metal with a natural or painted finish or painted acrylic.

Electrical service to a Tenant's signage shall be from Tenant's electrical panel. All conduit, tubing, raceways, conductors, transformers and other equipment must be concealed.

Prohibitions: Animated components, flashing lights, vacuum formed plastic and plastic channel letters shall not be permitted. No advertising will be allowed visible from the terminal public areas.



Newsstand Concept

LIGHTING

Tenant's lighting is subject to MDAD review and approval. Merchandise must be illuminated using high intensity metal halide display lighting. Tenants whose products, such as wines, chocolates or ice cream, may be damaged by high intensity lighting or the heat generated by such lighting will be permitted to use alternate lighting sources. Lighting must not create any glare in the public area. Exposed bulbs must be

shielded from view from the public area. No exposed fluorescent fixtures will be permitted.

Compact fluorescent downlights are permitted within the lease space provided that the lamps used have a color temperature of 2700K to 3500K and a minimum color rendering index (CRI) of 82.

NEWSSTAND

DISPLAYS

The location of this retail space requires that the Tenant pay particular attention to the layout of displays and the queuing for the cash wrap. The Tenant is encouraged to use an open plan, permitting customers to circulate through the space to shop the displays. However, as this space is near the boarding gate, the location of the cash wrap and the cash wrap queuing zone must be clearly defined to prevent confusion among passengers and customers. The bottom 10" of all displays must be a brushed stainless steel.

SECURITY

Tenant's display units must incorporate self-contained security systems, such as locking cabinets, individual roll-down grilles or lockable fabric covers or Tenant may use security closures, such as sliding grilles, that fully enclose Tenant's space. Security closures must be fully concealed during operating hours with fascia panels and/or storage closets that are integrated with Tenant's design. Tenant security will not be permitted to penetrate the base building floor. Should sliding grilles be used:

1. Tenant is responsible for providing MDAD with signed and sealed construction documents outlining structural support for the grille.
2. Grilles must be a clear anodized aluminum finish from one of the following manufacturers:
 - Cookson
 - Cornell
 - Jim Walters Doors

SIGNAGE

The Tenant's primary identity signs are to be mounted to Tenant's back wall, bulkhead or display units, and must be held a minimum of 4" off the existing ceiling.

CEILING

The existing airport ceiling shall not be modified by Tenant. Any penetrations of the airport ceiling to suspend the primary identity sign must be concealed from public view or finished with an escutcheon plate finished to match the ceiling or brushed stainless steel.

FLOOR

The floor in this space is partially the existing epoxy terrazzo airport floor and partially to be finished by the tenant.

1. Floors of public areas may be carpeted, hardwood, thin set ceramic tile, quarry tile, porcelain tile, terrazzo or stone. Resilient flooring may be allowed with MDAD approval.
2. Tenant floor material must be installed at the same elevation as the Concourse J flooring.

In those areas where the existing terrazzo enters the tenant space, Tenant may be permitted to provide a mat for employees at the cash wrap provided that the mat is not permanently affixed to the floor and will not present a tripping hazard. No penetrations of the airport's terrazzo floor will be permitted.

FOOD CONCESSIONS

STOREFRONT

Tenant shall provide a storefront expression on two sides of their lease space. The lease line parallel to the longitudinal axis of the concourse must be the primary entry into Tenant's space.

Due to the proximity of Tenant's space to the hold room, the lease line defining the space on the north side must be clearly delineated. This facade may be safety laminated glass with a minimal mullion or butt-joined glazing system, a low wall (48" maximum height) with glazing above, or open with fixed counters or seating to define the edge of the tenant space. A fully open secondary storefront will not be permitted.

Tenant's storefront will not be permitted to be tied to the ceiling or bridge structure above. A minimum of 12" beneath the airport ceiling must be kept open. Tenant's architect must coordinate the location of any storefront supports with the existing structure.

A minimum percentage of the storefront must remain visually unobstructed, utilizing either clear glass or being fully open. The primary facade must maintain a minimum of 80% visual openness. The secondary facade must maintain a minimum of 50% visual openness. Those portions of the storefront that are opaque must be kept below 48" in height excluding columns, column wraps and mullions required to support the storefront or the closure system.

It is strongly recommended that Tenant provides a partial height column at the juncture between the primary and secondary facades. This column may serve several purposes, including support for Tenant's closure system, support for the secondary storefront,

support for a sign armature and decorative light fixture. The column cladding should be complimentary in appearance to the materials, finishes and detailing used throughout Tenant's space and to Concourse J.

SECURITY

Given the prohibitions on mounting from or connecting to the existing airport ceiling and bridge, Tenant's architect must carefully consider the design of the security closure system. The closure system must be wholly supported from the floor or integrated into Tenant's casework. Channels or guides necessary for side coiling grilles should be concealed within Tenant's storefront design. Overhead grilles are not recommended due to the structural constraints but will be considered on a case-by-case basis.

SIGNAGE

Tenant's primary identity signage is to be mounted to the back wall of Tenant's lease space. Tenant's primary identity sign letters shall not exceed 16" in height. The total area of Tenant's primary sign shall not exceed 15 square feet.

In addition to the standard sign types listed above, tenants that demonstrate a high degree of creativity and a commitment to quality may be permitted to use open pan channel letter signs with exposed neon.

Menu boards must be mounted behind the primary service counter, either to an available wall surface or suspended from Tenant's casework. The placement of the menu boards, their height above the floor and the size of the text used in the menu item listing must be designed so as to be legible to a middle-aged person standing fifth in line from the counter. Internally illuminated menu boards with photographic depictions of food will not be permitted without prior written consent from MDAD.



Cafe/Bar Concept

FLOORS

1. All floor tile installation shall be of a commercial grade with a non-slip surface.
2. The entire Tenant space floor area must be properly sealed using a Dex-O-Tex, or similar, membrane-type seal prior to the installation of any finished flooring material.

CEILINGS

1. Tenants must work with the existing ceiling conditions. Tenants are strongly encouraged to provide an implied ceiling, such as an open grid or a lightweight trellis structure, at a minimum height of 10'-6" above the finish floor to unify the

lease space. This implied ceiling must be carefully detailed to minimize structural connections to the base building.

2. Ceiling access panels, where required, will be at Tenant's expense.
3. Drop-in panels with an approved finish shall be permitted in the preparation and storage areas only, where not visible to public.

