



## TECHNICAL AND DESIGN MANUAL FOR TENANTS

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## INTRODUCTORY PART

The Technical and Design Manual for Tenants is a binding document with conditions and procedures for the performance of the Lessee's work, which regulates the conditions for the development of visualization, project documentation, construction modifications and adaptation of the premises of the rental units of the EUROPA SC shopping center, their use and operation, issued by the Lessor. The wording may be supplemented or changed by the Lessor at any time in the future, with the proviso that in the event of any conflict with the Lease Agreement, the provisions of the Lease Agreement will be binding.

TDM does not replace the applicable legislation of the Slovak Republic, standards and regulations of the city of Banská Bystrica, which must also be followed.

The Tenant's Guide includes:

- Conditions for the implementation of the visualization design for the Lessee – the visualization forms part of the contract.
- Conditions for the performance of the Lessee's design works: they bindingly define architectural, design and technical conditions of the Lessor for the activities of the Lessee and its designer during the implementation of the design works carried out for the processing of Project Documentation.
- Conditions for the performance of the Lessee's construction works: they define the technical conditions the Lessor for the activities of the Lessee and its Contractor in the implementation of construction and assembly works, carried out for the purpose of implementing the fit-out of the rental unit.

The Lessor EUROPA SC has prepared information for future Tenants, their design teams and suppliers that will help them in the preparation of visualization, project documentation and implementation of the rental unit so that the final result is in accordance with the Lessor's idea and requirements.

Individual tenants' projects will be assessed on a case-by-case basis based on their specific design and the total number of contextual relationships to the rental units and the shopping centre as a whole.

The Lessee shall provide this Manual for the Execution of Works of the Lessee to all its designers and contractors.

## **1. Description of the object**

### **1.1 general description**

Europa Shopping Center is a shopping and entertainment center in Trosky in Banská Bystrica. The foundation stone was laid on May 3, 2005, and it was opened on December 6, 2006. In 2016, an extension was built on the third floor, which forms a compact unit with the original building. It is a modern and attractive place where you will find 158 shops, 12 restaurants, services, entertainment with the possibility of parking in underground as well as in above-ground garages, right in the city center with a view of Urpín in the existing city infrastructure.

### **1.2 Architectural solution**

The building is designed as a three-storey above-ground compact monoblock with one underground floor, the main spaces of which are oriented inwards. The longitudinal character of the curved axis is created internally by block passages, illuminated by natural light from above. The internal structure of the building has mutually intertwining communication systems – the main communication axis of clients in the form of passages with galleries connected with vertical movement through elevators, escalators, travelators and staircases.

The building has eight entrances for visitors, 3 of which are underground garages, which allows quick access to the interior of the shopping center for the flow of people coming from parking areas, from the surrounding pedestrian and bicycle routes.

Structural system of the building – consists of a basic column modular grid of 8.00 m x 16.00 m, while in the first floor the grid is 8.00 m x 8.00 m. The building is divided into four expansion units. On the above-ground floors, pairs of girders with a cross-section of 300x1480 mm are placed on the column brackets with a span of 16.00 m. Ribbed panels with a width of 2300 mm and a height of 380 mm are placed on the downstands.

## **2. Visualization – conceptual design – new unit, reconstruction**

### **2.1 Requirements for drawing up a visualization**

- The tenant must develop a visualization - Conceptual design - of a new business unit - graphic 3D views of the internal layout of the business unit, where it will be possible to clearly

identify the proposed material and color of the device – description of the surface finishes with a color

Solution.

- All designed materials must comply with fire safety regulations, must be Colourfast, wear-resistant and suitable for the type of operation.
- Floor plan of the business unit in 1:50 scale with the corresponding room legend, layout solution interior design and description of the interior furnishings of the rental space, the legend of the rooms with dimensions, /disposition consult with the OC technical manager – disposition of the connection point – water, channel/.
- View of the façade – material – glass – clean lines – **solid glass from the floor to expanded metal ZODT**

Fig. no. 1 – View of the façade



- the glass area of the business unit – it can have a sticker installed max. 30% of the glass area
- Views and sections of the façade or entrance in 1:50 scale, color details of the main entrance markings of the rental space (view of the glazed façade) in a scale of 1:25, dimensioned position and height designation of the rental unit, font size of the logo – logo – 3D backlit letters.
- In the case of a glass door - the method of opening the door.
- In the case of installing a rolling grille – it must be black, perforated – type **MICROFORATA**, **installed in such a way that it is not visible when rolled up from the passage.**

Fig. no. 2 – Rolling grille – black – type MICROFORATA



- LOGO – individual letters placed on the glass from the outside with backlight / not allowed solid base panels, neon or plastic letters/, or letters hung on a metal Design.

Fig. no. 2A – marking of the establishment – 3D letters on glass



Fig. no. 2B – designation of the operation – 3D letters – metal structure



- Soffit - an office-type raster soffit with inset grid cassettes is not allowed  
10 x 10 cm, ceiling floor plan – material solution, location and types of lights.  
Open ceiling allowed – spraying, partially open – slats and full – plasterboard.
- The ceiling must be 20% open (ZODT)

Fig. no. 3 – Ceiling – suspended slats



- Floor – surface treatment – specification – material, colour.
- In the case of ATMs – they must not interfere with the passage, they must be at the level of the façade of the OJ



- Gastronomic establishments define - name and type designation of the appliance, manufacturer, power in kW, number of appliances.
- Establishments with increased demands on hygiene requirements (e.g. gastronomy, food, pharmaceutical, etc...) must be taken into account in the application for the fulfilment of all the criteria set out in the relevant legislation of the Slovak Republic /RÚVZ/.
- **Placing an advertising protrusion in the passage area – not possible.**

## 2.2 Visualization approval

- After the Visualization is prepared and submitted by the Lessee to the Lessor, the Visualization will be subject to the approval process. The latter can then document the following:
  - a) be approved without comments - if it is in accordance with the criteria and requirements specified in TDM and in the Non-Residential Premises Lease Agreement.
  - b) with comments ( The visualization must be corrected in accordance with the comments and for approval).
  - c) (after non-approval, the Visualization must be corrected in accordance with the comments and again for approval).
- The Lessor's consent to the submitted Visualization means that it is prepared in accordance with TDM, requirements and limits of the building, but the Lessor does not take responsibility for it and its correctness, its compliance with the legislation and requirements of STN. With the consent of the Lessor, only the correct link to the main object.
- The above visualization must be sent for approval:

Michaela Čanecká – Head of Retail PM: [Michaela.Canecka@cbre.com](mailto:Michaela.Canecka@cbre.com)  
Beáta Patáková – Center Manager : [Beata.Patakova1@cbre.com](mailto:Beata.Patakova1@cbre.com)  
Iveta Hrudková – Technical Manager : [iveta.hrudkova@cbre.com](mailto:iveta.hrudkova@cbre.com)
- The submitted proposal will also go through the approval process of the owner.
- Any comments on the visualization – these must be incorporated into the visualization and this must be resent for approval.

### 2.2.1 Common Areas Standard – Description

- The partition walls of the commercial premises from the shopping arcade will be made mainly of glazed

- frame system in combination with a safety pull-out grille or glass doors.
- The ceiling on the passage is made of plasterboard boards with recessed lighting fixtures and technologies
    - VZT, EPS, SHZ and PeR. The floor is made of large-format marble tiles. Shopping arcades are equipped with relaxation zones, bins for separated waste, year-round interior greenery in designer pots.
  - Sanitary facilities for visitors – there are 5 toilets in our building, of which two are there is one toilet on the first floor and on the second floor and on the third floor.
  - The EUROPA SC building is provided by a 24-hour security service, a 24-hour technical maintenance, cleaning service, camera monitoring and security system of the building.

### 2.2.2 Standard of lease space – handed over to the tenant – holospace

EUROPA SC Banská Bystrica - holopriestor	
INTERIÉR - stavebná časť nájomnej jednotky	
podlahy	<ul style="list-style-type: none"> <li>■ hrubá betónová podlaha bez nášlapnej vrstvy</li> <li>■ bez riešenia dilatácií</li> </ul>
steny	<ul style="list-style-type: none"> <li>■ sadrokartónové obvodové steny bez povrchovej úpravy</li> <li>■ bez priečelia, dverí a mreže</li> </ul>
strop	■ otvorený strop bez podhládov a povrchovej úpravy
VZDUCHOTECHNIKA, CHLADENIE, KURENIE	
VZT, K, CH	■ pripojovacie body pre nájomcu
ZDRAVOTECHNIKA	
vodovod	■ pripojovací bod pre nájomcu - dodávka len studenej vody, vodomer
kanalizácia	■ pripojovací bod pre nájomcu
STABILNÉ HASIACE ZARIDENIE, ELEKTRONICKÁ POŽIARNA SYGNALIZÁCIA, POŽIARNO EVAKUAČNÝ ROZHLAS	
SHZ	■ vybudovaná horná vrstva
EPS	■ vybudovaná horná vrstva
PeR	■ pripojovací bod pre nájomcu
ELEKTRO	
EE - silnoprád	■ pripojovací bod pre nájomcu, elektromer
EE - slaboprád	■ pripojovací bod pre nájomcu

- The rental space provided by the landlord is designed as **a holospace**, which is defined by partition walls and from the side of the passage – black tiles.
- The partition walls** of the commercial premises will be made mainly of plasterboard partitions without final surface treatment with appropriate fire resistance, into which it is not possible to any interference. The tenant must design and then implement his own perimeter walls.
- The floors** of the space will be prepared in accordance with standard requirements, for a height of – 15 -20 mm from of the tread layer of common areas within the given floors.
- The tenant shall make a tread layer of the floor in his commercial space so that it is on one of the level with the floor of the common areas (passages, halls...).
- At the point of contact of the tenant's floor with the floor of the common areas, the tenant can install stainless steel transition strip with a maximum width of 50 mm.

- The tenant is obliged to use a floor covering that corresponds to the type of operation. Quality floor covering must be selected according to the maximum possible load on the plant.
- In rental premises with wet operation, the tenant is obliged to install waterproofing and how tread layer use ceramic or stone tiles with anti-slip treatment.
- Permitted materials: stone tiles, ceramic tiles designed for high operating loads, porcelain stoneware, parquet boards, natural rubber-based floor coverings, treated wooden floors according to the requirements of the PO, carpets corresponding to the requirements of the PO.
- Prohibited flooring materials: PVC in rolls or PVC tiles, cork, plastics
- The surface treatment of materials must comply with safety, hygiene, fire and aesthetic requirements.
- The maximum payload on the floor is set at 500 kg/m<sup>2</sup> – 700 kg/m<sup>2</sup> and cannot be exceed /range depending on the floor/.
- Ceiling - The rental space provided by the landlord will not contain any ceiling.
- EPS, SHZ, PeR – the landlord provides a standard first layer of SHZ, EPS and Pe.R
- HVAC, K, CH - in the space, the connection points of the air conditioning system will be terminated by a flap, the cold connection points will be terminated ball cocks.
- ZTI – sewerage terminated by a plug, cold water supply terminated by a ball valve – connection Points – risers – placement in columns. EUROPA SC provides a cold water connection only.  
The water meter will be handed over to the tenant when taking over the space. According to the tenant's PD – must be located in such a way that it can be accessed – checked, replaced, provided with an inspection hole of at least 40 x 40 cm. The water meter will then be connected to a remote consumption reading at the lessor's expense  
Water.
- EE - high-current wiring terminated by an electricity meter in the cabinet. The electricity meter will be connected to the Internet remote reading of consumption and continuous measurements. The electricity meter must be installed in such a way that there was access to it – control, exchange.
- Low-current distribution – connection point for the tenant's distribution.
- Energy meters - electricity meter, water meter and gas meter - for the entire building will be installed by the tenant at his own expense.
- ZODT - The primary distribution of the device for the removal of heat and combustion products terminated by a smoke damper is in the standard of the building, but the tenant must adapt the ceiling and other elements to the given condition of the rental unit to the requirements of the equipment for the removal of heat and combustion products according to the requirements of the designer ZODT.
- Any intervention in the façade of the rental operation /ZODT steel/ must be consulted with the landlord's representative – the technical manager.

### 3. Preparation of documentation of lease premises and their changes

- The tenant must have a visualization of the commercial space and the implementation plan prepared at his own expense.  
project to an authorized architect of their choice.
- Documents for the preparation of the PD will be provided by the technical manager of the OC.  
Iveta Hrudková – Technical manager - [iveta.hrudkova@cbre.com](mailto:iveta.hrudkova@cbre.com)
- Professions – EPS, SHZ, PeR, PO and ZODT must be solved by nominated designers and implementers of OC.
- It is advisable for the architect to have more experience in the design of rental units in OC.

#### 3.1 Description of the documentation process

- Rather than a tenant, its architect with a team of professionals and specialists involved in the development of the project documentation, prepare calculations, designs, construction drawings, specification and material related to the lessee's work in the design of the Visualization and Implementation documentation of the rental unit, it is essential that they familiarize themselves with the technical content of the Contracts for the lease of non-residential premises, with the terms of this TDM, as well as all its components and verified the facts of the given premises of the rental unit.
- Specific issues regarding the preparation of documentation need to be solved with technical OC manager.
- After the approval of the Visualization, the Lessee is obliged to prepare and submit for approval an implementation Documentation. The latter can then document the following:
  - a) approve without comments
  - b) approved with comments (comments must be incorporated at the stage of implementation of the rental unit)
  - c) not to approve (after non-approval, the implementation documentation must be corrected in accordance with the comments and resubmitted for approval)
- The Lessor's consent to the submitted Implementation Documentation means that the documentation is prepared in accordance with TDM, requirements and limits of the building, but the Lessor does not take over the responsibility for it and its correctness, its compliance with the legislation and requirements of STN. Consent  
The landlord expresses only the correct link to the main building.
- After the implementation and completion of construction work in the rental unit, the tenant is obliged to hand over the documentation of the actual design of the space, which will correspond to the actual the condition of the rental unit.

### 3.1.1 Documents provided by the landlord

- The Lessor shall provide the Lessee with basic construction materials through the Technical Manager drawings (floor plan and section), where the space of the leased object is drawn as well as all connection points utilities, including an indication of the capacities and quantities available for the and any network routes running through the given area within the deadline under the contract.
- The Lessor reserves the right to make additional changes to the building in relation to the documentation incurred in connection with the implementation of the construction as well as with the implementation of other leases Units.
- The lessee is responsible for the correctness of his drawing documentation, which must be in accordance with the real conditions on the construction site based on the inspection and survey of the facts.
- The documents will be handed over in accordance with the concluded agreement on the conclusion of a future lease agreement, or lease contracts for non-residential premises.

### 3.1.2 Nominated designers and implementers:

EUROPA SC has contracted companies for the preparation of PD, implementation of fire-technical professions:

Stabilné hasiace zariadenia - SHZ			
STABIL, s.r.o.	Roman Prítržský	421 911 474 365	<a href="mailto:roman.p@stabil.sk">roman.p@stabil.sk</a>
Priemyselná 2681, 917 01 Trnava			
Elektronický požiarny systém - EPS			
FITTICH ALARM spol. s r.o.	Ladislav Kažimír - projektant	421 948 531 914	<a href="mailto:ladislav.kazimir@gmail.com">ladislav.kazimir@gmail.com</a>
Zvolenská cesta 14 974 01 Banská Bystrica	Pavlak	421 905 666 446	<a href="mailto:pavlak@fittich.sk">pavlak@fittich.sk</a>
Požiarno-evakuačný rozhlas - PeR			
AFS, s.r.o.	Ing. Vladimír Martinkovič	421 905 433 673	<a href="mailto:afs@afs.sk">afs@afs.sk</a>
Závodská 10075/16A, 831 06 Bratislava			
Protipožiarna bezpečnosť stavby - PbS			
MIROMAX, s.r.o.	Ing. Vladimír Banovský	421 915 987 866	<a href="mailto:banovsky@miromax.sk">banovsky@miromax.sk</a>
Zvolenská cesta 133/A			
Zariadenie na odťah dymu a tepla - ZODT			
FIREX s.r.o.	Dávid Várady	421 917 214 555	<a href="mailto:projektypbs@gmail.com">projektypbs@gmail.com</a>
Južná trieda 4B, 040 01 Košice			

### 3.1.3 Inspection of the premises of the rental unit

- Prior to the commencement of design work, the Lessee and its architect or professionals and specialists who participate in the preparation of the project the opportunity to conduct a personal inspection of the rental unit in order to verify the facts - the actual dimensions of the given space, the position of the points and routes of engineering networks in the area and subsequently adapted the drawing Documentation.
- In the event of failure to use this option and the resulting potential damages, costs of additional work, or Time shifts will be borne by the tenant.

#### **3.1.4. Method of preparation of documentation**

- The Lessee's project documentation must be prepared in the Slovak language in accordance with the Contract on the Lease of Non-Residential Premises, TDM, in accordance with the applicable legislation of the Slovak Republic as well as local general binding regulations, STN and the relevant provisions of the Building Act.
- **All stages of the documentation must be prepared and stamped by an authorized architect or civil engineer for the profession.**

#### **3.1.5 Method of determining the area**

- The area of the lease space in m<sup>2</sup> is specified in the Lease Agreement for Non-Residential Premises.
- The landlord will carry out the exact measurement of the area of the rental space at his own expense at the latest when handing over the rental space.
- The leasable area inside the layout is determined from the central axis of the partitions. In the event that  
The leasable area is located next to the building envelope, its boundary in contact with the  
With the curtain wall, there will be either the inner edge of the wall or the inner edge of the glazing.  
The area of the lease space also includes the areas under which the building parts are located  
such as shafts, columns, load-bearing elements, load-bearing pillars and internal partitions located  
inside the rental  
Space.
- In the event of a discrepancy between the anticipated area of the lease space specified in the Agreement and the area specified in the Handover Protocol, the area will be specified in the Handover Protocol Binding.

#### **3.2 Submission and approval of implementation documentation**

- The Lessee is obliged to submit in writing after the approval of the Visualization - Conceptual Design

The landlord received 2 pairs of drawings of the "Implementation Documentation" of the rental unit and

signed by the Lessee's architect (with an authorized certificate) and the Lessee (or his/her representative) at the Lessee's expenses, which will be submitted to the Technical Manager for approval.

- The documentation in printed form will be accompanied by a CD or USB, where the documentation will be

in electronic form divided according to its structure in individual directories. Documentation

It will be submitted in electronic form in editable (DWG, XLS, DOC) and non-editable (PDF)

Formats. A clear list of all parts and drawings will be prepared for the documentation.

- If the Lessee approves the submitted documentation by the Lessor, it means that it is documentation prepared in accordance with the TDP, requirements and limits of the building, however, the Lessor

does not take responsibility for it and its correctness, its compliance with the legislation and requirements of STN.

The Lessor's approval only expresses the correct connection to the main building.

- Electronic documentation of professionals must be drawn up in files provided by the General designer and the position of the axes of the building as well as the position of the rental unit must be maintained. Profession

can be developed using external references that will be linked to blank drawings  
Architect.

### 3.2.1 Content of the implementation documentation

The Lessee is obliged to prepare and submit for approval the implementation documentation at its own expense in the following scope:

#### 1) Architectural and Construction Part

- Drawing of the location (situation) of the rental unit within the building in A4 format,
- Technical report,
- Overall coordination drawing, including professions – in color,
- Floor plan in 1:50 scale with the corresponding legend of rooms, materials and description of finishes and specifying all dimensions in accordance with STN,
- Floor plan with a design and description of the interior furnishings of the rental unit,
- Floor plan of the ceiling (material solution, location and types of luminaires, distribution elements on the air distribution, EPS and other equipment in the ceiling, including inspection openings providing access to the valves and other equipment of the common distribution of the building) in a scale of 1:50 in coordination with PD profesie
- Floor plan including laying plan (surface treatment - stone, parquet, porcelain stone),
- Floor plan with the position of location of the light and high current connections,
- Cuts, min. in two directions,
- Door table,

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- Table of glazed walls (unfolded section, views – if any),
- Product table – auxiliary steel structures (if any),
- Drawing of details that are attached within the standard (e.g.: connection of SDK partitions to glazed façade, and the designation of the rental unit),
- Views and sections of the façade or entrance in 1:50 scale, color details of the lease space markings at a scale of 1:25,
- Visualizations (view from the passage, interior views, or exterior views in the case of glazed exterior façade of the rental unit)

### 2) Workshop drawings of the manufacturer of signs with the designation of the rental unit – LOGO

- Workshop drawings of the manufacturer of signs with the designation of the rental unit must be submitted for approval.
- However, it is imperative that these drawings be submitted well in advance of the start of their production.
- Workshop drawings must contain all dimensions (dimensions of the emblem panel – logos, dimensions individual letters, the total length and height of the character) and the following data:
  - Material description and paint sample,
  - Type of lighting,
  - The actual style and type of letters,
  - Detailed drawings indicating the exact location of the name of the leased space on the façade and the location of all hidden structural elements and equipment, including transformers and access panels;
  - The method of attaching the name of the leased space to the façade construction.

### 3) Wiring design – high-current wiring

- Floor plans in 1:50 scale with markings:
  - Location of the switchboard (dimensioned),
  - Connections to electrical equipment and appliances
  - dimensioned drawing of luminaires and end elements in the ceiling
  - Controls, sockets and switches, including position and height dimensioning
  - Heavy-current power lines and the method of their installation and protection
  - Distribution box plan, including the size of circuit breakers and all connected loads
  - Heavy current control diagrams
- Summary of the electrical load, including calculations of all connected and required loads

### 4) Sanitary equipment, 5) Central heating, 6) Air conditioning, 7) Cooling, 8) Gas connection

- Technical report with balances of the needs of individual professions (water and wastewater, air air conditioning power, cooling performance, etc.; Names and type designations of appliances, including outputs appliances in kW),
- Floor plans in 1:50 scale with all connections and pipes as well as all connections (connections) existing utility systems of the landlord, the placement of all construction modifications in the structure



(e.g. openings, passages approved by the landlord's structural engineer, etc.) and their detailed description, all of these

the modifications must be consulted in advance and approved by the Lessor's Technical Manager (resp.

structural engineer) of the lessor,

- water pipe distribution project in a rental unit,
- a project of sewerage distribution in a rental unit (with an indication of the possible need to establish a divided sewerage),
- water and sewerage distribution scheme,
- Air conditioning project (including capacity requirements and determination of pressure ratios, acoustic parameters, functional scheme, technical report including entitlements to professions, bill of quantities, including the design output of the main machinery, ...),
- cooling project (including capacity requirements and determination of pressure ratios, functional scheme, technical report, including entitlements to professions, bill of quantities, ...)

#### 9) Measurement and control (I&C)

- Technical report,
- a scheme for the management of the tenant's technological equipment,
- Terminal diagrams of I&C devices,
- Layout solution of I&C with indication of the installation of temperature controllers and new I&C switchboards (in if necessary) indicating the position and height (coordinated with electrical switches, etc.) in floor plans at a scale of 1:50,
- Specification of I&C components and cabling.

#### 10) SLP – low current, 11) EPS, 12) PeR

- floor plans in a scale of 1:50 marked :
- placement of SLP technology switchboards,
- specification of the connection of technological rooms,
- Cabling specification,
- Specification of sockets and end elements,
- Low-current lines and the method of their installation and protection,
- wiring and device control diagrams,
- Fitting of individual switchboards with elements,

#### 13) Fire Protection Project (FP)

- Technical report, including an assessment of the impact of the location of the proposed operation in the building,
- Floor plans with marking of fire sections, escape routes, requirements for fire technical equipment, location and types of fire extinguishers, location of hydrants, marking of fire resistance of structures, placement of fire protection equipment – hydrants, fire extinguishers. All

proposed modifications and changes must be approved by the competent state administration body  
– KR HaZZ

in Banská Bystrica. Delivery of fire extinguishers within the Tenant's rental space and more  
The operation resulting from the law as well as their revisions will be provided by the tenant at his  
own expense.

- On the basis of the PO project, the tenant will develop a fire-evacuation plan and fire-evacuation  
lease space directives by a professionally qualified person in accordance with the legislation of the  
Slovak Republic.

#### 14) SHZ,

- Technical report,
- a list of elements of the SHZ, EPS,  
Floor plans in scale 1:50 marked :
- distribution systems, fire brigades,
- specification of SZH, EPS heads,
- specification of connection of SHZ, EPS heads,
- pipeline specification,

#### 15) ZODT

ZODT project with marked smoke sections, smoke barriers, requirements for other  
professions and facilities and their specifications.

#### 16) STATICS

Static assessment – at the tenant's expense:

- Surface and point load of installed equipment and building structures of the tenant (UPS, safe, etc...)
- load-bearing structure of glazed walls,
- Building structures for technical equipment,
- building structure of possible internal division.
- contact to the nominated structural engineer: ELTER constructions, s.r.o., Ing. Ladislav Tausinger,  
Tel.: +421 905 255 270, e-mail: l.tausinger@elter.sk

### **3.2.2. Approval of the implementation documentation**

- The Lessor will review and, if necessary, approve the submitted "**Implementation Documentation**",  
if it is in accordance with the  
criteria and requirements specified in TDM and in the Non-Residential Premises Lease Agreement.

### **3.2.3 Correction of unapproved implementation documentation**

- In the event that the Lessor does not approve the Implementation Documentation to the Lessee for  
its possible  
deficiencies related to compliance with the criteria set out in the Non-Residential Premises Lease  
Agreement and in the  
TDM, the tenant's architect will incorporate the comments into the repair of the PD and resubmit it  
in writing

To the landlord of the files of the corrected PD for reapproval.

### **3.2.4 Amendment of the implementation documentation**

- Any further changes or modifications to the already approved implementation documentation of the Lessee, which will be

The Lessee shall require during the implementation (prior to the completion of the Lessee's construction work in the commercial

unit) are possible only on the basis of the written consent of the Lessor.

- The changes will be prepared by the Lessee or the Lessee's architect at their own expense to the RPD. Any changes or

Modifications to the approved project documentation must be made exclusively upon written request

Lessee and implemented only after the written consent of the Lessor.

### **3.3 Documentation of Actual Execution**

- The documentation of the actual design shall be submitted by the Lessee or its architect to the Lessor by 10

days after the completion of construction work on the business unit.

- The documentation will be prepared according to point 3.1.4 of TDM and will contain 2 sets of complete

sets of projects of actual completion, including digital form.

- At the same time, the Lessee shall hand over all handover protocols, inspection reports and attestations of all built-in materials used as well as other documents in accordance with the relevant provisions of the Building Act and local regulations for the introduction of construction work (rental units) into operation according to the requirements of the lessor. This applies to those constructions and works that

were carried out by the tenant's supplier.

## **4. Construction permitting process – building office – new unit, reconstruction**

- The construction of OC EUROPA SC was put into operation on the basis of the Occupancy Permit No.: ÚR-764/2007/Sch, issued by the City of Banská Bystrica on 28.2.2007.
- On the basis of the prepared RPD, the tenant shall apply to the relevant Building Authority in Banská Bystrica for the issuance of permit, as well as the issuance of consent from the RÚVZ in Banská Bystrica and KRHaZZ in Banská Bystrica for their own costs.

Contacts – state administration bodies:

<b>EUROPA SC Banská Bystrica - contacts to state administration bodies</b>			
<i>Office:</i>	<i>Representative:</i>	<i>Telephone:</i>	<i>Email:</i>
<b>City of Banská Bystrica, Building Authority</b>	Ing. Olga Lorinčíková	+421 48 4330 408	<a href="mailto:olga.lorincikova@banskabystrica.sk">olga.lorincikova@banskabystrica.sk</a>
Czechoslovak Army 26 974 01 Banská Bystrica			
<b>Regional Directorate of the Fire and Rescue Service in Banská Bystrica Třída SNP 75 974 01 Banská Bystrica.</b>	Capt. Ing. Ján Kulfas	421 961 606 532	<a href="mailto:jan.kulfas@minv.sk">jan.kulfas@minv.sk</a>
Třída SNP 75 974 01 Banská Bystrica.			
<b>Regional Office of Public Health with its registered office in Banská Bystrica</b>	Ing.Zuzana Mazúrová	421 48 4367 768	<a href="mailto:zuzana.mazurova@vzbb.sk">zuzana.mazurova@vzbb.sk</a>
The Way to the Hospital 1 975 56 Banská Bystrica			

- In the case of large-scale construction works (duplex, intervention in the statics), the  
The tenant for the issuance of a new building permit, after consultation with the Technical Manager  
of the OC.
- In the event that the tenant's intention, works or permit for the use of the premises do not  
correspond to the

building permit or building occupancy permit

Lessor for the building as a whole, the Lessee must apply for a change in the use permit and operation of leased premises from the concerned state and public administration bodies for their costs, after consultation with the OC Technical Manager.

- In addition to the previous points, the Lessee deals with the building authority - Notification construction modifications and maintenance works, and then a statement from the KRHaZZ is not required.

**Cadastral data for applications:**

Owner of the building: EUROPA SC Banská Bystrica, Na Troskách 25/14180, 974 01 Banská Bystrica

Parcel number: 3417/42      LV number: 6704      Type of land (culture): Built-up areas and courtyards      Cadastral area: Banská Bystrica

- **The Lessee is responsible for permitting the installation of a rental unit.**
- The Lessor shall ensure cooperation in the building permit, and shall issue a relevant required consents for the purposes of the construction procedure / consent to the RPD, consent to the use of changing rooms  
– food units.../
- In the event of the need to change the RPD of the Lessee due to its non-approval by the authorities or its part, the Lessee is obliged to submit the corrected documentation to the Lessor for approval in accordance with point 3.3.4 TDM.
- Upon approval of the Lessee's RPD by the Lessor, the Lessee's supplier may, in accordance with the approved Drawings, terms of the Agreement on the conclusion of the contract on the lease of non-residential premises, after the takeover Acceptance protocol, issued permit of the building authority and compliance with TDM conditions in point No. 5. The realization of the rental unit begin work in its rented space. Otherwise, In the event of any damage, the Lessee pays for it.

**5. Realization of a rental unit – new unit, reconstruction**

- On the basis of the PD of the Lessee approved by the Lessor, the representative of the Lessor shall hand over in writing premises to the Tenant for the implementation of the lease space. Date of commencement of work and handover space for implementation after the approval of the implementation documentation will not be earlier than specified in the on the conclusion of a lease agreement for non-residential premises.

- The tenant can start work on the leased space after agreement with the OC management and before the positive the Lessee's statement on the implementation documentation of the Lessee on its own responsibility.
- In the event of non-approval of the Lessee's implementation documentation, damages incurred by the authorities due to an earlier implementation of the rental unit by the Lessee, must be borne by the Lessee even if the implementation The Lessor has approved the documentation to the Lessee. The Tenant's Supplier Must Not Hinder or Restrict landlord's work.

### 5.1 Description of the process

- After the protocol handover of the lease unit to the Lessor for the implementation of works to the Lessee, The lessee shall ensure that before commencing construction work, its suppliers are thoroughly acquainted with the all operating conditions and requirements as specified in this TDM.

### 5.2 Description of the tenant's work

- **The tenant will start work only after the construction of the SDK**, which will be from floor to ceiling with a max. space of up to a passage of 0.60 m. The prewall must be installed in such a way that it does not damage the floor of the passage and the plasterboard ceiling. In the event of damage, the Lessee will repair and restore the damaged to its original condition on its costs.
- All the Lessee's works are bounded by the lease boundary and none of them may interfere with the neighboring rental or public space without the prior written consent of the Lessor.
- The architectural criteria in this manual do not necessarily specify or describe all work necessary to fully meet and perform the Lessor's requirements. Specific requirements will be separately within the approval process based on the Lessee's request.

### 5.3 Requirements for the tenant

- **Approved design** – The leased space must be built in accordance with its projects approved by The landlord and this leased space must comply with all local and state ordinances, orders, and regulations of the Building Act.
- In the event of a discrepancy between the implementation of the space and the agreed documentation, there will be an immediate halt

- of all the work of the tenant.
- If the premises have not been built in accordance with the specified approved projects, the Lessee will not be able to  
allowed to open these premises unless they meet these requirements. However, the tenant will not be exempt  
from the fulfilment of all other obligations under the Agreement on the conclusion of the lease agreement for non-residential  
Space.
  - The tenant ensures that his supplier meets all the prescribed criteria - safety, hygiene, fire and environmental regulations.
  - The Contractor is responsible for ensuring that its employees and other persons carrying out activities on its behalf,  
will be informed, to the extent necessary, of the internal operating rules as well as the relevant generally binding legal regulations (occupational safety, fire protection, etc.).
  - The Contractor undertakes to ensure that all persons who perform activities on its behalf in the Object  
have completed a comprehensible and demonstrable familiarization with the rules in accordance with the Act of the National Council of the Slovak Republic No.  
124/2006 Coll. on Occupational Health and Safety, as amended, Decree No.  
147/2013 Coll. on OHS in construction works and related works, and other related regulations, as well as training on fire protection in accordance with § 20 of the Decree of the Ministry of the Interior of the Slovak Republic No. 121/2002 Coll.  
fire prevention, as amended, which shall be provided by the contractor before the commencement of the  
Activities.
  - In accordance with the Act of the National Council of the Slovak Republic No. 314/2001 Coll. and related regulations on fire protection,  
the contractor responsible for compliance with all applicable regulations by its employees on fire protection
  - The Contractor is obliged to fully comply with and respect the Manual and the Operating Rules EUROPA SC, Banská Bystrica published :  
[https://www.europasc.sk/userfiles/dokumenty/manual\\_obchodneho\\_centra\\_a\\_prevadzkovy\\_poriadok\\_22112017\\_4.pdf](https://www.europasc.sk/userfiles/dokumenty/manual_obchodneho_centra_a_prevadzkovy_poriadok_22112017_4.pdf)
  - The contractor is responsible for damages caused by non-compliance with OHS and FP regulations.

### 5.3.1 Taking Over Space

- The Lessee takes over the lease space from the Lessor by making an entry in the Handover Protocol with the participation of  
The tenant for the purpose of building the space. The space can only be taken over by the Lessee, resp. Tenant  
authorised person.
- The Leased Space will be handed over to the Lessee after the Lessee's implementation project has been approved  
The landlord, after proving the conclusion of construction and assembly insurance and submitting a document  
a professionally qualified person who will perform the Construction Supervision.
- The construction supervisor must be a professionally competent person who is authorized to perform this  
Activities.

- The tenant will provide a representative on the construction site throughout the construction period on the tenant's premises.  
The landlord will require the cessation of all work on the tenant's premises, unless such supervision will not be secured.
- The tenant hands over a list of suppliers with 24-hour standby phone numbers hours of construction supervision of the tenant.
- Furthermore, the Lessee shall submit a list of contractors and its construction manager, a complete list of subcontractors and suppliers, contact and telephone numbers and a workflow schedule, or a bar chart showing the schedule of works and the expected start and completion of the tenant's work.
- No later than on the day of handing over the space for construction, the tenant shall submit information on all substances used by any of its suppliers. The Landlord reserves the right to not to authorise the use of any substance which the landlord believes may be used in the Dangerous.

### 5.3.2 Issuance of an authorisation to enter the construction site:

- **Before the commencement of works, the Lessee shall fill in the Permit to Perform Works form**, which will contain date of commencement and completion of work, as well as a list of the Contractor's employees entering the reconstructed business unit -
- Tenant's form with a list of names of all persons who will have access to the building (the tenant's contractors, the lessee's architect, all the tenant's technical staff and the lessee) in digital form (Word, Excel) for confirmation to the OC Technical Manager, the form will be forwarded to the SBS and persons who will not be on the form will be expelled from the construction.

### 5.3.3 Erection of the pre-wall – closure of the business unit

- The Lessee is obliged to maintain these Premises from the takeover of the Space at all times until the opening business unit closed, secured against intrusion.
- **Before starting work in the business unit, the tenant is obliged to build an SDK prewall**, with an installed door frame, lockable door.
- The pre-wall will be installed max. 0.60 m into the passage area, it will be from floor to ceiling passage so as not to damage the tiles and ceilings in the passage.
- The tenant will build the pre-wall at his own expense in cooperation with the contracted OC for performance Mark2 Corporation Slovakia s.r.o., head Ing. Lorinc +421 915 950 158.
- If the Lessee refuses to create the securing of the business unit with a pre-wall, he shall create it The Lessor at the Lessee's expense (delivery, installation, removal).
- For safety reasons, 1 pc of the pre-wall key will be placed in the control room of the SBS – in case of danger



centers – possibility of quick removal - unstopped water, fire...

- All materials that are necessary for the Lessee's Furnishing Works will always be stored behind this in the Tenant's Premises, but never in the common areas of the shopping centre.
- On the basis of the sent and subsequently approved visual, the tenant will arrange for the sticker of the built pre-wall.

Fig. no. 4 – Pre-wall



### 5.3.4 Insurance

The lessee and the tenant's contractor, in the case of the implementation of the lease space by its own supplier, must conclude and maintain from the beginning to the end of the completion of their works at their own expense the Construction and Assembly Insurance, insurance coverage for liability for damage to third parties in the amount of at least EUR 1 million for the leased premises, or according to the amount of insurance specified in the Non-Residential Premises Lease Agreement.

### 5.3.5 Utilities

- The Lessee is obliged to conclude a contract with the LAN Network Administrator – spol. SPOJE s.r.o., Banská Bystrica,

which is contracted and authorized by OC EUROPA, authorized to provide the service optical-metallic LAN network and concluding contracts with third parties – Internet supplier.

- If the Lessee is interested in the assignment of a telephone line, he will arrange for the assignment of a telephone line at his own expense lines upon request to the relevant telecommunications office.
- Electricity, water and gas will be charged to the tenant by the landlord on the basis of actual readings from the meters, or according to the terms of the concluded contract.

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### 5.3.6 Opening a business unit

- The tenant is obliged to notify the landlord of the completion of construction work.
- Storage of goods - The tenant will not be able to store goods or trade in the premises until the Lessee's fixed fire extinguishing equipment has not been approved and put into operation, and if the Lessee  
He did not receive a valid use permit.
- Permit to use the operation - The tenant delivers the permit to the landlord after completion of their work.
- Security – The tenant shall ensure the security of its premises at its own expense.
- Cash registers – The Lessee is obliged, in accordance with the provision of the Contract on the Future Contract relating to:  
variable component of the rent per sales unit (share of turnover) install for registration payment system in accordance with the applicable legislation.
- POS terminal - The Lessee is obliged, in accordance with the provision of the Contract on the Future Contract, to use  
an EFT POS payment terminal for cashless payments for purchased goods, or services provided by ZBK payment cards. Each tenant will set up an EFT POS terminal on their own costs.
- The Lessee shall ensure the connection of the POS terminal to the VDS public data network at its own expense. Solution  
contractual relations with the use of the POS terminal and the purchase of VDS is the task of the lessee.
- Storage of goods - The tenant will not be able to store goods or trade on the premises until the Lessee's fire-technical technologies have not been checked, approved and put into operation and until the Lessee has received a valid use permit.

### 5.4 Requirements for the Tenant Supplier

- The tenant may only choose a contractor for the implementation of his construction works who meets the requirements of the  
all requirements regarding legislative provisions and insurance.
- The Lessee shall provide the Lessor with the Lessee's Contractor's Information Form prior to the commencement of work  
- a list of suppliers (including telephone and fax contacts).
- When performing works by the Lessee's Contractor, the Contractor may not restrict the Lessor's work.  
In the event of a dispute, the tenant will be notified of the possibility of expelling its suppliers from the construction after the

- the time of the Lessor's work.
- Familiarization with the work - The tenant ensures that his contractor thoroughly acquainted with all the working conditions and requirements as set out in the conclusion of a lease agreement for non-residential premises and in TDM.
  - Registration at the workplace - before the start of the construction of the rental space, the tenant's supplier must report to the SBS control room and present a confirmed form for the execution of works – according to point 5.3.2
  - Each Tenant's Supplier must be insured – minimum coverage as specified in clause 5.3.4 Insurance.
  - No contractor of the Lessee shall be allowed to commence work (entrance to the construction site) until  
The Lessee shall not submit to the Lessor the required certificate regarding the insurance of its suppliers.
  - Building Regulations and Regulations for the Contractor - Approved Projects  
The Lessee's Contractor will always have a set of approved Implementation Projects on the construction site and may not depart from those drawings and specifications without obtaining the prior written authorisation of the  
The Lessee and the Lessor and the relevant construction department or state authority, if was particularly subject to it.
  - Quality of workmanship - the Lessee 's work must be thorough, first-class and professional and must be  
in good and usable condition on the date of their completion.
  - In the event of poor quality workmanship or improper behaviour of the Lessee or the Lessee's  
The Landlord shall request that all work on the Tenant's premises be stopped immediately.  
All costs resulting from such a measure and any consequential delays shall be responsibility of the Lessee and solely at the Lessee's expense.
  - Compliance and Inspection – The tenant and tenant's contractor is responsible for planning inspections  
construction, fire, health and other inspectors as necessary and for compliance with them requirements, all laws and regulations.
  - Copies of all inspection reports and permission to  
Use. In the event that the renter's supplier is notified of any violations of the law  
competent authorities or the landlord shall remedy those violations within 7 days from the date of such  
notification, unless specified with a shorter deadline by the competent authority otherwise,  
otherwise  
the contractor will be temporarily excluded from the construction. According to all aspects, the construction must meet the  
requirements of applicable laws, regulations and regulations.
  - Coordination of work – The work of the tenant must be coordinated with all the work carried out by the tenant or  
should be performed by the Lessor and other users of the project to such an extent that they do not interfere with the Lessee's work, or  
do not delay the completion of any other works of the Lessor (coordination is provided by the lessee, or his representative, or his construction supervisor).
  - Tenant – The Contractor will carry out all noisy and dusty work outside the opening areas hours of OC.
  - No contractor or subcontractor involved in the tenant's work may  
damage, cause damage, disturb, the landlord's work on his property.
  - All suppliers and subcontractors must comply with all procedures and regulations set out in the

to the landlord for the integration of the tenant's work with the work to be carried out in connection with the project.

- The tenant's facilities, goods, sanitation facilities, waste and garbage must never be located in the public spaces, public corridors and exteriors of a rentable building.
- In the event that it is necessary to keep any of the lessee's technical, electrical, or installation equipment through the premises of another tenant, the tenant's supplier must notify the technical manager and coordinate their work with the tenant through whose premises they will be these items to lead.
- Repair of Damages – The Lessee will be responsible for repairing, replacing, or remedying any damage, caused by its contractor on the works of any other contractor in any field  
A shopping mall.
- The tenant's supplier will be required to maintain the continued protection of other premises in such a way as to prevent any damage to this property and its equipment.
- Work Areas – The tenant's contractor will store all building materials and perform all operations within its premises and such other space as the Lessor may separately allow. The Lessor is not responsible for any losses of the Supplier's stored materials and tools  
Tenant.
- All waste, construction debris and excess building materials will be the tenant's supplier removed from the construction site into a container on a daily basis at their own expense from a business unit outside the opening hours. If the tenant fails to comply with the above, the landlord will start after 24 hours of necessary cleaning, demolition and removal, which will be charged to the Lessee.
- The Lessee is obliged to comply with the instructions of the Lessor, or his/her representative, which relate to the performance of noisy work. In the case of the implementation of the space during the full or partial operation of the centre, the Lessee or its supplier is obliged to ensure the performance of noisy work outside the opening, i.e. that noisy work must be carried out at night.
- Dust barriers – the Lessee's supplier is required to provide a polyethylene barrier – overlap, on all fire alarm devices /EPS, SHZ and PeR/ and HVAC diffusers, to prevent the fire alarm from being triggered by dust caused by the renter's supplier, or contamination of the HVAC duct - by clogging the dust of the air conditioning diffuser.
- An electronic security system has been installed in the Europa Shopping Center Banská Bystrica a system that also includes an access control system (SKV) with contactless access cards, the purpose of which is to prevent unwanted persons from entering individual facilities through corridors, staircases and elevators. The Lessee will receive 1 card from the Landlord free of charge – when taking over the space. This card the tenant lends the premises to the Contractor for the duration of the construction of the premises so that the Contractor can use the if necessary, entrance through the facilities.
- Safety Regulations – The Lessee and its Contractor shall comply with all applicable laws, STN, codes, rules and regulations governing the performance of the tenant's work, including all relevant safety regulations, including the Occupational Health and Safety Plan, issued by the construction contractor. The tenant's contractor will take all necessary security measures to protect the all workers and the public from accidents and to protect all private and public Property.
- Operational fire extinguishers must be installed on the premises during the construction period sufficient number and capacity according to the applicable fire and safety regulations. Regulations.

- Placement of Information Materials - The Lessee's contractor or its subcontractor will not place any information materials in any part of the Lessor's building. All such The landlord will remove and dispose of the placed materials at the tenant's expense.
- Waste removal - The tenant's contractor will be responsible for the daily removal of all waste, construction debris and excess building materials to the to designated collection containers, which will be provided by the Lessee at its own expense.

Landlord

will ensure, in agreement with the Lessee, the possibility of temporary placement of these containers on the freight supply ramps of OC.

Fig. no. 5 – Supply loading ramp – placement of waste containers



- Welding and open flame work - The tenant's contractor will provide a fire patrol whenever Any welding or open flame work will be carried out on the premises. A person who performs fire patrol function, must remain on the premises for at least 8 hours after the end of each completion of works) welding in accordance with the applicable law.  
**The Lessee must obtain the Lessor's permission for such activity in advance, which will be issued by the Lessee Technical Manager OC.**
- Roof penetrations and concrete slab penetrations – All roof penetrations must be implemented by Landlord's supplier at the Lessee's expense and must meet standard criteria Landlord. Such an intersection will be subject to the approval of the landlord's chief architect, who Validates construction details, size, configuration, location, and support. The landlord may require From the tenant's supplier, performing an X-ray test before starting drilling at the tenant's expense. The tenant's contractor cannot make penetrations through the reinforced concrete ceiling slab. Any requirements for penetration through the ceiling (floor) slab, the Lessee must provide written consent landlord and chief architect and must provide a static assessment (written record, resp. a structural engineer certified drawing) at the Lessor's structural engineer (see contact addresses) at the expense of the Lessee, who to the Lessor's representative.
- All works forced by the tenant carried out outside the boundary of the rental space will be carried out exclusively by the Lessor's supplier at the Lessee's expense. The Lessee shall pay all costs for the following

work directly to the landlord at his request in advance.

- Access to the roof - access to the roof is limited only to the landlord's workers and to landlords of designated suppliers. No tenant's supplier or subcontractor access to the technological roof will not be allowed unless he has obtained written permission from the

The Landlord or the Lessor's representative.

- Access to electrical substations and connection to networks - all possible work required the lessee's supplier on the landlord's electrical wiring equipment, shall be carried out by the in coordination with the landlord designated by the supplier of electrical installation works exclusively at the expense of

Tenant. Access to the common electrical substations will only be possible under the supervision of the landlord

to the designated supplier of electrical installation works at the expense of the Lessee.

- Any intervention (professional or non-professional) in the main distribution systems of the landlord (building) is prohibited. • The lessee may connect only to predetermined connection points of HVAC, ZTI, CHL., EL.LV, SLP.

- Improper wiring, connection to a connection point, or causing damage will be carried out construction contractor at the Lessee's expense without delay by unilateral action ( causing further damage of any nature).

- Payment for damages caused to the landlord

Despite any approval by the Lessor, the Lessee shall:

- Pay any fines or penalties levied by any state authority arising from the of the lessee's work and shall promptly reimburse the landlord for any fines or penalties the landlord paid as a result of the tenant's work,
- Quickly and promptly carry out at your own expense all work required by any state authorities to comply with the requirements of any laws, regulations, orders, etc., relating to tenant's premises,
- Quickly and promptly reimburses the landlord for all costs, expenses or damages of any nature suffered by the landlord as a result of the implementation of construction works on the tenant's

Areas. In the case of additional works, the landlord has the right to demand payment for these works in advance.

## 6. Approval and commissioning of the space

- The tenant is responsible for the final approval, change of use, or notification of building modifications in his rental unit. The landlord may ensure cooperation in these actions with the authorities – organization of local investigation, where the tenant will arrange all actions at his own expense.
- The permit for the use of the building is obtained by the Lessee at his own expense.

## 7. Criteria for the design of rental premises

- The Landlord intends to provide the Tenant with a certain freedom in the design of the lease space. The effort is to

However, so that the tenant's design harmoniously fits into the concept and design of the entire Shopping Complex

Center. For this reason, it is subject to the approval of the developed visualization, project documentation

lease spaces, including the design of shop windows and facades, as well as the choice of materials and

solutions by the Landlord and his architect.

- Thus, the architectural criteria described in this guide do not necessarily define or describe all possible designs and works necessary to meet and execute the landlord's requirements. In the case of specific requirements of tenants, these requirements will be addressed separately during the approval process, with regard to the Lessee's request.
- The design of the tenant's commercial operation must accept all expansion or working joints of the building, to which it is necessary to adapt the solution of the rental unit. All expansion joints must be marked on the drawings of the rental unit with a proposal for the details of their solution.
- In establishments which, by their nature or use, will produce excessive noise levels, or other disturbing sources of noise, the Tenants must design and implement such acoustic insulation (walls, and ceilings) at their own expense, so as not to disturb other adjacent spaces. The proposal must comply with the acoustic and hygienic standard. The sound insulation solution must take into account the criteria for ZODT, PO and other networks whose functionality may be adversely affected. In the case of suspicion of exceeding the limit values of noise in the rental operation set by legislation, the Lessor may ask the Lessee, at the Lessee's expense, to assess the impact of the noise source certified measurement (from which a measurement protocol will be made) and the implementation of subsequent measures to prevent the spread of noise.
- Tenants with an operation that by its nature could produce odors or unwanted aromas, must ensure the design and implementation of perfect extraction or ventilation without restriction and the disturbance of neighbouring rental premises. All such operations will be assessed separately (catering establishments, perfumeries and establishments with drugstore goods, aroma items and similar).
- All designed and installed building materials will be in accordance with the fire protection project construction, resistant to wear, discoloration and decay. In the event that the Implementation Documentation The tenant will be required to create a room or space in a separate new fire section, it is necessary to solve the new fire section only within the new structures in the rental unit, and new walls and ceilings with the required fire resistance in accordance with the PO lease project of the unit, at the expense of the Lessee.
- In accordance with the fire protection project, one escape route from the rental unit is sufficient for conditions resulting from STN 92 0201-3, Table 3 - from rooms on above-ground floors, where the permissible product of the number of evacuated persons and the coefficient of evacuation conditions E.s is a maximum of 100 persons. In all other cases, two escape exits are required. The exact size and position of escape exits, the fire protection project of the tenant shall be determined and this must be consulted

with the technical manager of the OC.

## 7.1 Surface Materials and Design of Rental Units

- **Floor** - Within commercial rental units, the Landlord shall provide the Lessee with a standard modification of floors to a height of -15mm – 20 mm from the floor tread layer. The tenant will make all the layers flooring from the layer provided by the landlord at its own expense, while the floor in all premises of the operation must be flush with the public space (floor tread layer), if This is not stated by the landlord otherwise, without depressions and elevations.
- In publicly accessible areas Tenants must use high-quality floor coverings according to the type and the purpose of the rooms, for example, stone tiles, wooden parquet and porcelain tiles. All types of the floor treads must be suitable for high loads and intensive operation.  
At all ceiling levels, the maximum useful load on the floor is 500 -kg/m<sup>2</sup> - 500 kg/m<sup>2</sup> – 700 kg/m<sup>2</sup> and cannot be exceeded /range depending on the floor/
- The transition between the floor of the common public areas of the building and the rental unit must be provided with an L-shaped stainless steel divider at the tenant's expense.
- In the entrances that are inserted into the tenant's business space, which will be connected to the the landlord's floors in the common areas of the building must be the tenant's floors and ceilings identical to the floor and ceiling materials used in the common areas, including compliance with laying plans. These materials and the manner in which they are made will be determined by the at the tenant's expense (in the area of entry of the rental unit from the boundary line to the the inner edge of the lower glazing profile.
- All floor treads implemented by the tenant must be made in such a way that they are in the height of the level of adjacent floor surfaces. Between the different types of materials of the tread layers of floors it is necessary to ensure their contact - expansion with stainless steel transition strips, which are intended for the materials and the type of floor load.
- In warehouse areas, the lowest standard is prescribed as a protective coating of the concrete screed – epoxy coating, the design and quality of which must correspond to the purpose of using the room.  
Uncovered load-bearing  
A reinforced concrete ceiling structure without any floor layers is not allowed.
- In wet operations and sanitary facilities of the Lessee's premises within the floor layers, implement waterproofing in accordance with technological regulations and procedures in accordance with with technical standards. Before covering the waterproofing, it is necessary to call in good time Technical manager of the Lessor's OC for the purpose of conducting an inspection and handing over in writing waterproofing, which is documented by an entry in the tenant's construction diary.



- Floor compositions in gastronomic operations in wet areas such as kitchen, food preparation, washing cookware must have a tread layer of stone or ceramic tiles with anti-slip surface in accordance with the applicable legislation. In all wet room floors catering establishment, waterproofing suitable for the given space must be designed and applied and the material base of the floor composition. The design and implementation of floor drains is also necessary connected to the grease sewer and the slope created to them within the floor. The tenant is obliged to define the type of floor with the design of waterproofing at the conceptual design stage, while also is responsible for the correctness of the design and the choice of suitability for use.
- **Partitions** - within the leased space, the Tenant is responsible for the design and delivery of partitions. All interior partitions and walls in the rental space must be designed in accordance with the applicable legislation, as well as requirements of the OC project. **It is forbidden to interfere in any way with the walls of the property. The Lessee builds its own SDK partitions.**
- All interior partitions must be plasterboard, sheathed on both sides with metal load-bearing Profiles. The use of any brick partitions is prohibited. The design of the partitions must also correspond to the requirements of the fire protection design and the design of heat and combustion products, while not prevent the failure of the heat dissipation system and combustion products. Precise requirements for partitions in terms of fire protection and equipment for heat and combustion exhaust are described in the criteria sections individual professions.
- If a fire protection project is required, the Lessee will carry out all required modifications construction at their own expense.
- Walls and columns without surface treatment (concrete and masonry) are not in the tenant's sales area Allowed. Such walls must have a plasterboard finish designed and implemented boards or gypsum trowel or plaster.
- Partitions in the rental space connected perpendicular to internal glazed walls or external windows whether glazed walls must be routed at the point of connection only in the axis of the frame of the glazed wall or window It is possible to design only after the landlord's approval.
- The connection of the tenant's interior partitions to the frame structures of the glazed walls by screwing is forbidden. In case of any damage to any part of the frame structure, it will carry out repairs landlord at the tenant's expense.
- Partitions in sanitary facilities and areas with wet operation must be lined ceramic tile, which will be glued to impregnated plasterboard.
- The designed interior partitions of the tenant must fully respect the building expansion joints as well as

technological object expansion joints of structures (prescribed by the manufacturer's technological regulation).

- The use of above-standard partition solutions (e.g. safety partitions) is subject to written the landlord's approval.
- **Ceiling** - the space of the rental unit provided by the landlord in a standard design, It does not provide any scoring.
- The tenant will design and implement soffits in all areas of the rental unit where they have access public in the required standard or according to the design approved by the Lessor.
- The tenant must make inspection openings in the implemented ceilings at his own expense, which respect the requirements of the rental operation project as well as the requirements of the OC building. Designed inspection and mounting openings, immediate access to the inspection of all shut-off fittings and other required equipment located on the distribution lines of individual networks in the ceiling. Inspection holes for EPS signaling installed in the ceiling cavity must be placed directly under the sensor (due to the need to carry out regular revision).
- It is recommended to implement soffits made of suspended separate slatted boards. Other solution soffits or material base may be used subject to the consent of the Lessor and his chief architect.
- Depending on the position of the rental units within the building, the permissible ceiling heights in the spaces of the units. However, they must be approved in writing by the landlord. Minimum height of ceilings is 3500 mm.
- All exposed parts of the ceilings must be clearly marked at each level by the tenant documentation submitted. The Lessee is responsible for the appropriate surface treatment of all common building elements, including installations, pipes, shafts and their structures (e.g. thermal and acoustic insulation of pipes, and others), except for elements and systems of fire protection of the building (fire protection system, fire protection and the like).
- Any necessary reinforcement of the ceilings must correspond to the relevant technological and installation Regulations. The solution of the ceiling in commercial premises for glazed exterior facades is not it is allowed that any fronts of the soffits are inclined, a perpendicular termination is required, and it is not possible to reduce the view to the operation in the zone of 1.2 m from the façade. In establishments where there is a requirement of the main building for the installation of soffits lower than the prescribed minimum in TDM, the space marked in the submitted drawings, as well as the edge and height of the bend ceiling.
- The designed ceilings and smoke barriers in the ceilings throughout the rental operation must be made in accordance with the requirements of the ZODT (perforated, suspended slats, or solid construction).
- Lintels, beams and beams, or lintels, etc., must have a plasterboard finish

board or decorative surface material approved by the landlord's architect.

The load-bearing structure of all soffits must be non-flammable and the method of its anchoring must be

agreed by the Lessor.

• **Doors** –

- entrance door – according to the tenant's interior design (tenant's delivery) – fully glass,
- escape doors in accordance with the fire protection project of the building – delivery by the landlord, given

Construction and color cannot be changed

• **Perimeter glazed walls – façade** – aluminium frame structures, without entrance doors as standard from the exterior, any requirement for the installation of the door is subject to approval

• **Lighting fixtures and accessories** – The tenant must submit a list of designed fixtures in the approval process

for their approval by the Lessor. Minimum height of installation of luminaires in a publicly accessible area

of rental operation is required 2500mm above the surface of the finished floor.

• The lighting of the façade of the rental unit must be in accordance with the character of the façade. Luminaires must

should be directed mainly towards the shop window and placed in such a way that they do not irradiate public spaces.

• Decorative lighting to highlight the architect's design is allowed. Light sources must be designed in such a way that they do not interfere with the lighting concept of the Shopping Centre, and

They did not irradiate the neighboring spaces or public areas of the center.

• **Hygienic cores** - Hygienic facilities for its employees will be implemented by the Lessee as part of its rental unit. Their implementation is subject to the prior approval of the Lessor.

• Premises with catering operations and other establishments that are subject to a special assessment Regional Public Health Authority (RUVZ), they have to deal with their own hygienic facilities

for their own employees or the public (including the immobile), based on the opinion of the RUVZ on the

costs of the Lessee.

• **As part of the sanitary facilities, it is also necessary to solve the changing rooms for the staff. OC provides**

**changing rooms and facilities only for food producers, the tenants' sector.**

## 7.2 Prohibited Object Modifications and Materials

• **Penetrations in load-bearing structures** - any intervention in the load-bearing parts of the building that would disturb the statics

object is not allowed.

• Requirements for additional penetrations and penetrations into existing load-bearing and perimeter structures

require the consent of the Lessor and the assessment of the Lessor's structural engineer at the Lessee's expense.

• If the requirement for such modifications to the existing load-bearing structures is approved, all works will be carried out.

- and the related measures will be implemented by the Lessor's supplier at the Lessee's expense.
- The Landlord reserves the right to require the Lessee to pay all costs associated with this in advance after the invoice is submitted, before these works are carried out.
  - **Partitions and doors** - The landlord provides all partitions between the individual rental units and public spaces. Partition walls of commercial premises will consist mainly of plasterboard partitions with metal load-bearing profiles, without the final surface treatment with appropriate fire resistance, into which it is not possible to make any interventions.
  - The partitions between the rental units are not designed to anchor any internal equipment, or for the routing of any wiring. For this reason, it is prohibited to anchor interior furnishings, **as well as interfering with their cladding. This does not apply to anchoring of composite overhanging walls, subject to all anchoring conditions and maximum the load of these overhanging walls built by the tenant.**
  - The tenant must respect all inspection openings in the partitions that are installed in them, and it must not interfere with them and must allow access to these inspection holes. **Leadership any installations in the partitions of rental units is prohibited! Surface guidance Installation in the sales area on the walls of the rental unit is prohibited!**
  - In accordance with the fire protection project (hereinafter referred to as the Fire Protection Project) of the building, the designed the number of protected and unprotected escape routes. Any transfers through these rungs (required Lessee) must have appropriate fire sealing, which will be implemented by the Lessor, costs of the lessee in accordance with a valid fire protection project.
  - The position of the escape door installation in these partitions is defined by the fire protection project and are delivered to the landlord in the standard defined in the project documentation. Any A change in the door or door position is possible only with the consent of the Lessor and exclusively in accordance with the with the OP project, at the expense of the Lessee.
  - Any additional necessary escape doors that will be required by the OP project in connection with the solution of the rental unit, will be implemented by the Lessor's supplier at the Lessee's expense. Their standard must be approved by the Lessor.
  - **Floors** – at all ceiling levels, the maximum payload of the floor is 500 – 700 kg/m<sup>2</sup>. If the floor load exceeds the specified max., 500-700 kg/m<sup>2</sup> (e.g. safes, archive, machines of fast cleaning plants, restaurant equipment, etc.), the Lessee must provide at his own expense static assessment stating the required additional reinforcements and modifications at the Lessor's structural engineer, whereby at the Lessee's expense. The subsequent reinforcement of the load-bearing structures will be carried out by the Lessor (or Lessee at the request of the Lessor) at the Lessee's expense.
  - **Soffits** - the use of wood or other flammable material in soffits or on the surface of soffits is prohibited, the Lessee must make inspection openings in the completed ceilings at his own expense, that respect the requirements of the rental operation project as well as the requirements of the OC building. Immediate access to the inspection must be provided by the designed inspection and mounting openings

all shut-off fittings and other required equipment located on the distribution system of individual networks in the ceiling. Inspection holes for EPS signaling installed in the ceiling cavity must be placed directly under the sensor (due to the need to carry out regular revision). Soffits in the entire rental operation must be made in accordance with the requirements of the ZODT.

- **Exterior facades and glazed walls** - exterior (exterior) glazed frame aluminium façade structures with an interrupted thermal bridge are part of the Lessor's delivery and are glazed with clear insulating double glazing.
- Fire escape doors from the rental units to the exterior will be delivered to the Lessor in accordance with the fire protection project of the building. The given structures cannot be changed.
- In the event of a requirement to install a new door in the external glazed wall, or to move it according to the proposed layout of the Lessee, it is possible only after the written consent of the Landlord. The implementation of the request will take place at the Lessee's expense.
- Any intervention in the load-bearing steel structure for anchoring the internal glazed walls of the façade passage that is delivered by the Lessor is not possible. Only with written consent Landlord.
- **Sanitary facilities** - The landlord has built 5 toilets within the common areas of the building fully standard sanitary facilities for the public, divided for women and men according to the construction project in accordance with the applicable STN and other hygiene regulations. In the event of the Lessee's request, it is possible to solve other sanitary facilities for the public in a rental unit with the possibility of using points of connection to the drinking water, sewerage and air conditioning systems belonging to the rental space according to the implementation project of the construction at the Tenant's expense /solarium, .../
- Premises with catering operations and other establishments that are subject to a special assessment Regional Public Health Authority (RUVZ), they have to deal with their own hygienic facilities for their own employees or the public (including the immobile), based on the opinion of the RUVZ on the costs of the Lessee.
- **Technological rooms, shafts and vertical risers** - intervention and modifications in the technological building rooms, shafts and areas outside the rental unit supplier of the tenant, is not allowed.
- **Main routes of horizontal distribution of individual networks** - under the ceiling of commercial premises operations, the main routes of the object horizontal distribution of individual air conditioning networks, UK, CHL, ZTI GSM antennas, PeR fire radio speakers, EPS electric fire alarms, stable fire extinguishing equipment SHZ and others, in accordance with the construction project. Interfering with these main routes networks and the Lessee's supplier to make modifications to them is prohibited.
- **Information signage system** - the landlord has designed a uniform standard system in the building information marking solutions - interior information signage, directional signals, door labels, signs with the evacuation plan of the building, signs indicating the floor located on each floor when exiting elevators, orientation boards in corridors - safety signs indicating the direction of escape - Signage in the parking lot and in the underground garage.

The scope and use of the building's information system determines and secures in common areas the landlord at his own expense. However, the tenant will prepare a PO rent on the basis of the project

the unit's fire-evacuation plan and fire-evacuation directives of their rental space by a professionally qualified person in accordance with the legislation of the Slovak Republic at their own expense no later than on the day of final approval, or the date of commencement of the lease.

• **Prohibited surface materials of interior solutions**

- Materials considered by the landlord to be of low quality, undurable, or difficult to maintain.
- all materials that would cause a fire hazard or other public hazard

### 7.3 Entrance and Front of the Rental Space

- Facade design - the facades of the commercial premises are designed for displaying goods in an interesting marketing way. The design of the rental unit should not be focused only on the façade, but should continue inside the sales area. Tenants must comply with the general design criteria relating to the façade, materials, colours and individual Shop names within the meaning of this guide.
- Each rental unit design will be assessed individually in the context of the entire complex in order to ensure the creativity of the design solution.
- Each rental unit will be characterized by a typical solution of shop windows and areas for an inscription with designation of the rental unit.
- The internal glazed walls of the arcade façade are delivered by the Lessee at the Lessee's expense. Glazed walls will be anchored to the Lessor's load-bearing steel structures lining the Lessee's façade.

• **Tenants are provided with the following solutions:**

- Full-area frameless glazing with doors (opening or sliding) open throughout the entire sales hours
- Full-area frameless glazing with a portal with an opening door or a rolling grille open during the entire sales hours.
- Full-area frameless sliding glazing - the façade must allow for air supply from the passage to the operation (of the required air volume) at any time, therefore it is necessary that the entrance door or other element of the façade providing air supply in accordance with the requirement  
The ZODT was connected to the EPS and ensured the opening of the required opening.
- Fixed glazed parts of the shop window façade have a prescribed minimum entrance opening, which is necessary  
comply with the fire protection project and the ZODT project.
- The glazing of the façade must be frameless using clear 12 mm tempered safety glass and stainless steel fittings.
- Any part of the shop windows or shop window doors cannot be located outside the rental boundaries space, or the boundary of the area for marking the store, even with an open outward-opening door.
- Any damage to the Lessor's building or the Lessor's structures by installation,

construction, attachment or support of the construction of a shop window or inscription will be repaired

the Lessor at the Lessee's expense.

- All constructions and materials of shop windows and areas for marking the rental unit must be made of

quality materials, resistant to wear, discoloration and light damage with the possibility of easy maintenance.

- If it is necessary to solve a part of the shop window from the fire protection structure, this fact must be

incorporated in the project documentation. The Lessor requires the Lessee (its supplier) to:

implementation of the interpretation, the delivery of appropriate safety or fire protection certificates, and

certificates in accordance with the OP project and applicable legislation.

- An above-standard solution for the entrance (or other entrances) to the rental unit is possible after written approval of the proposed solution by the Lessor.

- Any intervention is prohibited in the perimeter walls, windows or glazed exterior walls, Placement of ads and banners

- In the façade zone and in the zone of the exterior façade defined by a width of min. 3 m from the glazed walls,

they must not place interior furnishings that would obstruct the view by their nature and height

into the interior of the rental unit (height more than 1200mm). It is allowed to carry out interpretations in the

exterior glazed walls - up to a maximum of half of the width of the glazed wall.

## 7.4 Logos

- The design of all signs installed by the tenant must comply with the parameters below. The Lessor reserves the right to revise the parameters described below. The purpose of the above parameters is to support the specificity of the expression in the design of the inscriptions using quality materials and products. Original designs that deviate from traditional methods and methods of placement are subject to separate approval by the Lessor.

- **The main types of signage** include single-letter inscriptions and panel signage.

### **The main types of inscriptions to indicate the store:**

#### Inscriptions from individual letters

- The height of each letter can be a maximum of 800mm and the thickness of a maximum of 100mm. The width is

defined by the boundary of the rental unit (defined by the SDK partition).

- All materials must meet the fire resistance requirements of the relevant standard and must be approved by the designer of PO OC. The letters will be placed in a defined space in front of, on the glazed façade wall.

- A typical inscription made of individual letters will be made in such a way that the letters will be placed directly on the

clear glass, while the Lessee must pay attention to the quality processing of the inscription by the business unit.

The inscription must be placed centrally in the area of the marking of the establishment. The anchoring structure of the inscription the Lessee shall make at its own expense after approval by the Lessor.

• **Basic requirements for the design and implementation of inscriptions:**

Connection of signs to the mains

• All illuminated signs, signs, logos and other façade components will be connected to an electrical circuit

tenant and will be illuminated during opening hours in accordance with the building's operating rules.

• **Mounting panels and openings** located in the soffits of the tenant for the purpose of operating the signs will be

carried out in accordance with all applicable standards at the Lessee's expense.

• **Prohibited types of inscriptions:**

Inscriptions consisting of individual signs with plexiglass surfaces, illuminated and unilluminated.

Emblems containing reflectively painted paper, or signs or inscriptions made of paperboard, glued together

paper signs, or inscriptions hung around the entire shop window in front of or behind the glass.

Inscriptions that include exposed parts of the wiring.

## 7.5 Construction criteria for professions

### 7.5.1 Structural Analysis Criteria

• Any intervention in the load-bearing parts of the building that would disturb the statics of the building is not allowed.

• Requirements for interventions and use of load-bearing parts of the building outside the usual (designed) way

require the consent of the Lessor and the assessment of the Lessor's structural engineer at the Lessee's expense.

• Requirements for anchoring heavier elements (**over 50 kg**) to walls or ceilings are subject to assessment

the landlord's structural engineer at the Lessee's expense - to prepare a static assessment with a proposal of the method of anchoring.

• At all ceiling levels, the maximum payload on the floor is 500-700 kg/m<sup>2</sup>.

If the floor load exceeds 500 kg/m<sup>2</sup> (e.g. safes, archives, quick-cleaning machines, equipment restaurants, etc.), the tenant must provide, at his own expense, a static assessment stating required additional reinforcements and modifications at the Lessor's structural engineer, at the Lessee's expense.

The subsequent reinforcement of the load-bearing structures will be carried out by the Lessor at the Lessee's expense.

• In the case of new additional openings and penetrations in the load-bearing parts of the building (usually related to the



the requirement to move connection points or to build new networks), it is necessary to make an initial

consent of the Lessor, whereby the Lessee will provide a static assessment at its own expense with by stating the required additional reinforcements and modifications at the Lessor's structural engineer at the Lessee's expense.

The Lessor will make the breakthrough at the Lessee's expense.

### 7.5.2 Criteria of health engineering

#### **•Waterworks**

The landlord will bring a drinking cold water supply to the rental unit at his own expense. Position and

The dimension of the termination of the building water supply will be evident from the base of the connection points.

- The tenant will then install the prescribed water meter set with a water meter at his own expense, where

The water meter is a delivery of the Lessor.

- The water meter must be positioned so that it is behind the main valve and is accessible for reading purposes

and exchanges. The tenant will implement water distribution around the rental unit according to his needs in accordance with the

with the applicable legislation and STN (design and implementation).

- If the fire protection project of the rental unit imposes the need to install a hose a winch (hydrant) in the commercial operation, the Lessor will build a fire water distribution system to a hose reel with appropriate fire resistance (steel pipe) as required fire protection project. The renter is obliged to pay all costs in advance after submitting the invoice for the construction of a fire water supply system within the rental unit.

- The preparation of domestic hot water in the rental unit is handled by the Lessee at his own expense, by means of

electric instantaneous or storage heater. All faucets and shower faucets

Heads designed in the sanitary facilities must be environmentally friendly and designed to be economical

with water-saving mode.

- It is not allowed to design automatic irrigation systems or refilling water for aquariums and so on. Selection of healthy - technical furnishings that will serve exclusively for employees of the rental unit is left to the Lessee or the tenant's architect.

- In the case of the construction of a sanitary facility for the public in a rental unit (within the meaning of STN –

divided for women and men), will be at the expense of the Lessee.

#### **•Sewerage**

The landlord will bring a sewer pipe to the rental unit at his own expense

(or grease sewerage in gastronomic establishments), where the distribution will be terminated with a plug.

- The position and dimension of the end of the building sewage and grease sewerage system will be clear from the substrate connection points.
- The Lessee will subsequently implement the sewerage distribution to the sanitary equipment at its own expense subject after the rental unit according to its needs in accordance with the applicable legislation and STN (draft and implementation).
- Tenants of gastronomic establishments – they are obliged to connect the kitchen technology to the grease sewer.  
In the kitchens, it is also necessary to build floor drains, which will be connected to the grease sewer. This is directly related to the execution of waterproofing under the tread layer of the floor, which will be led to the walls up to 150mm high. Before covering the waterproofing, it is necessary to ask the Landlord for an inspection and the takeover of hydro insulation, for which a protocol record will also be made. However, the landlord process does not take responsibility for any failures or poor quality of waterproofing and consequential damages.
- The capacity of the connection pipe cannot be exceeded. Not allowed for sewerage installation of waste shredders, while its use is subject to general principles, applicable Standards, and Legislation.
- In case of inappropriate use (discharge of chemicals, water temperature above 70°C, flushing of solid wastes and the like) and the subsequent malfunction (or blockage), it will be removed at the expense of the lessee (the cause of the damage).

### 7.5.3 Heating criteria

- For heating all areas of the shopping center and connecting air conditioning heaters are designed 3 heat sources that are located in the boiler rooms on the 3.NP ( Heating of the western part of the SC - Boiler room PK1 and PK2) and in the boiler room on the 4.NP (Heating of the western part of the SC – Boiler room PK3).
- Heat source – Boiler rooms are equipped with boilers with atmospheric burners. Total Nominal Power heat sources are PK1 = 790 kW, PK2 = 3,375 kW and PK3 = 3.375 kW. **Not considered with a central preparation of hot water – OC does not supply hot water to business units.**
- The heating system is hot water with a temperature gradient of 60°/40°C.
- The rental operations of the shopping arcade have secured temperature conditions in accordance with the above manual for passages secured by central air handling units. Air handling units are controlled by a central I&C system, which ensures complete operation of units with possible communication with a superior the BMS system of the shopping center.

• **Conditions for Tenants of individual premises.**

Heating of the rental premises will be solved by the Tenant's air conditioning project at the Lessee's expense,

based on the supplied underlying PD from the landlord.

• The project will be approved by the Landlord in accordance with the project development process, or

agreed with comments or returned for revision. Within the standard of the building, there is no central DHW heating.

• The heating capacity is designed at the height of the coverage of the heat losses of the space. Connecting new

of heating radiators in the rental premises will be possible after assessment by the Landlord, resp. designer of the UK shopping centre profession, but only in borderline cases and at the expense of Tenant.

#### **7.5.4. Air conditioning criteria**

• The design of the ventilation of the premises in question is based on the building layout and the requirements for

ensuring hygienic requirements for air exchange in commercial premises. Distribution Fresh air distributions are brought to each business unit.

• The air handling units are located on the roof of the building and in the interior design located in the air conditioning machine rooms or are located under the ceiling installed in the space above the ceiling of the respective serviced rooms.

• A supply of heat-treated air is provided for each tenant of the commercial space low-pressure air distribution through a rectangular or circular duct made of galvanized sheet metal.

• Air conditioning units provide ventilation in individual rental areas. In areas with with a glazed façade, part of the heat load is covered by heating benches. In some areas there are heat loss covered under ceiling air conditioning units.

• **Cooling, ventilation of leasable areas**

• For ventilation, heating and cooling of individual parts of the building, which serve as passages, common

premises and the central food court are designed assembled air conditioning units that provide exchange of the active volume of the solved space in the range of 3 to 5 times the exchange of the active volume

Space.

• **The basic principles of the ventilation function for rental units are:**

• the amount of air corresponds to 1.5 - 3.0 times the exchange of the active volume of the space

• the degree of filtration of the supply air is EU7

• as connection points, manual control flaps are installed in the rental premises, which ensure that the fresh air distribution system is properly regulated.

• a group of adjacent business premises is always connected to one common air handling unit, and

Therefore, it is required to regulate the ventilation system so that they all have an adequate amount.

- The supplied fresh air partially eliminates the heat load from ventilation and part of the heat gain from the indoor and outdoor environment.
- Individual interior cooling can be provided by fan coil units working with refrigerant – water without glycol 12/8°C.
- Air handling units are located on the roof of the building, fresh air is the units of the sucked in from the space above the roof. A supply is provided for each group of rental premises of heat-treated air by low-pressure air distribution – square or round air through a pipe made of galvanized sheet metal to the connection point (manual control damper) to the border of rental space. From this point on, the lessee shall secure a distribution network for ventilation, including end elements of the space to be solved at their own expense.
- For the air distribution in the rental unit, the installation of autonomous air conditioning fire dampers are permitted, only after approval by the fire protection designer and the representative Landlord. Design of air distribution of rental premises and location of end elements will be determined by the air conditioning designer of the investor and submitted to the lessor for approval.
- The treated air supplied to the rental premises covers only part of the heat load of the Space. In individual rental spaces, it will be possible to install fan coil units working with circulating air. These local units ensure individual additional regulation temperature values of the indoor microclimate in summer and winter.
- Cooling water will be available throughout the year, especially for operations that do not have No heat losses, but only internal heat gains. For the installation of fan coil units, there are prepared connection points for the distribution of chilled water with a gradient of 12/8°C and condensate drainage in the every business space.
- The location and type of fan coils is not the subject of the solution in the HVAC construction project and each tenant has their own It provides individually according to the current needs and possibilities. Also, the regulation of these fan-coils is autonomous for each tenant and does not fall under the central MaR-BMS system. The addition of fan coils and chilled water distribution to the system is paid for by the user of the space himself.
- The operator guarantees the temperatures of the heating and cooling medium. Indoor temperatures on the premises of business units only if it is properly designed and installed in the premises fan-coil cooling system.
- An air conditioning system with a connection point for levy is implemented in each rental space air from the tenant's hygienic facilities, if any. These wiring are led above the roof Object. The whole system is tight and the connection points are blinded. Anyone who needs to connect to these ducts must be retrofitted from the connection point to the exhaust air system with an exhaust

fan, silencers and a tight non-return valve to prevent abrasions from blowing into the adjacent premises.

**-Generally:**

• The landlord shall ensure the ventilation of the rental premises and the ventilation and maintenance of the temperature of the public

Space. The Lessor shall provide ventilation and air treatment in the all rental spaces. Air conditioning systems are brought in at the lessor's expense to all rental premises behind its partition wall – the end point of the connection, while the cross-section of the

The duct will correspond to the purpose and size of the space according to the following criteria:

- Fresh air supply (ventilation):
  - sales areas and a shopping arcade of 36m<sup>3</sup>/h per 1 person / 6m<sup>2</sup> of rented space.
  - restaurants – sales space of 50m<sup>3</sup>/h per person / 2.8m<sup>2</sup> of rented space.
  - office space 36m<sup>3</sup>/h per person / 10m<sup>2</sup> of rented space.

Temperatures in the premises:

	winter(°C) at tep=-15°C	summer(°C) at tep=+33°C
Passages	8±2 p.m.	26±2
Warehouses	18	-
Office	22±2	26±2
staircase	15	-
corridor	18	-
TOILET	20	-
cloakroom	24	-
Showers	25	-
restaurants, cafes	22±2	26±2

- To cover increased heat loads, the **landlord will allow the installation of additional equipment – fan coils, but only at the expense of the lessee and subject to the consent of the lessor.**
- All air-conditioning piping, including end and distribution elements, is installed by the tenant in his rental premises at his own expense.
- The operation of the tenant's air conditioning system is independent of the ventilation of public spaces.

- Control of all air conditioning systems – the lessee's devices must allow the contact from the system to block the operation

Electrical and fire alarm of the owner to ensure the fire safety of the building.

- Payments for the provision of air conditioning services will be made according to the agreed monthly fee with the

by taking into account the coefficient of the proportional share of the area of each leased space on the

the total leasable area leased by tenants.

- Sanitary facilities – in the event that the tenant sets up sanitary facilities (toilets, showers, changing rooms), the following

ventilate. The tenant will supply and install a complete ventilation system (fan,

air conditioning systems, distribution elements) and is connected to the connection point designated by the lessor.

- Tenants of restaurants and catering establishments

- Restaurant tenants must have their own air conditioning system

- Tenants of fast food catering establishments will be equipped with their own system

Air conditioning (extraction from kitchen covers) controlled by a central I&C system

- The tenant installs exhaust fans at his own expense to remove grease in the air

using kitchen covers from the restaurant. Type of this device for restaurant, catering

The equipment and all operations producing odours will be determined by the lessor after consultation with the designer

AIR CONDITIONING. The size of the required equipment shall be determined on the basis of the information provided by the designer

of the tenant's air conditioning. Tenants must ensure that the distribution of the supply and outlet is completed

air in accordance with the applicable hygiene standards, STN and taking into account the nature of the

own costs. Tenants will receive fresh air from the central air conditioning system.

- Maintenance and repairs of the tenant's grease extraction equipment installed on the roof fall under the

the control of the landlord and the costs incurred in this way will be paid by the tenant in full.

- Electrical connection of the Lessee's air conditioning equipment - The Lessee shall provide complete electrical wiring for

separate air-conditioning equipment, or fan-coils (if necessary), or exhaust

fans from the tenant's electrical switchboard within his premises.

- Any air handling unit, including any additional air handling equipment

or exhaust fans will have its own circuit breaker.

- Air Conditioning Setting Report - Once all work on the rented premises is completed, it will perform

the tenant regulates the volume air flows, sets the air conditioning at his own expense,

and submit a report to the landlord.

These works will be carried out by a licensed contractor approved by the landlord.

### 7.5.5 Cooling criteria

- To cover the thermal loads in the building, chillers are installed on the roof of the centre in the engine rooms

Cooling. For the western part of the SC in the C2 engine room, 3 chillers with a total cooling capacity of 1,590kW.

For the eastern part of the SC in the C3 engine room, 3 chillers with a total cooling capacity of 1,694 kW.

- Chilled water is supplied to the air conditioning unit coolers and fan coil heat exchangers. Cooling technological rooms of the building is solved individually by direct Cooling.
- The temperature gradient of chilled water in the building is 12/8°C.
- The heat transfer medium is treated water.
- Each cooling source has a separate primary circuit with a pump that ensures a constant flow evaporator of the cold source. The cooling engine room is used to supply the building with chilled water
  - using 1 branch for air handling units and 1 branch for fan-coils. A pair of pumps is mounted on the branches
  - with motor-controlled frequency converter for stepless speed control (regulation on dp-variable, characteristics of dP-v) and a set of fittings.
- Black steel welded pipes are used for the distribution of chilled water. The pipeline is routed in the ceilings
  - and freely under the ceiling. The distribution system is two-pipe against current.
  - Automatic bleed valves are installed at the highest points at the lowest points
  - drain cocks. There is an automatic venting system on the horizontal distribution system in the commercial premises.
  - valve connected via a shut-off ball valve.
- The piping is insulated. As an insulating material for indoor cooling, the Insulation with vapour barrier made of foam synthetic elastomer HR. 19-26mm together with a system of special hinges with a vapour barrier. This insulation system is designed for cooling Circuits. In addition, pipes run in the external environment are insulated with an additional layer of insulation
  - with vapor barrier thickness 19mm. In addition, the insulation is provided with flashing.
- The subject of the tenants' solution will be the distribution of chilled water between the connection points from the central
  - under the ceiling of the rental space and individual fan coils (in the commercial operation) depending on the arrangement (according to the construction solution) of partitions and ceilings in the space.
  - Delivery, sizing and installation of individual fan coils is the subject of the air conditioning profession
  - Tenant.
- The delivery of fan coils will include a two-way balancing and regulating fitting with a thermdrive for
  - balancing the system and regulating the amount of flowing media with a fan-coil.
- The connection of fan-coils will be made using flexible full-flow stainless steel tubes EUROTIS with a length of approx. 600mm. Before connecting the fan coils to the chilled water distribution, each branch will be
  - thoroughly rinsed to prevent dirt from entering the fan coils.

- The air conditioning coolers of the air handling units are regulated by means of two-way valves with continuous control (delivery MaR). The regulation of fan coils of rental operations is considered by means of two-way throttles valves (thermoelectric actuator controlled by the "ON/OFF" signal from the thermostat (supply of I&C to the tenant, valves are the supply of the tenant's cooling distribution) and fan speed changes.
- The system is regulated by means of balancing fittings. Each fan-coil is also connected via shut-off fittings. Individual fan coils and coolers of air handling units can be precisely adjusted by means of balancing fittings. The balancing fittings will be installed in the pipeline and will be accessible to them.

### 7.5.6 Wiring Criteria

- A busbar system is installed in the building for connecting individual rental units. The busbar system passes through rental units. To the premises of the Landlord rental unit will install the electricity meter according to the required capacity (output and delay) of the Lessee. The electric meter will be connected to the internet data transfer on OKTE – the connection to the Internet is paid for by the Lessor.
- The connection of the electricity meter switchboard and the main switchboard of the rental unit will be carried out by the tenant at his own expense.
- The Lessor is the provider of electricity for the Lessee, while the installation of an electricity meter The switchboard with armament is paid for by the tenant. The tenant will supply the main switchboard of the commercial operation and will be installed at its own expense in the premises of its operation. All wiring for The switchboard of the business unit is paid by the tenant.
- The design of the electrical installation within the rental unit must be in accordance with the fire protection project and the types of cabling required by it. All designed and used cable distribution will be copper and non-flammable.
- A design of luminaires with LED sources is required, while switches and controls must be installed in places where will not be publicly accessible. Design of emergency luminaires as well as luminaires with leak marking (pictograms) must also be in accordance with the PO OC project and the applicable Legislation.

### 7.5.7 Data Distribution Criteria

- The landlord will provide a connection of the rental unit with the main distribution of the building (VTS interface, or operators) by their own supplier (delivery and installation of cable connection) at the expense of Landlord.



- The Lessee is obliged to conclude a contract with the LAN Network Administrator – spol. SPOJE s.r.o., Banská Bystrica, which is contracted and authorized by OC EUROPA, authorized to provide the service optical-metallic LAN and the conclusion of contracts with third parties.

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### 7.5.8 Electrical Fire Alarm Criteria /EPS/

- The Lessor shall provide the Lessee with the first layer of electronic fire alarm at the Lessor's expense. signaling on the load-bearing ceiling. Subsequently, after the development of the PD EPS, the tenant will expand the network at his own expense from the connection point to all rented premises, which must be equipped with EPS detectors.
- Design, production and drawing documentation, material specification, assembly and testing of the system must be in accordance with the applicable regulations of the Slovak Republic. This work must be carried out by the contractor at the expense of the Lessee – spol. SecuriLas, s.r.o., Bratislava.
- The landlord's insurance company may require measures in excess of those specified in this Guide. If such requests occur, the tenant must comply with them.
- **The first layer of EPS cannot be permanently dismantled.**
- The installation of the second level of EPS for any rental unit in OC EUROPA is necessary provided that that the user of the rental space in question performs such construction, interior or decoration modifications that by their nature reduce, limit or completely inhibit the operation or functionality the first (upper ceiling) level of the EPS, it is mainly the installation of specific lowered plasterboard or other ceilings, ceilings, pipes, platforms, heating radiators, advertising and decorative items below the top level of EPS, new partitions and the like.
- In the event that such modifications are not implemented in the rental space, it is not necessary to install a second level of EPS.

### 7.5.9 Criteria of Fixed Fire Extinguishing Equipment /SHZ/

- The Lessor shall provide the Lessee with the first layer of a stable fire extinguisher at the Lessor's expense devices just below the ceiling.
- Subsequently, after the development of the PD SHZ, the Lessee will extend the network from the connection point to the all rented premises that must be covered by a fixed fire extinguishing system.
- Design, production and drawing documentation, material specification, assembly and testing of the system must be in accordance with the applicable regulations of the Slovak Republic. This work must be carried out by the contractor  
The Lessor at the expense of the Lessee - STABIL s.r.o. Trnava.

- The landlord's insurance company may require measures in excess of those specified in this Guide. If such requests occur, the tenant must comply with them.
- **The first layer of the fire protection system cannot be permanently dismantled.**
- Installation of the second level of stable fire extinguishing equipment for any rental unit in the OC EUROPE is necessary provided that the user of the rental space concerned makes such a construction, interior or decoration modifications which, by their nature, reduce, limit or completely impede the operation or functionality of the first (upper ceiling) level of a fixed fire extinguisher equipment, it is primarily the installation of specific reduced plasterboard or other ceilings, ceilings, pipes, platforms, heating radiators, advertising and decorative items under the the upper level of the SHZ, new partitions and the like.
- In the event that such modifications are not implemented in the rental space, it is not necessary to install a second SHZ level.
- The basic ceiling protection (first layer) will ensure the protection of the spaces between the ceiling and the soffits, the soffit protection will ensure the protection of the areas under the soffits.
- If sprinkler protection is required in the soffits, the wiring will be supplied from connection points that They are designed for each rental unit separately. The landlord does not allow power from the same of distribution pipes as spinklers under the ceiling of a shopping mall.
- Sprinkler heads must be installed under (in) an impermeable ceiling structure (fixed or a solid cassette ceiling), while a permeable structure (a permeable structure sufficient amount of water) is considered to be a structure that meets the following conditions:
  - the entire open ceiling area, including lighting items, makes up at least 70% of the total ceiling area,
  - The minimum dimension of the opening in the soffit shall not be less than 25 mm or less than the thickness of the suspended soffit, whichever is greater.
  - The structural integrity of the soffit and all other equipment such as lighting fixtures in the space above the suspended soffit will not affect the operation of the sprinkler device.
- **Piping system** - The pipes of the sprinkler equipment are steel. Pipes with a diameter of DN15 to DN50 will be of the size series according to DIN 2440 and will be connected by threads or grooved joints, pipes from the diameter of DN65 will be of the DIN 2458 size series and will be joined using grooved joints.
- The main distribution pipe of the ceiling protection will be sloped towards the riser pipe.
- The distribution will be vented in the highest places and drained by secondary drains in the lowest places.  
venting and drainage valves. All vent valves must be easily Accessible. In places where these valves will be covered by a soffit, it must be visibly marked the place where the valve is installed and the soffit must be removable at this point.

- **Fixing pipes** - According to STN EN 12845+A2, pipe curtains must be attached directly to the building. They must not be used to fasten other installations. They must be movable, adjustable, so that it can be even load distribution is ensured. The hinges must encircle the entire pipe and to the pipes or They must not be welded with the fitting. The part of the building to which the curtains will be attached must be able to: pipe to carry. Manifolds and risers must have a sufficient number of attachment points to capture axial forces. No part of the curtains shall be made of flammable material. They must not use nails. The cross-sections of the anchorage hinges must correspond to STN EN12845+A2.
- **Pressure test** - before putting the equipment into permanent operation, the piping must be subjected to pressure test with a test pressure of 1,5 times the maximum operating pressure, but at least 1.5 MPa, at which the pressure in the pipeline must not drop for 2 hours. Pressure loss, For example, due to a change in temperature, it is measured after 24 hours. If defects are found, such as permanent deformation, cracks or leaks, they must be repaired and the test is carried out. need to be repeated.
- **Surface treatment** - pipe surface treatment and sprinkler color will meet the requirements Landlord. When painting pipes, it is imperative to adhere to the principle that sprinkler The heads must not be painted or partially soiled, so that they do not act as a thermal insulator and would increase the reaction time and reduce the efficiency of the entire device. Galvanized the pipe must be painted only in case of damage to the surface treatment, galvanizing the pipe is sufficient Protection.
- **Commissioning** - before a comprehensive test, the distribution must be flushed with water. Time flushing depends on the internal cleanliness of the pipe and the purity of the water used. Before launch SHZ for permanent operation, the SHZ distribution systems must be pressure tested.

#### 7.5.10 Criteria for Fire Evacuation Radio /PeR/

- The Landlord shall provide the Lessee with the first layer of house fire protection at the Lessor's expense. radio on the load-bearing ceiling. Subsequently, the Lessee, after the preparation of the PD DPR, will expand the network at its own expense from the connection point to all rented premises, which must be equipped with DPR loudspeakers.
- Design, production and drawing documentation, material specification, assembly and testing of the system must be in accordance with the applicable regulations of the Slovak Republic. This work must be carried out by the contractor of the lessor – AV COM, s.r.o., Bratislava.
- The landlord's insurance company may require measures in excess of those specified in this Guide. If such requests occur, the tenant must comply with them.
- **The first layer of DPR cannot be permanently dismantled.**

### 7.5.11 Fire Protection Criteria /PO/

- The project documentation of the Fire Safety of the Construction (PBS) must be in accordance with the applicable regulations of the Slovak Republic. This work must be carried out by the Lessor's contractor at the Lessee's expense -  
MIROMAX s.r.o., Banská Bystrica, which has all the documents for the preparation of the PBS.
- For each leasable space in the "Shopping Centre" building, there must be a Decree No. of the Ministry of the Interior of the Slovak Republic No. 94/2004 Coll., Decree No. of the Ministry of the Interior of the Slovak Republic No. 96/2004 Coll., Decree No. of the Ministry of the Interior of the Slovak Republic No. 699/2004 Coll., Decree No. Ministry of the Interior of the Slovak Republic No. 401/2007 Coll., Decree No. Ministry of Labour and Social Affairs of the Slovak Republic No. 508/2009 Coll., hereinafter referred to as STN 92 0201 1-4, STN 92 0400, v connection to STN 92 0241, STN 92 0202-1 and other STN and legal regulations in the field of fire  
A separate assessment or solution of fire safety.
- We would like to remind you that selected fire risk areas of the EUROPPA SC building have already been  
comprehensive fire safety assessment (incorporated in the project documentation for the building permit) equipped with a water sprinkler stable fire extinguishing system  
equipment, electrical fire alarm equipment, as well as the required fire closures  
openings in fire-dividing structures of individual fire sections of the building. It was also for the all areas of the building the minimum need for portable fire extinguishers determined by calculation and the need for fire water. With regard to the comprehensive safe evacuation of persons from all premises  
building, this was assessed in detail in relation to STN 92 0201-3 and STN 92 0241 with regard to the the standard number of evacuees and the limit permeability of the proposed escape routes from the  
individual areas of the EUROPA SC building.
- We would like to inform the investors of the leasable premises in question that the authority carrying out the state  
During the approval procedure, the fire supervisor may require certificates of compliance with the fire  
technical characteristics (i.e. actual fire resistance, actual reaction class to fire, the actual flame spread index, etc.) selected building structures and construction products  
built into the building of the business unit in question (i.e. brick, reinforced concrete, steel, timber and other building structures, products and materials), in accordance with the Act No. 133/2013 Coll. on Construction Products and on Amendments to Certain Acts.
- The number of portable fire extinguishers will be determined separately for each rental space in accordance with the  
STN 92 0202-1

### 7.5.12 Criteria for Smoke and Heat Extraction Equipment /ZODT/

- Pursuant to Section 27 (a) of Act No. 314/2001 Coll. on Fire Protection, as amended  
of the regulations, the removal of heat and combustion fumes from rental units is ensured:

- ventilation into the passage
- ventilation by point fans from the rental space.
- Each lease space will be assessed by the nominated designer ZODT spol. FIREX BOVEMA s.r.o., Košice so that the model of ventilation of individual rental premises corresponds to the concept of ZODT in the given building.
- For the design of ZODT, it is necessary to supply a complete architecture project and a fire protection project for rental space.
- Tenants ventilated separately, form a separate smoke section. The combustion products of these of the rental premises are ventilated by wall or roof fans located in the smoke section.
- All tenants (except separately ventilated) will be ventilated into the passage through shopfront grille, which is used for the transfer of combustion products during their ventilation from the smoke section. The minimum height of the hole for shopfront grilles is 600mm. From the space passages, the combustion products will be ventilated by point fans installed in the skylight or in the roof in the given smoke section.
- A tenant ventilated into the passage and encroaching on two smoke sections will have a shopfront grille into the smoke section, where it is ventilated through a breathable system, and into the smoke section, where it is not ventilated closed in the same way as the tenant ventilated separately.

Fig. no. 6. Shopfront grille - used to remove combustion products from the tenant's space.

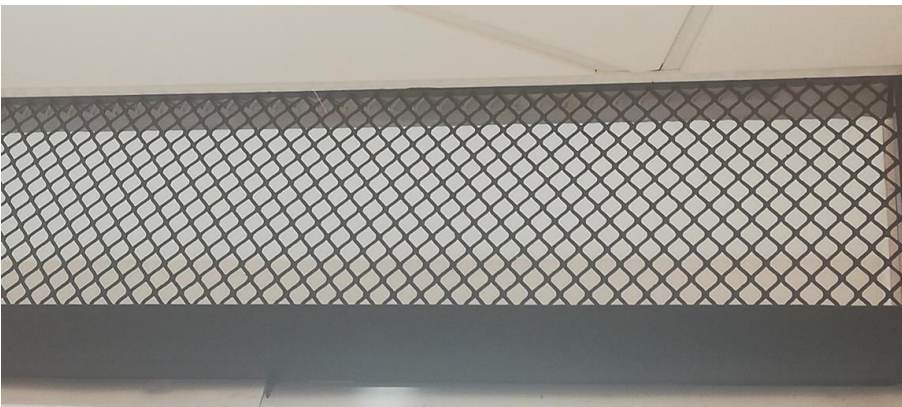
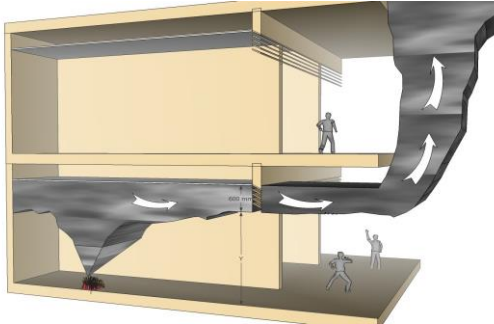


Fig. no. 7. The principle of ventilation of the tenant into the passage



- The rental space passing through two floors consists of two smoke sections and the combustion products are from each floor ventilated to a different smoke section. If an escalator is considered in the space, or penetration between floors, a smoke barrier with a lower edge s.h.+3.40 m made of materials with resistance D30/D1.
- The ceiling must meet the condition of at least 25% perforation. Perforation can be created e.g.
  - slatted systems used, created with different ceiling heights, or
  - by offsetting the ceiling from the border partitions. A solution without a ceiling is also satisfactory.
- Interior partitions between individual rooms in the rental space must be completed
  - In order to ensure the level of transmission of combustion products from individual spaces – it solves nominated designer ZODT.
- Sanitary facilities (toilet and vestibule with low fire load, not applicable to premises cleaners) are not required to ventilate for hygienic reasons. The tenant may have in these full ceiling and partitions can have a reinforced concrete ceiling structure.
- If the fire protection designer allocates a certain space in the given rental space as a separate fire section without a ZODT requirement, it does not have to meet the above requirements
  - from the point of view of ZODT.

## 8. Design and location of sales stalls in the arcade

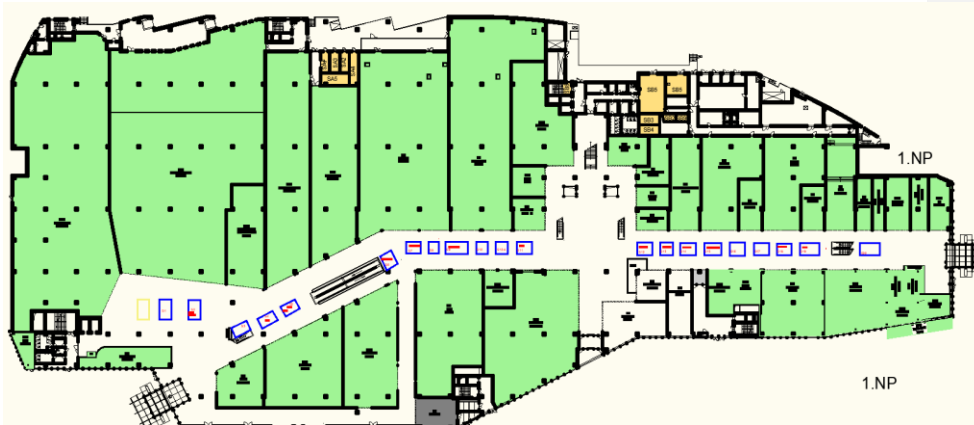
### 8.1 Requirements for drawing up a visualization - sales booth

- The tenant must develop a visualization – Conceptual design – of the new stand – graphic representation of 3D views of the stand, where it will be possible to clearly identify the proposed material, and
  - Colour of the device – description of the surface finishes with the colour solution.
- The permitted floor plan size of the sales stand and the layout of the sales stand location – determined by

OC management.

- The maximum permissible height of the sales stand is **1.20 m, including the goods displayed on the shelves.**
- In the event of a request from the Lessee to connect networks – these will be provided to the Lessee after agreement with the OC provided – connection endpoints – water supply with water meter, sewer connection, supply electricity with electricity meter, low-current LAN connection.
- All designed materials must comply with fire safety regulations, must be Colourfast, wear-resistant and suitable for the type of stall operation.
- Floor plan of the sales stand in 1:50 scale with the corresponding legend, layout with the design and description of the interior furnishings with dimensions, /consult with the technical OC manager – disposition of the connection point – water, sewer, electricity, Internet connection /.
- Views and cuts in 1:50 scale, dimensioned position and height of the rental unit marking, size Logo fonts.
- LOGO – individual 3D letters placed on the outside with backlight
- Gastronomic operations of sales stalls define - the name and type designation of the appliance, manufacturer, power in kW, number of appliances.
- Establishments with increased demands on hygiene requirements (e.g. gastronomy, food, pharmaceutical, etc...) must be taken into account in the application for the fulfilment of all the criteria set out in the relevant legislation of the Slovak Republic /RÚVZ/.
- The sales stand must be secured outside of opening hours – the possibility of closing with a horizontal roller shutter.

Fig. no. 7 – Location of stalls – I. NP



## 8.2 Sales Stand Visualization Approval

- After the Visualization of the Sales Stand has been prepared and submitted by the Lessee to the Lessor,  
The visualization is subject to an approval process. The latter can then document the following:
  - a) approve without comments - if it complies with the criteria and requirements specified in the TDM  
and in the Contract on the lease of non-residential premises.
  - b) with comments ( The visualization must be corrected in accordance with the comments and for approval).
  - c) (after non-approval, the Visualization must be corrected in accordance with the comments and again  
for approval).
- The Lessor's consent to the submitted Visualization means that it is prepared in accordance with TDM,  
requirements and limits of the building, but the Lessor does not take responsibility for it and its correctness,  
its compliance with the legislation and requirements of STN. With the consent of the Lessor, only the correct  
link to the main object.
- The above visualization must be sent for approval:  
Michaela Čanecká – Head of Property Management : [Michaela.Canecka@cbre.com](mailto:Michaela.Canecka@cbre.com)  
Beáta Patáková – Center Manager : [Beata.Patakova1@cbre.com](mailto:Beata.Patakova1@cbre.com)  
Iveta Hrudková – Technical Manager : [iveta.hrudkova@cbre.com](mailto:iveta.hrudkova@cbre.com)
- The submitted proposal will also go through the approval process of the owner.
- Any comments on the visualization – these must be incorporated into the visualization and this must be  
resent for approval.



### 8.3 Installation of the Sales Stall

- On the basis of the visualization of the Lessee approved by the Lessor, the Landlord's representative in writing hands over the premises to the Lessee for the location of the sales stand. The stand will be located in a precisely marked place, it is important to adhere to the floor plan dimensions, as well as the determined maximum height of the stand. The date of commencement of work and handover of the space for implementation will not be earlier than stated in the Agreement on the conclusion of the lease agreement for non-residential premises.
- After the protocol handover of the lease unit to the Lessor for the implementation of works to the Lessee,
  - The lessee shall ensure that before commencing construction work, its suppliers are thoroughly acquainted with the all operating conditions and requirements as specified in this TDM.
- The architectural criteria in this manual do not necessarily specify or describe all work necessary to fully meet and perform the Lessor's requirements. Specific requirements apply will be dealt with separately within the approval process based on the Lessee's request.
- Approved design - The leased space must be built in accordance with its design – visualization, approved by the Lessor.
- In the event of a discrepancy between the implementation of the sales stand space and the agreed visualization,
  - immediate cessation of all work by the tenant.
- Before the commencement of works, the Lessee shall fill in the Permit to Perform Works form, which will contain
  - date of commencement and completion of work, as well as a list of the Contractor's employees entering the of the space for the construction of a commercial stand.
- Tenant's form with a list of names of all persons who will have access to the building (tenant's suppliers, all technical staff of the tenant and the tenant) in digital form (Word, Excel) for confirmation to the OC Technical Manager, the form will be forwarded to the SBS and persons who will not be on the form will be expelled from the construction.
- The lessee ensures that his supplier meets all the prescribed criteria - safety, hygiene, fire and environmental regulations.
- The Contractor is responsible for ensuring that its employees and other persons acting on its behalf activities, they will be informed to the extent necessary about the internal operating rules and relevant generally binding legal regulations (occupational safety, fire protection, etc.).
- The Contractor undertakes to ensure that all persons acting on its behalf in the Facility
  - The activities have undergone a comprehensible and demonstrable familiarization with the rules within the meaning of the Act

## EUROPA SC Banská Bystrica TECHNICAL AND DESIGN MANUAL FOR TENANTS

National Council of the Slovak Republic No. 124/2006 Coll. on Occupational Health and Safety, as amended,

Decree No. 147/2013 Coll. on OHS in construction works and related works, and others related regulations, as well as training on fire protection in accordance with § 20 of the Decree of the Ministry of the Interior of the Slovak Republic

No. 121/2002 Coll. on Fire Prevention, as amended, to be provided by the contractor before commencing the activity.

- In accordance with the Act of the National Council of the Slovak Republic No. 314/2001 Coll. and related regulations on fire protection,

the contractor responsible for compliance with all applicable regulations by its employees on fire protection

- The Contractor is obliged to fully comply with and respect the Manual and Operating Rules of the EUROPA SC shopping center, Banská Bystrica published :

[https://www.europasc.sk/userfiles/dokumenty/manual\\_obchodneho\\_centra\\_a\\_prevadzkovy\\_poriadok\\_22112017\\_4.pdf](https://www.europasc.sk/userfiles/dokumenty/manual_obchodneho_centra_a_prevadzkovy_poriadok_22112017_4.pdf)

- The contractor is responsible for damages caused by non-compliance with OHS and FP regulations.

- Insurance - The tenant and the tenant's supplier, in the case of the implementation of the rental space by their own

contractor, must conclude and maintain from the beginning to the end of the completion of its works on its own

Construction and assembly insurance, third-party liability insurance

of at least EUR 100,000 for the leased premises, or according to the amount of insurance specified in the

Contract for the lease of non-residential space.

- The Lessee is obliged to conclude a contract with the LAN Network Administrator – spol. SPOJE s.r.o., Banská Bystrica,

which is contracted and authorized by OC EUROPA, authorized to provide the service optical-metallic LAN and the conclusion of contracts with third parties

- Electricity, water and gas will be charged to the tenant by the landlord on the basis of of the actual readings from the meters, resp. flat-rate fee as stated in the Lease Agreement non-residential space.

- The tenant is obliged to notify the landlord of the completion of construction work.

- Security – The tenant shall ensure the security of its premises at its own expense.

- Cash registers – The Lessee is obliged, in accordance with the provision of the Contract on the Future Contract relating to:

variable component of the rent per sales unit (share of turnover) install for registration payment system in accordance with the applicable legislation.

- POS terminal - The Lessee is obliged, in accordance with the provision of the Contract on the Future Contract, to use

an EFT POS payment terminal for cashless payments for purchased goods, or services provided by ZBK payment cards. Each tenant will set up an EFT POS terminal on their own costs.

- After the completion of the works, the Lessee shall submit to the Technical Manager of the OC the protocols on the tests carried out – EE revision, water pressure test and sewer leakage test.

## 9. Handover of the business unit – holospace – termination of lease

- Prior to the end of the lease, the Lessee shall hand over his/her lease space to the Lessor in the condition of
    - holospace - shell and core – description below,
  - Before the start of the work, the tenant must report the work carried out – a form that will be confirmed by the management of the centre
  - **Before starting work in the business unit, the tenant is obliged to build an SDK prewall, with an installed door frame, lockable door.**
  - The pre-wall will be **installed max. 0.60 m into the passage area, it will be from floor to ceiling passage so as not to damage the tiles and ceilings in the passage.**
  - The tenant will build the pre-wall at his own expense in cooperation with the contracted OC for performance
    - Mark2 Corporation Slovakia s.r.o., head Ing. Lorinc +421 915 950 158.
  - If the Lessee refuses to create the securing of the business unit with a pre-wall, he shall create it The Lessor at the Lessee's expense (delivery, installation, removal).
  - For safety reasons, 1 pc of the pre-wall key will be placed in the control room of the SBS – in case of danger
    - centers – possibility of quick removal - unstopped water, fire...
  - All materials that are necessary for the Lessee's Furnishing Works will always be stored behind this in the Tenant's Premises, but never in the common areas of the shopping centre.
- 
- handed over space in shell and core condition - it will be an empty, clean space with no internal partitions, glass façade, without bars, media distribution, without floor, ceiling, will remain Only technology connection endpoints
  - The partition walls of the commercial premises will be in the final finish, the perimeter walls without holes, trimmed, white
  - Space floors – without tiles, surface treatment, levelled surface, without holes, flat surface – on height – 15 -20 mm from the tread layer of the common areas of the passages within the given floors
  - Ceiling - The rental space will not contain any ceiling - everything will be dismantled
  - EPS, SHZ, PeR – the first layer, if the ceiling is lowered – the second layer will be dismantled
    - Cover all EPS detectors from dust
  - HVAC, K, CH - in the space, the connection points of the air conditioning system will be terminated by a flap, the cold connection points will be terminated
    - ball valves – dismantling of timing to flaps
  - ZTI – sewerage – dismantling – terminated with a plug, cold water supply – dismantling – completed

## EUROPA SC Banská Bystrica TECHNICAL AND DESIGN MANUAL FOR TENANTS

### Ball Valve

The water meter - the property of EUROPA SC - will be handed over to the OC administration

- EE - high-current wiring – wiring dismantled, including lighting

The electricity meter will be connected to the Internet, remote reading – the property of EUROPA SC – will be left without

### Infringement

- Low-current distribution – coiled cable under the ceiling
- Façade – dismantling of glass panels, dismantling of rolling grilles, /black steel expanded metal colors – ZODT – EUROPA SC property/ logo disassembly, protrusion removal
- The tenant will hand over the prepared lease space in the state of holospace on the date of termination of the lease according to the Lease Agreement – Handover Protocol.

## 10. List of nominated designers and implementers:

EUROPA SC Banská Bystrica TECHNICAL AND DESIGN MANUAL FOR TENANTS

EUROPA SC Banská Bystrica Zoznam projektantov a realizátorov			
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<b>Stabilné hasiace zariadenia - SHZ</b>			
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<b>Elektronický požiarň systém - EPS</b>			
FITICH ALARM spol. s r.o.	Ladislav Kažimír - projekt	421 948 531 914	<a href="mailto:ladislav.kazimir@gmail.com">ladislav.kazimir@gmail.com</a>
Zvolenská cesta 14 974 01 Banská Bystrica	Pavлак	421 905 666 446	<a href="mailto:pavлак@fittich.sk">pavлак@fittich.sk</a>
<b>Požiarňo-evakuačný rozhlas - PeR</b>			
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<b>Protipožiarň bezpečnosť stavby - PbS</b>			
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Zvolenská cesta 133/A			
<b>Zariadenie na odťah dymu a tepla - ZODT</b>			
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<b>Pripojenie elektromeru - zablombovanie</b>			
ANDIS, spol. s r.o.	Ing. Juraj Gábik	421 907 804 276	<a href="mailto:j.gabik@andis.sk">j.gabik@andis.sk</a>
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<b>Pripojenie elektromeru - diaľkový odpočet, internet</b>			
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<b>Údržba - EUROPA SC</b>			
Mark2 Corporation Slovakia s.r.o.	Jozef Lorinc - vedúci	421 915 950 158	<a href="mailto:j.lorinc@m2c.eu">j.lorinc@m2c.eu</a>
Panenská 8, 811 01 Bratislava	Non stop služba	421 911 704 500	<a href="mailto:udrzba.europa@sk.m2c.eu">udrzba.europa@sk.m2c.eu</a>
<b>SBS - EUROPA SC</b>			
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Prof. Sáru 5, 974 01 Banská Bystrica	Non stop služba	421 918 526 454	
<b>Upratovanie - C CLEAN SERVICES s.r.o.</b>			
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