

INDEX

ARTICLE I	GENERAL	Page
	Section 1.01 Exhibits	2
	Section 1.02 General Expense Agreements	2
	Section 1.03 Operating Agreement	2
	Section 1.04 Defined Terms	3
	Section 1.05 Modifications of Supplemental Operating Agreements	3
ARTICLE II	DEVELOPMENT PHASE	
	Section 2.01 Fees of the Project Architect	5
	Section 2.02 Fees of the Project Engineer	5
	Section 2.03 Preliminary Drawings and Specifi- cations of Developer	5
	Section 2.04 Final Drawings and Specifications of Developer	6
	Section 2.05 Drawings of Federated	7
	Section 2.06 Design Plan	7
	Section 2.07 Changes to Design Plan	8
	Section 2.08 Standard of Reasonableness	9
	Section 2.09 Contract for Grading Work	9
	Section 2.10 Off-Site Improvements	9
	Section 2.11 On-Site Improvements	10
	Section 2.12 Construction of Developer Facilities	11
	Section 2.13 Construction of Federated Facilities	11
	Section 2.14 Coordination of Efforts	16
	Section 2.15 Unavoidable Delays	17
	Section 2.16 Construction Requirements and Standards	17
	Section 2.17 Termination of Development Phase	17
ARTICLE III	EASEMENTS AND LICENSES	
	Section 3.01 Attachment of the Mall to the Federated Building	18
	Section 3.02 Attachment of the Federated Building to the Mall	19
	Section 3.03 Easements for Footings and Encroachments	20
	Section 3.04 Easement for Parking	22
ARTICLE IV	MAINTENANCE AND LIGHTING	
	Section 4.01 Maintenance of the Federated Facilities and the Developer Facilities	23
	Section 4.02 Maintenance of Common Facilities	23
ARTICLE V	CASUALTY	
	Section 5.01 Damage or Destruction	23
ARTICLE VI	COVENANTS TO OPERATE	
	Section 6.01 Operating Covenant of Federated	23
	Section 6.02 Operating Covenant of the Developer	26
	Section 6.03 Operation of Business by Federated	27
	Section 6.04 Leases and Concessions	27
	Section 6.05 Temporary Cessation of Business	28
	Section 6.06 Enforcement of Covenant to Operate of Sears	28
	Section 6.07 Covenants in Mall Tenant Leases	29