

event Federated elects to be released from its obligations under Section 6.01 hereof, terminate this Agreement and exclude the Federated Site from the operation and effect of the Operating Agreement, the same shall be effective as of the date which is sixty (60) days after the date the notice contemplated hereunder is received by the Developer and the other Department Stores.

Section 6.07. Covenants in Mall Tenant Leases. The Developer agrees to use its best efforts to obtain in the execution of all tenant leases in the Mall obligations on behalf of the tenants thereunder (i) to keep the inside and outside of all glass in the doors and windows of the premises clean; (ii) to keep all exterior surfaces of the premises clean; (iii) to maintain the premises at its own expense in a clean, orderly and sanitary condition and free of insects, rodents, vermin and other pests; (iv) not to permit undue accumulations of garbage, trash, rubbish and other refuse; (v) not to use or permit the use of any apparatus for sound reproduction or transmission or of any musical instrument in such manner that the sounds so reproduced, transmitted or produced shall be audible beyond the interior of the premises; (vi) not to cause or permit objectionable odors to emanate or be dispelled from the premises; (vii) not to park, and to require its employees to refrain from parking, any vehicle on the Entire Premises except in such places as may be designated by the Developer for the use of tenant and its employees; and (viii) to conduct its business in the premises in all respects in a dignified manner and in accordance with high standards of store operation.