

11. 1980

construction of the Developer Facilities and (ii) the delivery of the building pad within the building area on the Belk Site, but in no event earlier than April 1, 1979, Belk shall, to the extent that the same are not to be performed as part of the On-Site Improvements under the contract referred to in Section 2.10 hereof, commence and prosecute with due diligence, at its sole cost and expense, the construction of the Belk Facilities on the Belk Site in accordance with the approved Belk Drawings, the Plot Plan, the Design Plan, the Operating Agreement and this Agreement. The Belk Facilities shall be substantially completed and ready for fixturing on or before November 27, 1980.

Section 2.13. Coordination of Efforts. The Developer and Belk shall use their best efforts to cause all contractors and subcontractors of the Developer, Belk and the other Department Stores to work in harmony with each other in order to facilitate the expeditious performance of all work consistent with good construction practices and avoid labor disputes and delays in the construction, completion and opening of the Shopping Center; provided, however, that the responsibility of the Developer and Belk imposed hereunder shall, except as otherwise provided hereinafter, be limited to a best efforts undertaking to coordinate its respective work with the other party's work, with the work of the other Department Stores and with the work of the other tenants in the Shopping Center so as not to interfere with or delay the construction, completion and opening of the Shopping Center; and, provided further, that, in the event of a labor dispute, the party involved in such dispute shall exert all reasonable efforts and expend all necessary sums to erect a separate reserved gate on its Site through which its employees shall enter and, if necessary, to erect

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