

and closing openings in existing walls as required. Said work shall also include such other items, details, alterations, improvements, building fixtures, building equipment, changes, additions and repairs with respect to Parcels 1, 2, 3, 4 and 5 as may be required by Tenant for the operation of its store as an integral unit in said enlarged building covering Parcels 1, 2, 3, 4 and 5. It is agreed, however, that Tenant shall furnish all lighting fixtures for sales areas, show windows and office areas in said enlarged building at its expense, which fixtures shall be installed by Landlord at its expense. All other lighting fixtures that may be required by Tenant shall be furnished and installed by Landlord at its expense. It is further understood and agreed that Tenant shall furnish and install its own store and trade fixtures at its expense. All of said work to be performed by Landlord shall be designed, constructed, performed and completed (1) to meet all physical requirements of the site, and (2) to comply with all laws, ordinances, rules, regulations and orders of City, County, State, or other duly constituted authority, applicable thereto, and (3) in accordance with the final working plans and specifications approved by Tenant, including such changes therein as Tenant may make, as hereinafter provided.

PRELIMINARY
PLANS AND
SPECIFICATIONS

Tenant agrees at its expense to prepare preliminary plans and specifications for said work (i.e. preliminary sketch plans, preliminary specifications and applicable J. C. Penney Company standard details) which shall be submitted to the Landlord by Tenant as soon as reasonably possible after the Landlord, at Landlord's expense, has furnished Tenant with an engineer's survey showing the location of the lot lines, grades, location of sewers,