

event shall access to either Party's buildings from any street be blocked during business hours. If either Party is delayed or prevented from developing its respective property because of failure of the other Party to meet any requirement of the City, County or State, the Party so delayed or prevented may meet any such requirements and shall be reimbursed for the reasonable cost thereof by the other Party upon completion; such cost to be equitably prorated under the circumstances and in no event shall the other Party be required to pay for any work which does not directly benefit the Parcel owned by it.

(b) The Parties desire that the Subject Property be developed so far as it is practicable so as to appear to be an integral shopping center. In furtherance of the foregoing:

(i) The buildings constructed on Parcel I shall be architecturally compatible with those constructed on Parcel II, the lighting standards located on Parcel I shall be the same as those located on Parcel II and the landscaping on Parcel I shall be harmonious with that on Parcel II. In furtherance of the foregoing the First Party shall, prior to the commencement of any work on Parcel I with respect to any of the above items, submit all exterior plans, landscaping plans and lighting lay-outs (including the type of light standard) to Second Party for its approval. Second Party agrees not to unreasonably withhold or delay its approval; (ii) the lighting standards on Parcel I shall provide at least two (2) foot candles maintained and (iii) there shall be no flashing or animated

signs, roof or free standing signs, or neon signs in the Subject Property. All exterior signs shall be affixed parallel to, and shall not project more than twelve (12") inches from any building or canopy, except that nothing herein shall prohibit any signs shown on Exhibit "A".

(c) It is agreed that at all times Parcel I shall be kept in a clean and sightly condition.