

- (iv) a paved, lighted, landscaped parking area on ENTIRE PREMISES containing not less than 5.0 PARKING SPACES for each 1,000 square feet of GLA in the retail store buildings on ENTIRE PREMISES which must include at least 750 PARKING SPACES in the MERCANTILE EASEMENT AREA;
- (v) such other buildings and improvements as are set forth on Exhibit A except that MERCANTILE will build the MERCANTILE BUILDING and DEVELOPER is permitted but not hereby required to build the department store building approximately midway along the mall between MERCANTILE BUILDING and the building for WARD, but if such building is built it will be a two-story building which shall have a GLA of not less than 100,000 square feet, at the location shown on Exhibit A.

MERCANTILE warrants that MERCANTILE will construct or cause to be constructed on MERCANTILE TRACT, as shown on Exhibit A, the following improvements:

- (i) a two-story retail store building not to exceed 45 feet in height contiguous to the mall at the precise location as shown on Exhibit A, which building shall have a GLA of not less than 135,000 square feet (MERCANTILE BUILDING);
- (ii) a sidewalk around MERCANTILE BUILDING not to exceed 15 feet in width.

The improvements, above described, on each of said tracts are herein, together with ENTIRE PREMISES, called "SHOPPING CENTER". Each party hereto covenants with each other party hereto that, all initial construction and all future expansion of the SHOPPING CENTER or any building therein shall be within the permissible building lines shown on Exhibit A and DEVELOPER covenants that it will not reduce the minimum number of PARKING SPACES required of it.

2.2 PROJECT ARCHITECT AND ENGINEER. DEVELOPER warrants that DEVELOPER has engaged David Helpern, 99 Park Avenue, New York, New York (PROJECT ARCHITECT) and Piedmont Engineers & Architects, Greenville, South Carolina and/or Jacob Koton, P.E., 510 Cottage Grove Road, Bloomfield, Connecticut (PROJECT ENGINEER) or others of equal or better qualifications as architect and engineer respectively to prepare all plans, specifications, drawings and studies necessary and incident to the development and construction of the buildings on DEVELOPER TRACT, to prepare the SITE IMPROVEMENT PLAN, and the PRELIMINARY DESIGN DRAWINGS and to coordinate the development and construction of the SHOPPING CENTER, and DEVELOPER

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