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seventy-five percent (75%) of the ratio set forth therefor in Section 1.03(z) hereof, the party whose Parking Area is subject to such taking shall not be required to provide additional parking facilities in the manner set forth in Section 5.03(b) hereof in order to comply with the required minimum parking ratio for its Site as set forth in Section 1.03(z) hereof, and shall, from and after the date of the transfer of title to such public authority of the portion of the Parking Area on its Site, be required to maintain only such parking ratio for its Site as shall exist in its Parking Area subsequent to such taking.

Section 5.03. Application of Award. In the event that a taking of the character contemplated under Section 5.01 and Section 5.02 hereof occurs and as a result thereof this Agreement is not terminated or the Site of the Developer and the Department Stores, or any of them, has not been excluded from the operation and effect of this Agreement, the Developer and the Department Stores, or any of them, as the case may be, shall before applying such award to any other purpose, apply any award received as follows:

(a) In the event of a taking of the character contemplated under Section 5.01 hereof, to the restoration of such building to a complete architectural and structural unit as similar as is reasonably possible in design, character and quality to the original building and to the replacement of any totally condemned building insofar as is reasonably possible, with a building similar in design, character and quality to the building so taken, subject to the implementation of the then prevailing concepts of merchandising and business operation.

(b) In the event of a taking of the character contemplated under Section 5.02 hereof which results in the parking ratio of the Parking Area subject to such taking being reduced to less than seventy-five (75%) of the ratio