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structural design, character and quality to the basic structure of which it will form a part or in the case of the Federated detached accessory building, to the existing Federated Building and (v) do not constitute a vertical expansion.

Section 8.03. Alterations. The Developer and each of the Department Stores, may, at their own cost and expense, make such exterior alterations to their respective Facilities which are provided for on the Plot Plan or the Design Plan or, in the event such alterations are not provided for on the Plot Plan or the Design Plan, so long as the alterations will not (i) result in a condition which is materially inconsistent with the improvements as shown or provided for on the Plot Plan or the Design Plan, (ii) impair the structural integrity and soundness of the Facilities which are altered, (iii) result in a substantially different exterior appearance than existed prior to such alteration, (iv) render performance of any covenant hereunder on the part of such party impossible, (v) adversely affect the orderly flow of pedestrian and vehicular traffic in the Shopping Center or render any Site less accessible to such traffic, (vi) reduce the parking ratio of the Parking Area on the altered Site below the minimum requirements set forth in Section 1.03(z) hereof or (vii) constitute an addition as contemplated under Section 8.02 hereof. The provisions set forth in this Section 8.03 with respect to the limitations on and the proscription of alterations of the Facilities of the Developer and the Department Stores are separate from the limitations on and the proscription of additions to the Facilities of the Developer and the Department Stores set forth in Section 8.02 hereof. The limitations set forth in this Section 8.03 shall not apply to any alterations of the Common Facilities which result from any addition permitted pursuant to the terms of Section 8.02 hereof.

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