

addition to on-grade parking area at Beattie Place and North Brown to accommodate at least 150 cars.

b. An enclosed public meeting space of 43,000 gross square feet, including a banquet room of 7,600 gross square feet, an exhibition space of 8,100 gross square feet, other meeting rooms, a kitchen space and other enclosed space all as more particularly shown on outline drawing attached as Exhibit B. This is to be constructed in accordance with plans and specifications to be prepared by Thompson, Ventulett, Stainback and Associates ("TVS").

c. A beautified, landscaped area shown on Exhibit B and a roof thereon and a front enclosure along Main Street and along Beattie Place ("Enclosed Walls") to be constructed in accordance with plans and specifications to be prepared by CHHMB, Lawrence Halprin Associates and/or TVS ("The Atrium"). The City shall not demolish or make any alterations to the improvements constructed by it and shall not construct structures in or make any alterations to the Atrium.

Section 4. The City will furnish and equip the enclosed space described in paragraph 3(b) with all equipment, furnishings and fixtures to make the same fully functional including but not limited to the following: kitchen equipment and utensils, cookware; banquet tables, chairs, china, dishes, silver, linen, public address system, projectors, screens, rostrums, lighting and other equipment customarily used in convention/hotel facilities at a cost not to exceed \$800,000 and heating, ventilating, air-conditioning equipment. The detailed description of each item comprising the foregoing shall be prepared by TVS and attached hereto as Exhibit C. Such items (with the exception of the heating, ventilating and air-conditioning equipment) are agreed to constitute and shall remain personal property and not part of the real estate and are hereinafter collectively referred to as "Equipment." Such items shall be included in the lease-hold estate to be herein leased to Hyatt. Having complied with the provisions of this paragraph, the City shall have no further obligation to provide, maintain or replace any such "Equipment." Hyatt may at its option supplement or provide further equipment as it deems appropriate.

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