

after attached hereto or used in connection with the Building or the Property, whether or not the same have or would become part of the Property by attachment thereto, including without limiting the generality of the foregoing, all furnaces, heaters, stoves, ranges, kitchen cabinets, dishwashers, gas and electric light fixtures, refrigerating, ventilating, incinerating, laundry, air conditioning and swimming pool apparatus and equipment, elevators, floor coverings, lobby furnishings, gas and oil tanks and equipment, pipes, wires and plumbing, and such other goods, chattels and personal property, including furniture, furnishings and equipment as are usually provided in garden apartment projects, and the grading, paving and landscaping of the Property (the Building and all of said other improvements made thereto or placed therein or made to or placed upon the Property, being hereinafter collectively referred to as the "Improvements"), all in accordance with plans and specifications prepared by Stephen J. Ginocchio (herein called the "Supervising Architects"), true and complete copies of which have been heretofore furnished to and approved by Hancock. Hancock, at its option, exercisable by giving written notice to Kassuba, may require additional approval of said plans and specifications and compliance therewith upon completion of construction by an independent architect satisfactory to Hancock, whose fees and expenses shall be paid by Kassuba. The construction and equipment of the Improvements shall be performed by North American Construction Corporation ("Prime Contractor") under a contract with Kassuba, which, together with any amendments or supplements thereto, will have been submitted to and approved in writing by Hancock, and which shall provide effectively for the waiver or bonding by Prime Contractor and all suppliers and subcontractors of all liens or rights to liens against the Improvements or the Property (such plans and specifications and such contract, together with all approved supplements and amendments thereto, are hereinafter referred to as the "Construction Contract"). Kassuba shall furnish to Hancock a certified copy of each and every contract and agreement pertaining to the construction and equipment of the Improvements. The Improvements shall be constructed and completed in conformity with the Construction Contract, local building codes and zoning ordinances. Kassuba will use his best efforts to assure completion of such construction and equipment on or before September 1, 1968 and in any event shall complete the same on or before December 31, 1968.

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