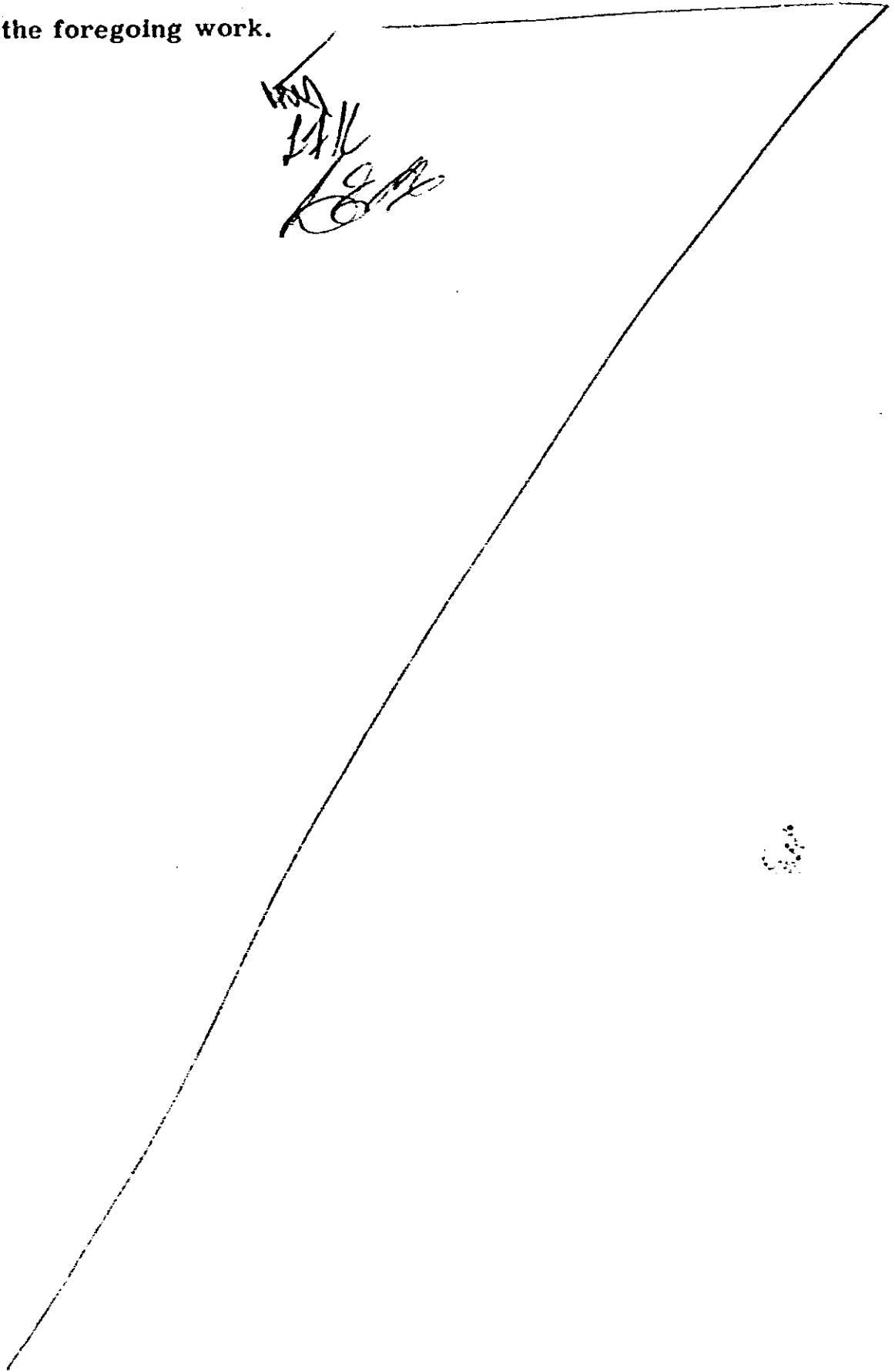


4(a) Continued

Second Party shall have the right to grade, pave and improve Parcel I (except for the Building Area thereon) and use the same for a commercial parking lot to be used by the customers, patrons and tenants of both Second Party and First Party until such time as buildings or other improvements are constructed thereon by First Party in which event the terms of this Agreement shall apply thereto. First Party shall pay to Second Party an amount equal to any savings obtained by First Party as a result of the foregoing work.



0000

4328 IV-21