

warrants that PROJECT ARCHITECT and PROJECT ENGINEER are each licensed to practice in the State in which ENTIRE PREMISES is located. All such plans, specifications and drawings and all engineering studies shall be signed and sealed by either PROJECT ARCHITECT or PROJECT ENGINEER. Until WARDS occupies its building and is open for business and tenants occupying 60% of the retail floor space in DEVELOPER TRACT are open for business and, if the department store building in the approximate center of the mall is then under construction, until it is occupied and open for business PROJECT ARCHITECT and PROJECT ENGINEER shall be retained to coordinate construction of the SHOPPING CENTER. DEVELOPER shall appoint a "PROJECT MANAGER" who shall be employed from the date construction of the site improvements begins through the date that tenants occupying 60% of the retail floor space of the portion of the SHOPPING CENTER lying in DEVELOPER TRACT are open for business and shall devote his full time to the day-to-day, on-the-job site, administration of construction of the SHOPPING CENTER. The General Contractor's Field Superintendent shall not be designated or deemed the "PROJECT MANAGER". Any substitute or successor PROJECT ARCHITECT and PROJECT ENGINEER must be approved in writing, in advance, by MERCANTILE; absent MERCANTILE'S written notice to DEVELOPER disapproving a substitute or successor within ten days after DEVELOPER'S submission of the same, such successor or substitute shall be deemed accepted by MERCANTILE.

2.3 SITE SPECIFICATIONS. The sanitary sewers, storm drainage, domestic water system, fire protection water supply system, natural gas (if available), parking area lighting, cable TV conduit, electric service, telephone service, parking area layout and grading for ENTIRE PREMISES and the fill, paving and concrete for ENTIRE PREMISES except the sidewalk adjacent to the MERCANTILE BUILDING shall be provided by DEVELOPER in accordance with the SITE SPECIFICATIONS attached hereto as Exhibit F.

2.4 SITE IMPROVEMENT PLAN. Before the date set forth in Clause I (1) of Exhibit E, DEVELOPER will deliver to MERCANTILE site improvement plans which shall be coordinated with and show off-site conditions and improvements and shall show:

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