

## INDEX

ARTICLE I GENERAL		Page
Section 1.01	Exhibits	2
Section 1.02	General Expense Agreements and Supplemental Operating Agreements	3
Section 1.03	Defined Terms	4
Section 1.04	Floor Area Certificate	15
Section 1.05	Shopping Center Opening Date	15
Section 1.06	Sign Criteria	16
Section 1.07	Right to Deny Access	16
Section 1.08	Compliance with Regulations	16
Section 1.09	Conflict	17
Section 1.10	Use of Portion of Federated Site by Developer for Parking	17
Section 1.11	Unavoidable Delays	22
ARTICLE II DEVELOPMENT PHASE		
Section 2.01	Construction of Developer Facilities	22
Section 2.02	Construction of the Department Store Facilities	23
Section 2.03	Construction Requirements and Standards and Modifications to Design Plan	23
ARTICLE III EASEMENTS AND LICENSES		
Section 3.01	Employee Parking	25
Section 3.02	Easements in the Common Facilities	25
Section 3.03	Temporary License for Construction	26
ARTICLE IV MAINTENANCE AND LIGHTING		
Section 4.01	Maintenance of the Developer Facilities and the Department Store Facilities	27
Section 4.02	Maintenance of Common Facilities	27
Section 4.03	Maintenance of Utilities	28
Section 4.04	Environmental Requirements and Lighting	28
Section 4.05	Interruption of Heating, Air Conditioning and Lighting	28
Section 4.06	Mall Expenses	29
Section 4.07	Common Facilities Maintenance Expenses	29
ARTICLE V EMINENT DOMAIN AND CASUALTY		
Section 5.01	Taking Affecting Continuation of Business	29
Section 5.02	Taking of Parking Area	30
Section 5.03	Application of Award	32
Section 5.04	Damage or Destruction	34
ARTICLE VI INSURANCE		
Section 6.01	Fire and Extended Coverage Insurance	39
Section 6.02	Public Liability Insurance	39
Section 6.03	Indemnification	39