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(bb) "Penney Building" shall mean (i) a two-level sprinklered store building and (ii) an attached T.B.A. which shall be located within the Permissible Building Lines for the Penney Site as shown on the Plot Plan, both of which shall have an aggregate Floor Area of not less than 140,000 square feet but not more than 160,000 square feet, abut the Mall and the store buildings or the fire corridors of the Developer and provide a customer opening on each level of the Mall.

(cc) "Penney Drawings" shall mean the drawings of Penney which shall show (i) the location, dimension and height of the Penney Building to be constructed on the Penney Site, (ii) the exterior building materials to be used in connection with the construction of the Penney Building which materials shall be compatible with the exterior building materials used in the Shopping Center, (iii) that the Penney Building is architecturally compatible with the Preliminary Drawings for the Developer Facilities, (iv) to the extent then available, the details of all building interface connection areas located on the Penney Building, including, but not limited to, reglets or similar devices and (v) to the extent then available, the details of all utility connection locations on the Penney Building.

(dd) "Penney Site" shall mean that portion of the Entire Premises leased by Penney containing 12.694 acres more or less as shown in Exhibit "A" hereof and more particularly described in Exhibit "D" hereof.

(ee) "Permissible Building Lines" shall mean the lines identified on the Plot Plan within which the proposed buildings to be developed on the Developer Site and the Site of each of the Department Stores shall be located.

(ff) "Phase of Development" shall mean the Grading Work, the Off-Site Improvements, the On-Site Improvements and the Developer Facilities, or any one or all of the above, as the context of the use of such term shall require.

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