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the improvements on the Easement Premises without the prior written consent of Federated and to pay to Federated all governmental taxes and assessments applicable to the Easement Premises, or such portion thereof as Developer may have the right to use, within thirty (30) days of receipt from Federated of a copy of the bill for such taxes and assessments applicable to the Easement Premises, or such portion thereof. Such taxes and assessments shall be prorated for such period as Developer has the right to use the Easement Premises or a portion thereof, and if there is no separate bill for the taxes and assessments applicable to the Easement Premises, such taxes and assessments shall be prorated based on the number of acres comprising the Easement Premises, or such portion thereof as Developer has the right to use, in relation to the total number of acres to which such bill is applicable. Federated agrees that at such time that it determines to construct an addition to the Federated Building pursuant to the provisions of Section 8.02 hereof or to construct the detached accessory building described in Section 1.03(j)(ii) hereof, to give notice to Developer of such determination, of the number of parking spaces located within the Easement Premises which will be required by Federated to serve such addition or accessory building or to provide space for the construction of such accessory building and of what portion, if less than all, of the Easement Premises as to which the easement granted hereby shall terminate so that Federated will be able to use the Easement Premises or such portion thereof in connection with such addition or construction. Federated further agrees to construct, at its sole expense, a ground level parking area, at the election of the Developer, either (i) on a portion of that part of the Entire Premises (hereinafter referred to as the "Developer Parking Facility"), designated as the "Developer Parking Facility" on the Plot Plan or (ii) on the area