

6/14/78

1087 PAGE 697

this Paragraph 5 and shall be paid to the party performing such maintenance and repair within ten (10) days after demand therefor. The party performing such maintenance or repair shall not unreasonably interfere with the business being conducted on such Site and shall upon completion thereof, leave the Site in substantially the same condition as prior to such maintenance or repair.

In the event only one Site or the Adjoining Premises is serviced by any Utility System, the cost of the repair or maintenance thereof, whether performed by the party obligated to perform such maintenance or repair or by any other party as hereinabove set forth, shall be borne solely by the Developer or the Department Store which owns or leases such Site or the owner of the Adjoining Premises, as the case may be. In the event more than one Site or the Adjoining Premises is serviced by any Utility System, the cost of the repair or maintenance thereof shall be borne by the Developer and the Department Stores which own or lease such Sites and the owner of the Adjoining Premises, as the case may be, serviced thereby in the proportion which the floor area of each such Site or the Adjoining Premises bears to the total floor area of every Site and the Adjoining Premises serviced thereby and shall be paid to the parties entitled thereto within ten (10) days after demand therefor. The term "floor area" as used herein shall mean, with respect to each building or structure located on any Site or the Adjoining Premises, the number of square feet of floor area on each level or story (including kiosks in the enclosed mall located in the Shopping Center and structural mezzanines and basements used as sales areas) lying within the exterior faces of exterior walls except for party or common walls which shall be measured from the centerline of exterior walls and not the exterior face thereof, excluding, however, (i) penthouse areas, central plant areas or other areas used