

(60) days prior to the opening of the Developer Facilities for business or (ii) December 22, 1979.

Section 2.12. Construction of Developer Facilities.

After the completion of the Grading Work on the Developer Site, Developer shall, to the extent that the same are not to be performed as part of the On-Site Improvements under the contract referred to in Section 2.11 hereof, promptly commence and prosecute with due diligence, at its sole cost and expense, the construction of the Developer Facilities on the Developer Site in accordance with the Plot Plan, Design Plan, this Agreement and the Operating Agreement. The Developer Facilities shall be substantially completed and ready for beneficial occupancy on or before January 20, 1980.

Section 2.13. Construction of Federated Facilities.

Subject to the conditions set forth in this Section 2.13, Federated agrees that on or before sixty (60) days after (i) the commencement of the construction of the Developer Facilities or (ii) the completion of the Grading Work within the building area on the Federated Site whichever event is the last to occur, but in no event prior to March 20, 1979, it shall, to the extent that the same are not to be performed as part of the On-Site Improvements under the contract referred to in Section 2.11 hereof, commence and prosecute with due diligence, at its sole cost and expense, the construction of the Federated Facilities on the Federated Site in accordance with the approved Federated Drawings, the Plot Plan, the Design Plan, the Operating Agreement and this Agreement so as to complete the Federated Facilities and have the Federated Facilities ready for beneficial occupancy and use on or before January 20, 1980; provided, however, that Federated shall have no obligation to commence construction or to construct the detached accessory building described in Section 1.03(j) of the Operating Agreement.