

Section 2.09. Contract for Grading Work. Promptly following the approval by Sears and each of the other Department Stores of the Final Drawings for all portions of the Grading Work, other than grubbing and stripping, the Developer shall deliver to Sears and to each of the other Department Stores a copy of an executed contract between the Developer and the party which shall perform the Grading Work. The grading contract shall be with reputable grading contractor. The Developer shall cause the Project Engineer to periodically inspect the performance of the Grading Work. The cost of the Grading Work shall be borne by and paid for by the Developer and Sears in the manner set forth in the General Expense Agreement between said parties.

Section 2.10. Off-Site Improvements. The cost of the Off-Site Improvements shall be borne and paid by the Developer and Sears in the manner set forth in the General Expense Agreement between said parties. The Developer shall cause the Project Engineer to periodically inspect the construction of the Off-Site Improvements.

Section 2.11. On-Site Improvements. Promptly following the approval by Sears and each of the other Department Stores of the Final Drawings for the On-Site Improvements, the Developer shall deliver to Sears and to each of the other Department Stores, a copy of an executed contract between the Developer and the party which shall install the On-Site Improvements. The contract for the installation of the On-Site Improvements shall be with a reputable contractor. The cost of the On-Site Improvements shall be borne by and paid for by the Developer and Sears in the manner set forth in the General Expense Agreement between said parties. The Developer shall cause the Project Engineer to periodically inspect the construction of the On-Site Improvements.