

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, the Design Plan and this Agreement. The Developer Facilities shall be substantially completed and ready for beneficial occupancy on or before February 20, 1980.

Section 2.13. Construction of Sears Facilities.

On or before sixty (60) days after (i) the commencement of the construction of the Developer Facilities and (ii) the completion of the Grading Work within the building area on the Sears Site, Sears 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 Sears Facilities on the Sears Site in accordance with the approved Sears Drawings, the Plot Plan, the Design Plan, the Operating Agreement and this Agreement. The Sears Facilities shall be substantially completed and ready for occupancy and use on or before January 20, 1980.

Section 2.14. Coordination of Efforts.

The Developer and Sears shall use their best efforts to cause all contractors and subcontractors of the Developer, Sears and the other Department Stores to work in harmony with each other in order to facilitate the expeditious performance of all work consistent with good construction practices and avoid labor disputes and delays in the construction, completion and opening of the Shopping Center; provided, however, that the responsibility of the Developer and Sears imposed hereunder shall, except as otherwise provided hereinafter, be