

OFF-SITE IMPROVEMENTS

1. The term "Off-Site Improvements" shall be only that work required on the exterior perimeter or outside the boundaries of the Entire Premises and shall include the following:
 - (i) Those improvements as listed below related to perimeter public roadways and access thereto (including dedication of road where applicable), including curb and gutter as required and as approved by the State of South Carolina Highway Commission:
 - A. The construction of New Road as shown on the Plot Plan.
 - B. Re-surfacing Congaree Road.
 - C. Deceleration and acceleration lanes on Haywood Road.
 - D. Repairing Woods Crossing Road from New Road to Webb Road.
 - (ii) The bringing of the following facilities to the boundary of the Entire Premises and the installation thereof:
 - A. Water supply with a sufficient rate of flow and pressure to meet the minimum requirements of the respective insurers of each party in respect of fire protection and to meet the parties' domestic water needs in order to obtain the best available rate in the area in light of any special problems general to the area, all as provided in the Supplemental Operating Agreement of which this Exhibit is a part.
 - B. A sanitary sewer system connected to a public sewerage facility (such public system to be adequate at opening) to handle the sewerage from the improvements to be erected on the Entire Premises.
 - C. A storm sewer system adequate to handle and dispose of storm water from the Entire Premises.
 - D. Electric and telephone lines of sufficient capacity to service the improvements to be erected on the Entire Premises.
 - (iii) The foregoing work set forth in (i) and (ii) shall include without limitation the following:
 - A. Surveys and test borings for off-site work.
 - B. Land for required public street rights-of-way and permanently dedicated buffer (actual cost) except right-of-way for Woods Crossing Road which is to be provided at State's expense.
 - C. Clearing, grading and mucking.