

- E. Rock excavation (including the removal of excess rock from the Entire Premises).
- F. Storm drainage.
- G. Sanitary sewer.
- H. Ground water control.
- I. Retaining walls.
- J. Curbs and gutters.
- K. Sidewalks and walkways (but not including building sidewalks or appurtenances).
- L. Paving and repairs thereto during construction to the extent that the party (or its agents, contractors or sub-contractors) causing damage cannot be ascertained.
- M. Fire loop and domestic water lines.
- N. Electric and telephone distribution.
- O. Parking area striping.
- P. Parking area lighting.
- Q. On-Site traffic controls and markers.
- R. Site landscaping, planters and benches.
- S. Maintenance of construction access roadways.
- T. Reasonable architectural, engineering and contractors' fees.
- U. Supervision.
- V. A building pad.
- W. Two (2), two and one-half (2-1/2") inch electrical conduits from the Sears' Building to the remote gas island site.
- X. Acceleration and deceleration lanes as shown on the Plot Plan.
- Y. Developer shall pay, at developer's expense, the initial connection fees at the point where utility services connect to the public system. Sears shall pay at Sears' expense any tap-fee imposed by the local authority subsequent to the initial fees.

Except as provided above, unless approved by all parties, On-Site Improvements shall not include any work or improvements dictated by the unique or particular use or design of the parties, nor any work or improvements within the established curb lines of the parties.