

Section 5. Hyatt has agreed to lease from Camel Company the property shown on Exhibit A to be acquired by it (including said air rights) and to construct thereon and on other contiguous land acquired by Camel Company a 350-room Hyatt Hotel, an office building of not less than 93,000 square gross feet and retail space located within The Project of not less than 5,000 square feet. For the purposes of this section retail space shall be defined as the total area in square feet utilized for specific commercial or retail purposes including, but not limited to, restaurants, gift shops and other similar uses located within the hotel or office building proper, but excluding space allocated to dormitory hotel use or to the use by conventional office tenants. These to be constructed in accordance with plans and specifications to be prepared by TVS.

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Section 6. Hyatt hereby grants and agrees to execute a separate easement or other legal document granting to the City the right in perpetuity to construct the roof over the Atrium, using for support thereof the walls of the aforesaid buildings as constructed and the enclosed walls. Hyatt shall provide normal maintenance for the atrium roof and enclosed walls and the City shall be responsible for structural repairs and/or replacement thereof. Camel Company, as the fee simple title holder and Lessor, and Hyatt as the Lessee, agree to execute the necessary documents to implement these commitments.

Section 7. The City leases to Hyatt on a reserve basis 280 parking spaces located within the parking facility adjacent to the convention center. Hyatt shall have the right to lease an additional 150 spaces from the on-grade parking area and the parking structure (as apportioned by the City), from time to time as the demand indicates. It shall pay for such additional spaces at the same rate as the City charges for similar public parking. The City hereby leases to Hyatt all of the enclosed space at The Project owned by the City on which it has constructed improvements (except the parking structure which is subject to the lease of reserve parking spaces to Hyatt above). In addition to the air rights hereinafter described which will be conveyed in fee simple to Camel within which will be constructed the hotel, the space herein leased includes the air space above and to the right to use the roof and

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