

(c) Consult with engineers and architects on the following:

- (1) Layout of proposed shopping center.
- (2) Preliminary construction estimates.
- (3) Street and parking lot design.
- (4) Submission of plans to Greenville County Planning Commission.
- (5) Submission of plans to Health Department for approval.
- (6) Receipt of bids from contractors.
- (7) Assist owners in awarding contracts.
- (8) Checking monthly contractor estimate for payments.

(d) Prepare a time table for development.

(e) Prepare restrictive covenants for the development (if needed).

(f) Oversee the construction of the improvements.

(g) Give Woodfield prompt progress reports on the construction.

(h) Submit to Woodfield all contract forms, lease agreements, literature, brochures, advertising layout, and any other documents proposed for this Project. Woodfield reserves the right to approve or reject any part or all of said contracts, etc.

(i) (1) Work diligently and with its best efforts to promote and develop and thereafter lease portions of the shopping center to prospective tenants for retail stores and shops and other business purposes compatible with a shopping center, as the Owner shall direct, and to otherwise enhance the reputation of the Project in the community to the end that the Project may be developed and thereafter leased at the highest rental rates obtainable; (2) submit proposals for leases in writing, describing the use, rental, location and other basic terms and verify that prospective tenants have reviewed and approved the applicable restrictions; and (3) conduct its business in the highest professional standard so as to maintain and increase the goodwill and reputation of the Owner and the Project, protect Owner's interest at all times and otherwise comply with and abide by all laws, rules, regulations and codes of ethics (local, state and national) applicable to real estate brokers and leasing agents leasing real estate in Greenville County, South Carolina.

(j) With respect to the Developer's management responsibilities for improved properties, the Developer shall (1) operate and maintain in a first-class manner all buildings and grounds, including with Owner's

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