

PROJECT ADDRESS

Corporate #: 2318
Prien Lake Mall
496 W. Prien Lake Road
Lake Charles, LA 70601

Telephone: (318) 477-7487
Fax: (318) 478-2278

LANDLORD'S ADDRESS

Simon Property Group
National City Center
115 West Washington Street
Indianapolis, IN 46204-3464
or
P.O. Box 7033
Indianapolis, IN 46207-7033

Tenant Coordination Department:

Telephone: 317/636-1600
Fax: 317/685-7222
Internet Address: tenantcoor@simon.com

Leasing Department:

Telephone: 317/636-1600

Project Resources

Building Permits

Permit Center/Building Department

326 Pujo Street
Pioneer Bldg., 7th Floor
Lake Charles, LA

Contacts: John Cardone, Jr., Director

318/491-1294

Lee Bruney, Chief Building Inspector

318/491-1296

Rickey Reppond, Chief Electrical Inspector

318/491-1294

Roy Young, Chief Plumbing & Mechanical Inspector

318/491-1293

State Fire Marshall's Office

5150 Florida Blvd.
Baton Rouge, LA 70806

Telephone: 504/925-4920

Fire Department

4400 Legion St., P.O. Box 1703
Lake Charles, LA 70602

Contact: T.A. Jones, Chief Inspector

Telephone: 318/491-1367

Health Department

Calcasieu Parish Health Unit

721 E. Prien Lake Road
P.O. Box 316
Lake Charles, LA

Contact: Rick Mahaffey, Chief Sanitarian

Telephone: 318/478-6020

Sprinkler Plan Review & Inspection

Factory Mutual File #: 87530.18

Factory Mutual Engineering Association

Preston Ridge III
3460 Preston Ridge, Ste. 400
Alpharetta, GA 30005

Telephone: 770/777-3600

Fax: 770/777-0414

Water Service

Contact: Ron Frusha

Telephone: 318/491-1486

Waste Water & Sewer Service

Contact: Pat Donovan, Superintendent

Telephone: 318/491-1224

Electric Service

Entergy/GSU

P.O. Box 2892
Lake Charles, LA 70602

Telephone: 318/436-4351

Gas Service

Entex

3700 Hwy. 14, P.O. Box 2868
Lake Charles, LA 70602

Contact: Billy Rogers, District Manager

Telephone: 318/477-0070

Louisiana Dept. of Revenue & Taxation

Sales Tax Division

P.O. Box 201
Baton Rouge, LA 70821-0201

Contact: Marilyn Medlin/Phyllis Allen

Telephone: 504/925-7356

Planning & Economic Development

Contact: Ernest Broussard, Director

Telephone: 318/491-1210

City Occupational License & Sales Tax

Contact: Tracy Milford

Telephone: 318/491-1442

Landlord Designated Contractors

Trash Removal Contractor

BFI

Telephone: 800/240-2187

Note: Verify Landlord Designated Contractors with Mall Management.

Potential Tenant Work Contractors

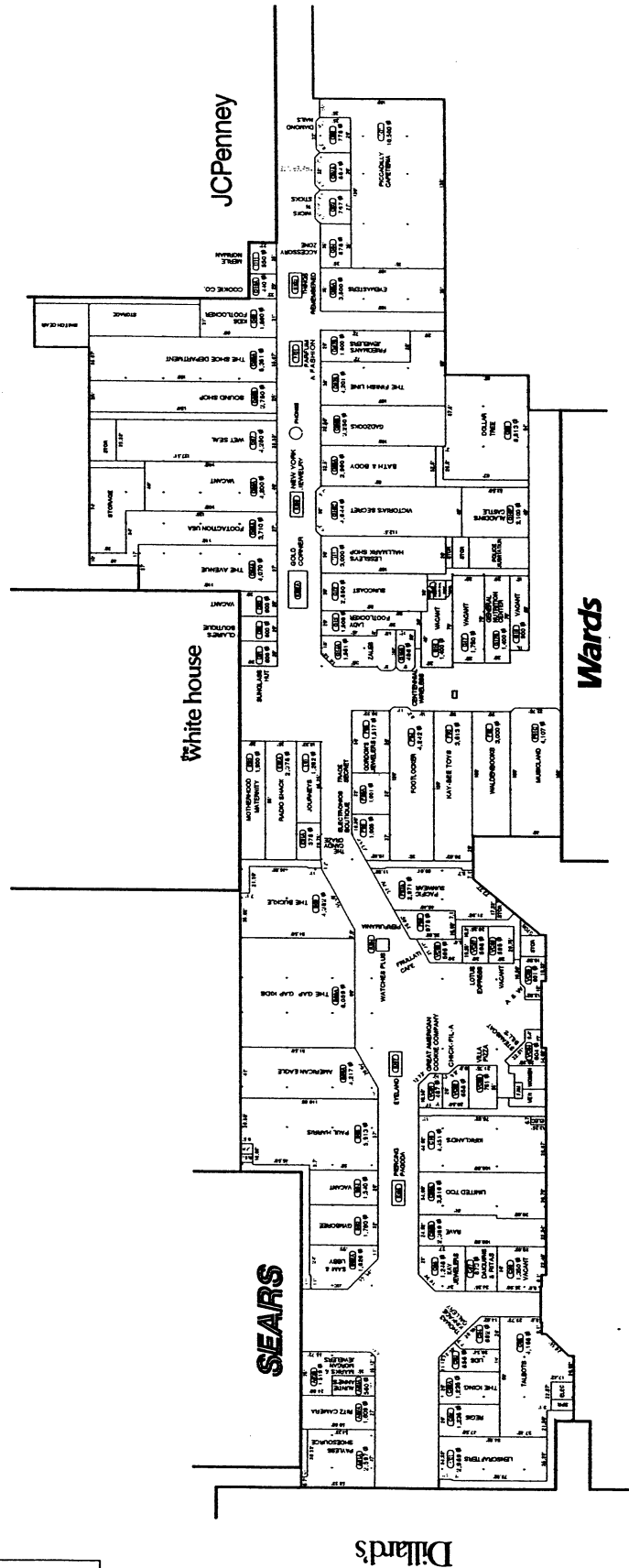
Madesin General Contractors, LTD.

1120 Eglinton Avenue E.
Mississauga, Ontario L4W 1K5

Telephone: 905/625-3617

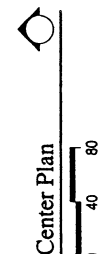
Fax: 905/625-1975

MALL PLAN



PROJECT DATA

JCPENNEY	179,560
WHITE HOUSE	92,400
DILLARDS	44,400
SEARS	123,984
TOTAL DEPARTMENT STORE G.L.A.	187,704
TOTAL SMALL SHOP G.L.A.	802,802
TOTAL G.L.A.	178,578
TOTAL G.L.A.	781,380



Prien Lake Mall
496 West Prien Lake Rd
Lake Charles, LA 70601
CORP # 2318

SIMON
PROPERTY GROUP

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or areas will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify plan, configuration and occupants of the Center at any time.

FOOD COURT SUMMARY

HVAC System Type	Thermal exhaust (3000 SCFM). Supplemental electric downflow rooftop or split system by Tenant.
Outside Air	Code minimum, replacement air for exhaust.
Return	Ducted, no plenum allowed.
Toilet Exhaust	Fan, roof termination by Tenant.
Odor and Thermal Exhaust	3,000 SCFM MAX through thermostatically controlled damper. Registers, duct extension and sensor installation by Tenant.
Kitchen and Process Equipment Exhaust	Size for application.
Exhaust Replacement Air	Draw from mall Common Area for thermal exhaust (3,000 CFM). Utilize HVAC unit outside air and makeup air units to provide 90% of the process exhaust capacity.
Temperature Controls	Standalone system by Tenant capable of interfacing with the Landlord energy management system. Automate equipment to provide continuous supply and exhaust fan operation during occupied hours.
Energy Management System	Tenant shall complete the interface with the Landlord's energy management system and demonstrate operation of the interface prior to occupancy.
Plumbing	Designated connection point adjacent to space.
Water	2" min. valved connection.
Waste	4" wye connection.
Vent	4" wye connection.
Grease Waste	4" wye connection, common interceptor.
Natural Gas	Available at designated meter banks; subject to utility availability.

FOOD COURT SUMMARY

Fire Protection	Tenant shall modify existing grid or utilize connection provided.
Building Thermal Values	Exterior wall U = .33 Roof U = .1

ELECTRICAL SUMMARY

Electrical System Type	Tenant shall connect to the Landlord's electrical distribution system.
Service	480/277 volt, 60 hertz, 3 phase, 4 wire. Only one service per Tenant will be permitted.
Maximum Service Sizes Retail Food Court Predesignated Restaurant	20 watts per square foot, 60 amp minimum 40 watts per square foot, 100 amp minimum 25 watts per square foot 1 1/4" minimum conduit size.
Life Safety System	Utilize Landlord specification signaling devices. Alarm and signal cable connection available at designated locations. Coordinate supplemental HVAC, kitchen hood extinguishing systems or other interface requirements with the Landlord's Field Representative. Landlord provides for code required quantity of occupational notification devices. Tenant requiring additional devices shall be responsible for upgrade.
Telecommunications	Designated connection point; 3/4" conduit provided to landlocked spaces.
Emergency Power Source	Tenant supplied

MECHANICAL SUMMARY

Phase I - Retail Tenants

HVAC System Type	Downflow rooftop by Tenant.
Outside Air	Code minimum
Return	Ducted (plenum return is subject to Landlord approval).
Toilet Exhaust	Fan, roof termination by Tenant. Interlock with light switch for intermittent operation.
Odor, Thermal and Process Equipment Exhaust	Size for application. Utilize exhaust only system up to 2,500 CFM.
Exhaust Replacement Air	From mall Common Area (up to 2,500 CFM)
Temperature Controls	Standalone system by Tenant capable of interfacing with the Landlord energy management system. Automate equipment to provide continuous supply and exhaust fan operation during occupied hours.
Energy Management System	Tenant shall complete the interface with the Landlord's energy management system and demonstrate operation of the interface prior to occupancy.
Plumbing	Designated connection point adjacent to space.
Water	Tenant to contract directly with utility company for service.
Waste	4" wye connection.
Vent	2" wye or tee connection.
Grease Waste	No provisions.
Natural Gas	Tenant to contract directly with utility company for service.
Fire Protection	Tenant shall modify existing grid or utilize connection provided.
Building Thermal Values	Roof U=.1; Exterior wall U=.33

Phase II - Retail Tenants

HVAC System Type	Electric downflow rooftop by Tenant.
Outside Air	Code minimum
Return	Ducted (plenum return is subject to Landlord approval).
Toilet Exhaust	Fan, roof termination by Tenant. Interlock with light switch for intermittent operation.
Odor, Thermal and Process Equipment Exhaust	Size for application. Utilize exhaust only system up to 2,500 CFM.
Exhaust Replacement Air	From mall common area up to 2500 CFM.
Temperature Controls	Standalone system by Tenant capable of interfacing with the Landlord energy management system. Automate equipment to provide continuous supply and exhaust fan operation during occupied hours.
Energy Management System	Tenant shall complete the interface with the Landlord's energy management system and demonstrate operation of the interface prior to occupancy.
Plumbing	Designated connection point adjacent to space.
Water	1 1/4" min. valved connection.
Waste	4" wye connection.
Vent	2" wye or tee connection.
Grease Waste	No provisions.
Natural Gas	No provisions.
Fire Protection	Tenant shall modify existing grid or utilize connection provided.
Building Thermal Values	Roof U=.1; Exterior wall U=.33

RULES & REGULATIONS

General Provisions

The Construction Rules and Regulations is a component of the Tenant Information Handbook and is by that reference incorporated into and made a part of the Lease.

Tenant's contractor shall cooperate with all other contractors by coordinating his work in order not to delay other work in progress, interfere with the operations of existing Tenants or the Landlord, or impede or endanger the safety of others. All contractors must have satisfactory labor relations to avoid labor disputes which would interfere with other construction. In the event Tenant's contractor violates the requirements of the Lease, the Landlord's Field Representative may, at his discretion, deem it necessary to temporarily halt construction. This may be accomplished by disconnecting the electrical service, or securing the Premises, or ordering Tenant's contractor to remove himself, his equipment and his employees from Landlord's property.

Construction will be inspected periodically by the Landlord to review progress, to ensure that the integrity of building systems are maintained, and to monitor for compliance with construction rules and regulations.

Guidelines for Conduct

It is the Tenant's responsibility to assure that any and all of his agents abide by the Construction Rules and Regulations published by Landlord. The Tenant's contractor and Tenant's agents are responsible for the action and behavior of all parties under their direction. Safety for their own personnel and other Center occupants should always be a foremost consideration.

The following shall be strictly enforced:

- No loitering in the common area is permitted.
- Meals must be consumed within the Tenant Premises.
- Alcoholic beverages, excessively loud audio equipment, and weapons are strictly prohibited on the property.

Hours of Operation

- Mall requires 24 hour notice concerning all construction.
- Tenant's General Contractor can work from 9:00 p.m. - 10:00 a.m. if work is noisy or produces odor. Otherwise, they can work at any time.
- Nothing can be brought into Mall Common Area during open hours.

Permits

All Permits are to be posted within the Tenant space. An additional copy of the Structural permit is to be posted on the rear service door.

Storefront Barricade

A storefront barricade will be required prior to the commencement of construction.

- Storefront barricades must be constructed with one layer of gypsum wall board on metal studs and a dust proof wrap at all openings. Walk off mats must be provided inside the space. Relocation of this barricade may be required to coordinate completion of Landlord construction.
- Maximum projection beyond the lease line is 3'-0".
- For Tenant spaces without a rear service door, an inward swinging (or as required by code) lockable door may be installed in the barricade.
- Protection of Landlord floor finish and bulkhead is required.
- Removal of barricade may not occur without the prior written approval of Landlord's Field Representative.
- Contractor is not allowed to post any company name or sign on barricade.

Permits

All permits are to be posted within the Tenant space. An additional copy of the structural permit is to be posted on the rear service door.

Material Deliveries

- Deliveries shall be made through the loading and service areas outlined on your mall plan and must be scheduled with the Landlord's representative if extraordinary deliveries are necessary.
- Once mall flooring is complete, Tenant shall be responsible to protect all finished flooring. Any damages to mall finishes will be charged back to Tenant.
- **Deliveries must be made through the rear service door of the Premises via the service corridor or the exterior service court area.**
- Landlord's Representative is not responsible for the receiving and acceptance of any Tenant materials on the job site.
- Tenant is responsible for securing Tenant's space. All improvements and property belonging to Tenant stored in the lease premises shall be their obligation and at their risk. Landlord shall not be liable for damage or theft occurring within these Tenant spaces.

Work Area Storage

Any materials, store fixtures and merchandise received on site by a Tenant must be immediately placed in the leased Premises. Storage of such materials in common area, service corridors or unloading areas will not be permitted. Any such materials found in those areas will be disposed of by the Landlord and any costs incurred will be charged back to the Tenant.

- Tenant work area will be restricted to the Tenant's leased premises.
- No storage or work areas will be allowed in the adjacent Tenant areas.
- Fire corridors must be kept clear at all times.

RULES & REGULATIONS

Construction Debris

- Trash will be confined to the Premises and removed **at the end of each day** by Tenant. Landlord will provide dumpsters at designated areas for the disposal of construction materials. Tenant and their contractors will be responsible to sort and dispose of their debris at designated dumpsters. Landlord will haul all construction, fixturing and packaging debris off site.
- Any trash found in the service corridors, adjacent Tenant units, and/or public areas will be removed by the Landlord and billed to the Tenant's contractor at a rate of \$35.00 per man hour.

Coordination with Landlord's Designated Contractors

It is the Tenant's contractor responsibility to coordinate and schedule work with the required Landlord designated contractors. Refer to attach list.

Parking

- Parking will be provided for the contractor's use. Coordinate with on-site personnel at the time of check-in for specific locations.
- Unauthorized vehicles will be towed without notice.

Safety

- Applicable O.S.H.A. safety standards must be strictly observed at all times.
- All personnel must wear hard hats while at the job site. Each Contractor will be responsible for its employees' compliance with the rules. Violators will be subject to removal from the project.
- All contractors will be responsible for their own safety equipment, devices, barricades, and railings, etc. for protection of their work.
- Maintain first aid supplies and safety equipment for personnel.

Damages to Landlord's Property

The Tenant will be held fully responsible for damages of any nature caused by the Tenant, its agents or contractors to any part or item of the Landlord's or Tenant's property. Should such damage occur, the full cost of any necessary remedial work will be deducted from the security deposit and any additional costs over and above the deposit will be charged to Tenant.

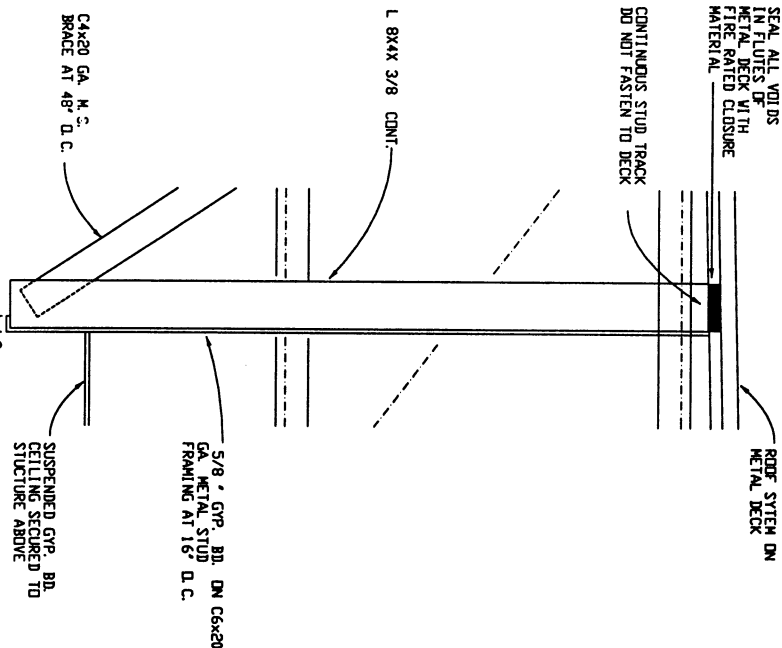
Landlord Inspection and Tenant Compliance

Upon substantial completion of Tenant's Work in the Premises, Tenant and his Contractor must schedule with Landlord to conduct a final inspection and prepare a Landlord punchlist which enumerates any areas of construction, fixturing, lighting or lamping, merchandising, etc., that are not in accordance with the Tenant's Lease and Tenant's Landlord approved plans.

Prien Lake Mall
Lake Charles, LA 70601

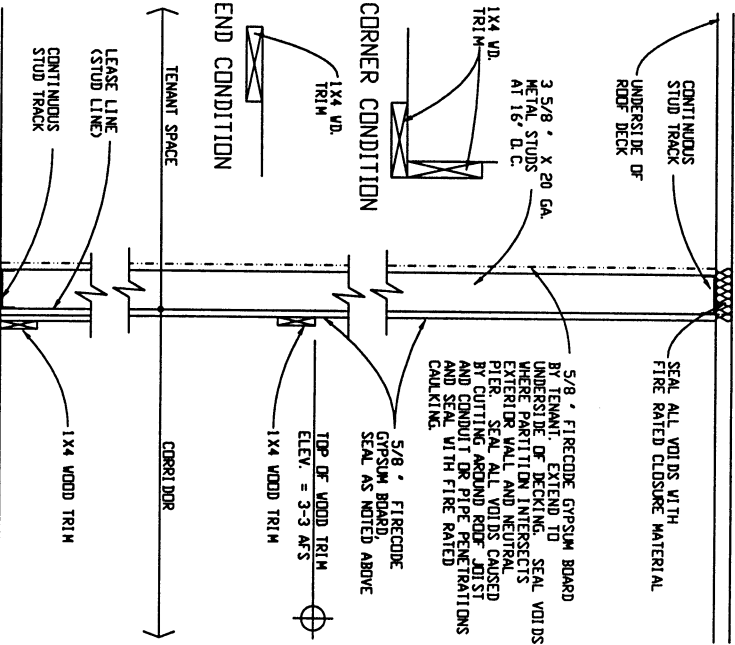
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PROJECT #:	2318
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CHECKED BY:	
T.C. APPROVAL:	
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LEASE OUTLINE DRAWING	

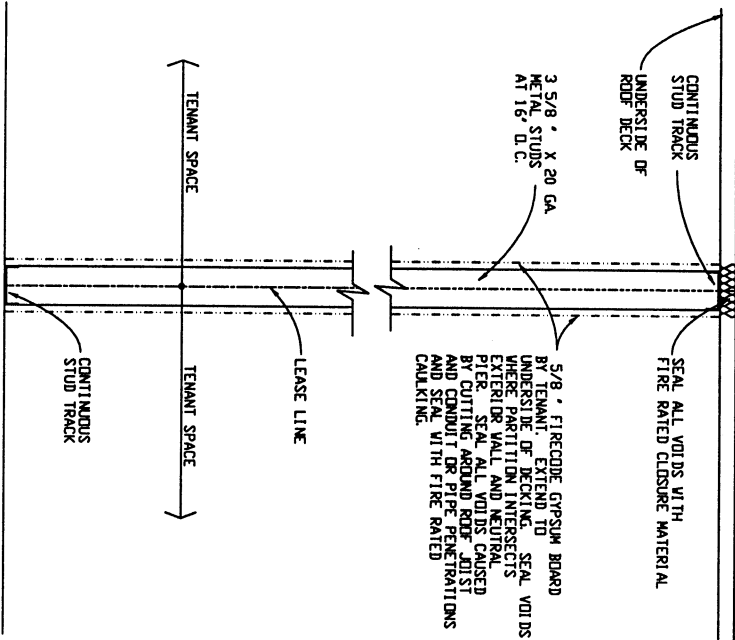


F3 BULKHEAD DETAIL
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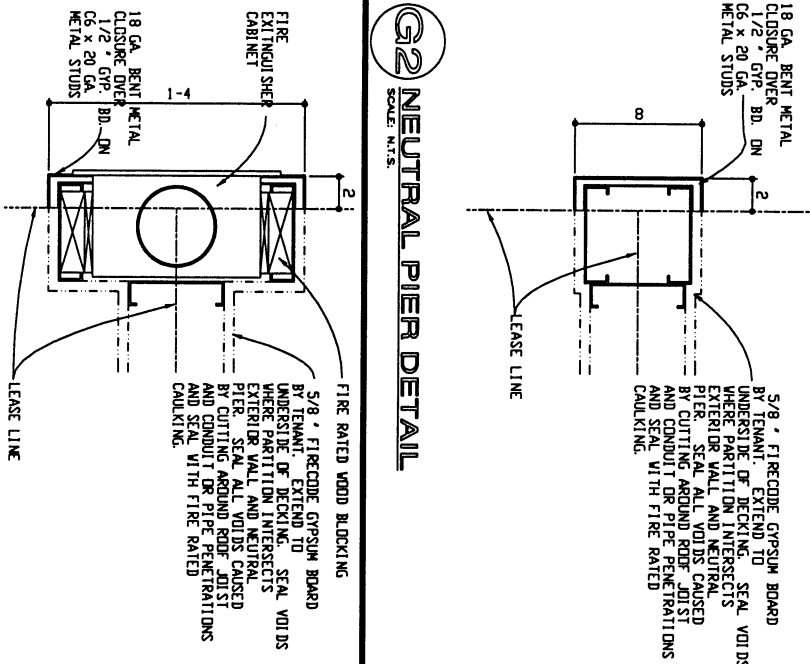
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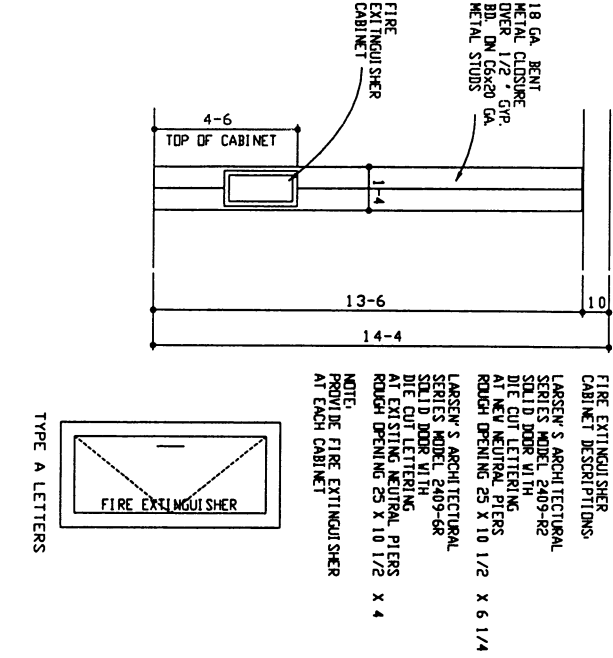
F2 CORRIDOR PARTITION
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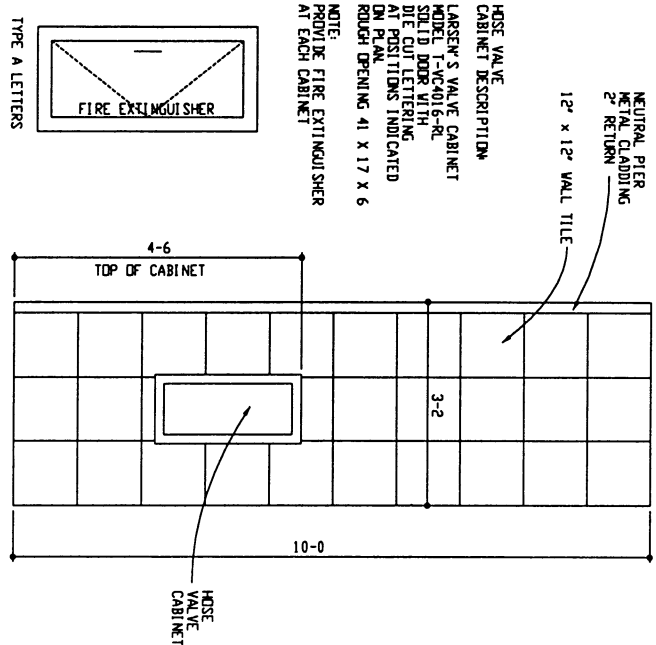
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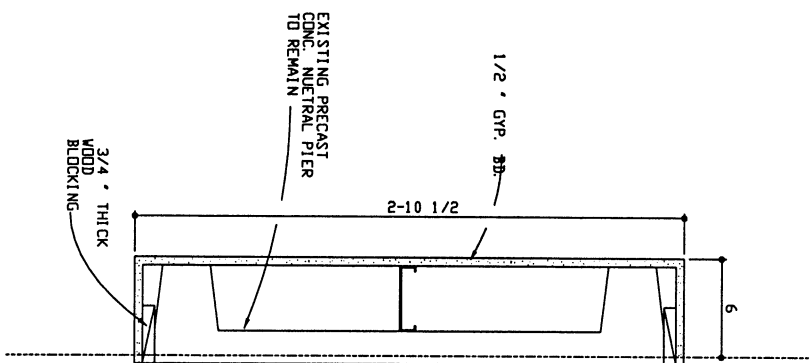
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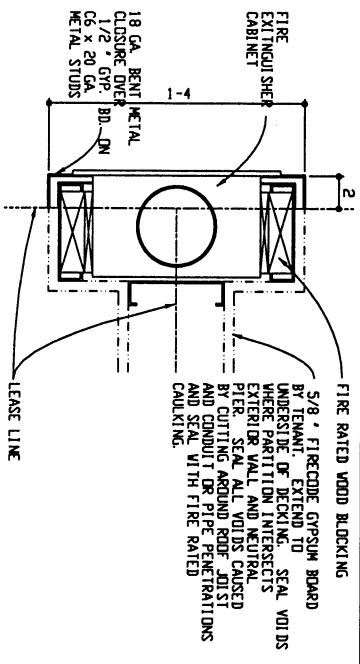
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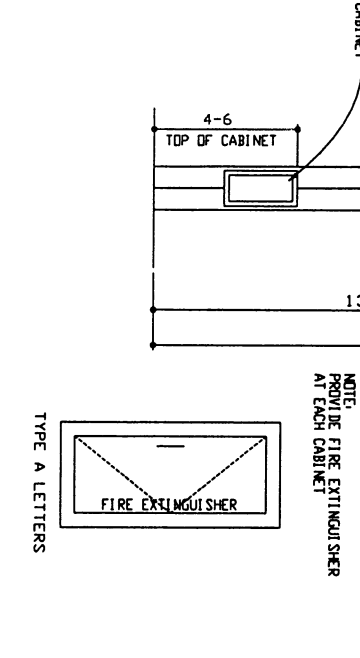
H3 AT HOSE VALVE CABINET
SCALE: N.T.S.



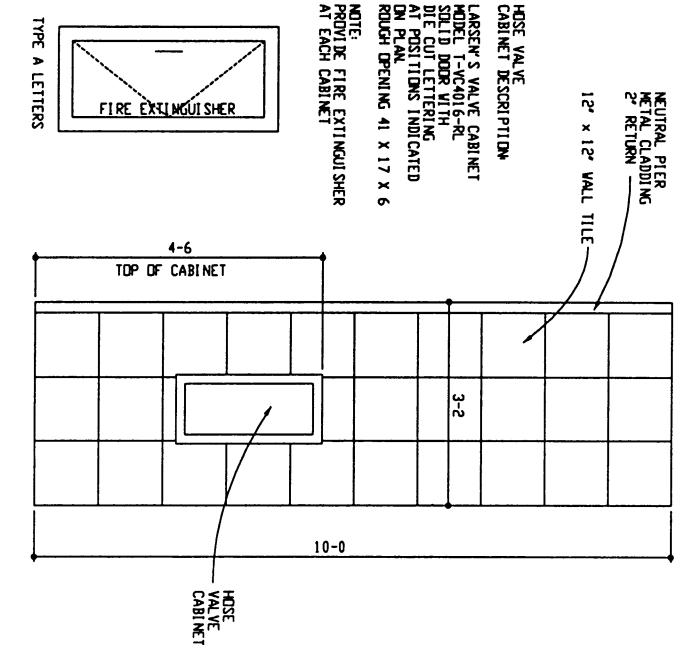
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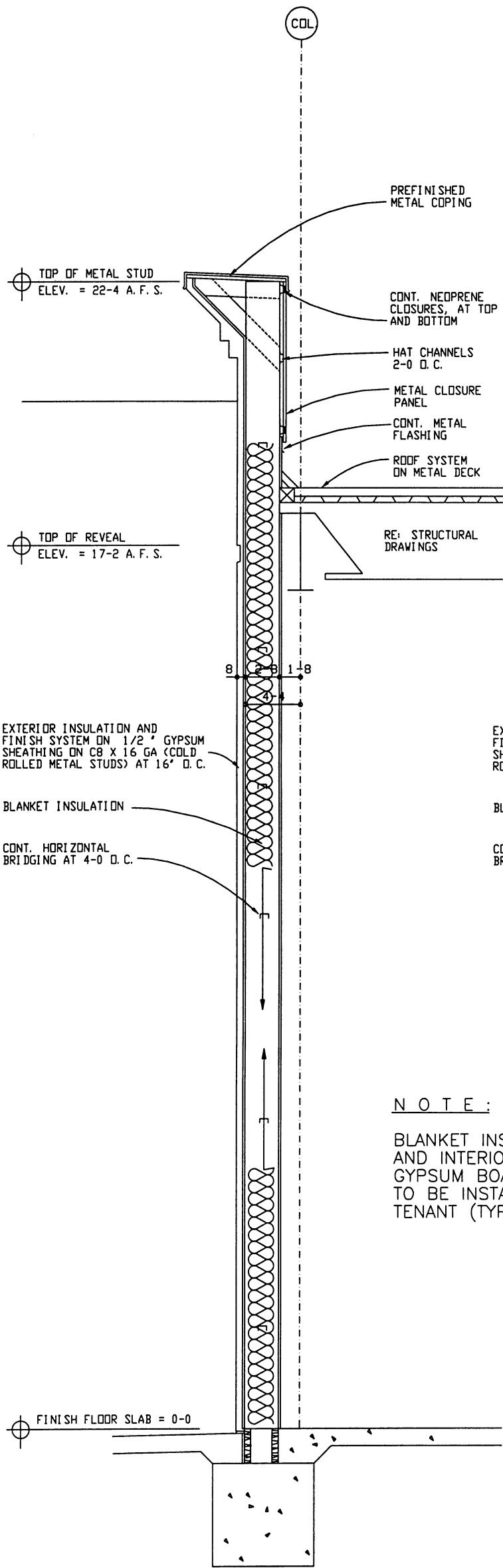
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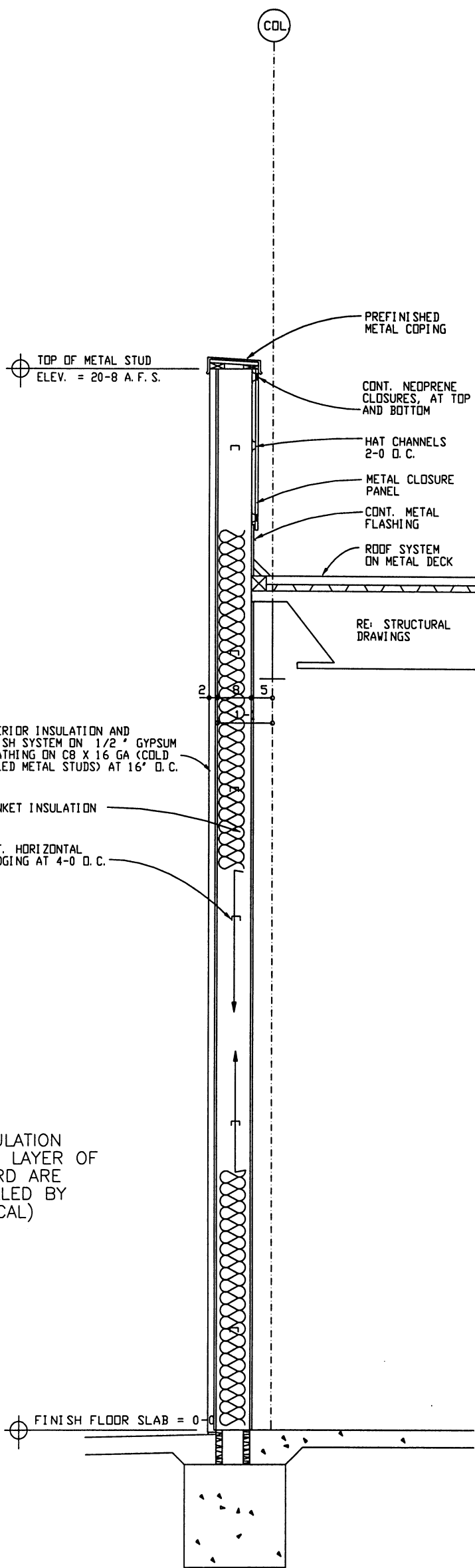
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SCALE: N.T.S.



H3 AT HOSE VALVE CABINET
SCALE: N.T.S.



A WALL SECTION
SCALE: N.T.S.



B WALL SECTION
SCALE: N.T.S.

NOTE:
BLANKET INSULATION
AND INTERIOR LAYER OF
GYPSUM BOARD ARE
TO BE INSTALLED BY
TENANT (TYPICAL)

Prien Lake Mall
Lake Charles, LA 70601

NATIONAL CITY CENTER P.O. BOX 7033
INDIANAPOLIS, IN 46207
(317) 636-1600

SIMON
DEBARTOLO
GROUP

SHEET DESCRIPTION:
TYPICAL CONDITIONS
WALL SECTIONS

SCALE:
AS NOTED

DATE:
10.27.97

TENANT #:

PROJECT #:
2318

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Sontech

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T.C. APPROVAL:

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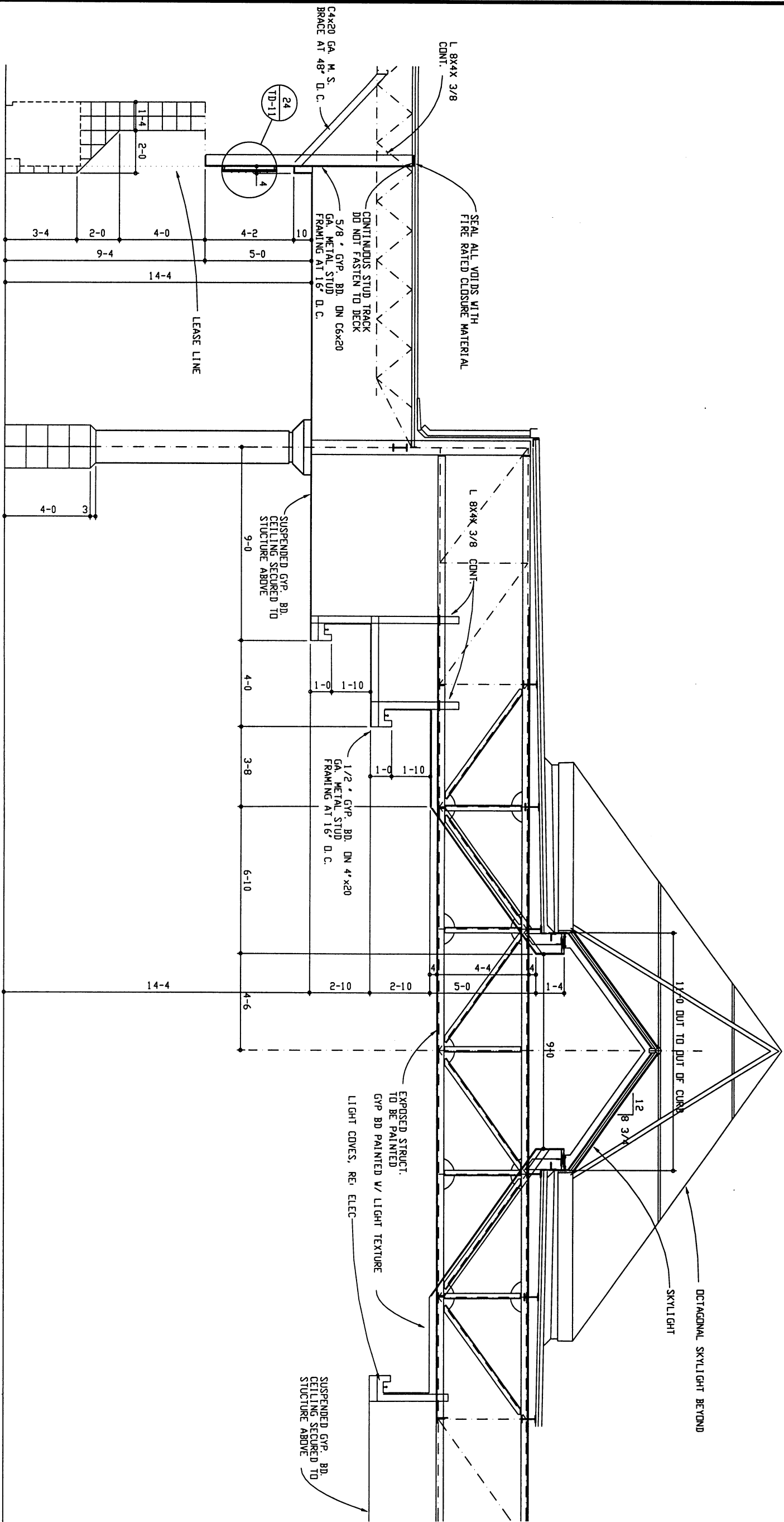
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TD-2

Prien Lake Mall
Lake Charles, LA 70601

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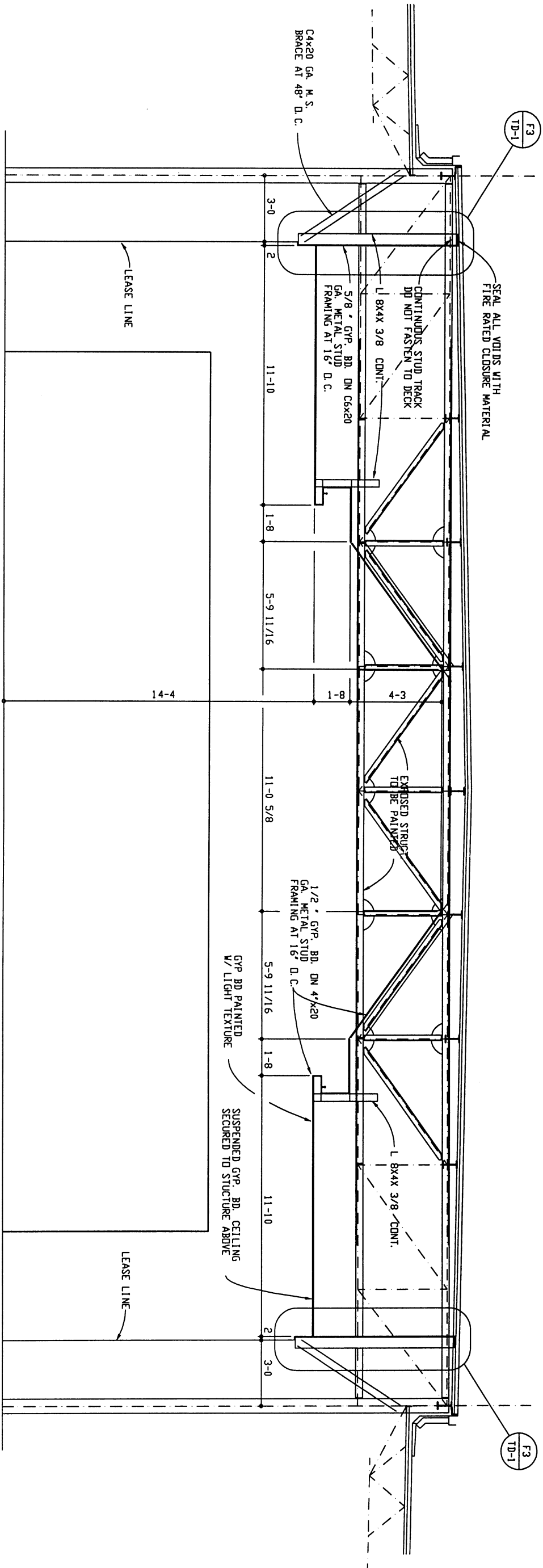


A SECTION - FOOD COURT
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Prien Lake Mall
Lake Charles, LA 70601

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SECTION

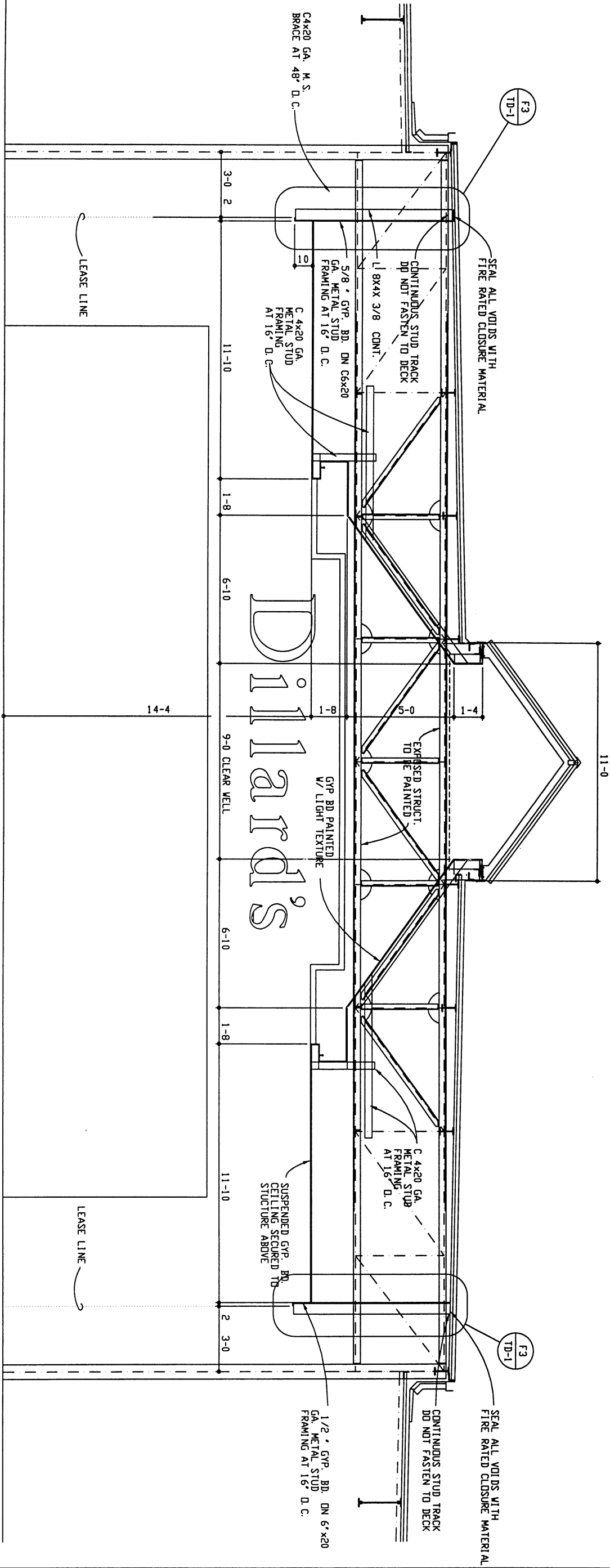
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Prien Lake Mall
Lake Charles, LA 70601

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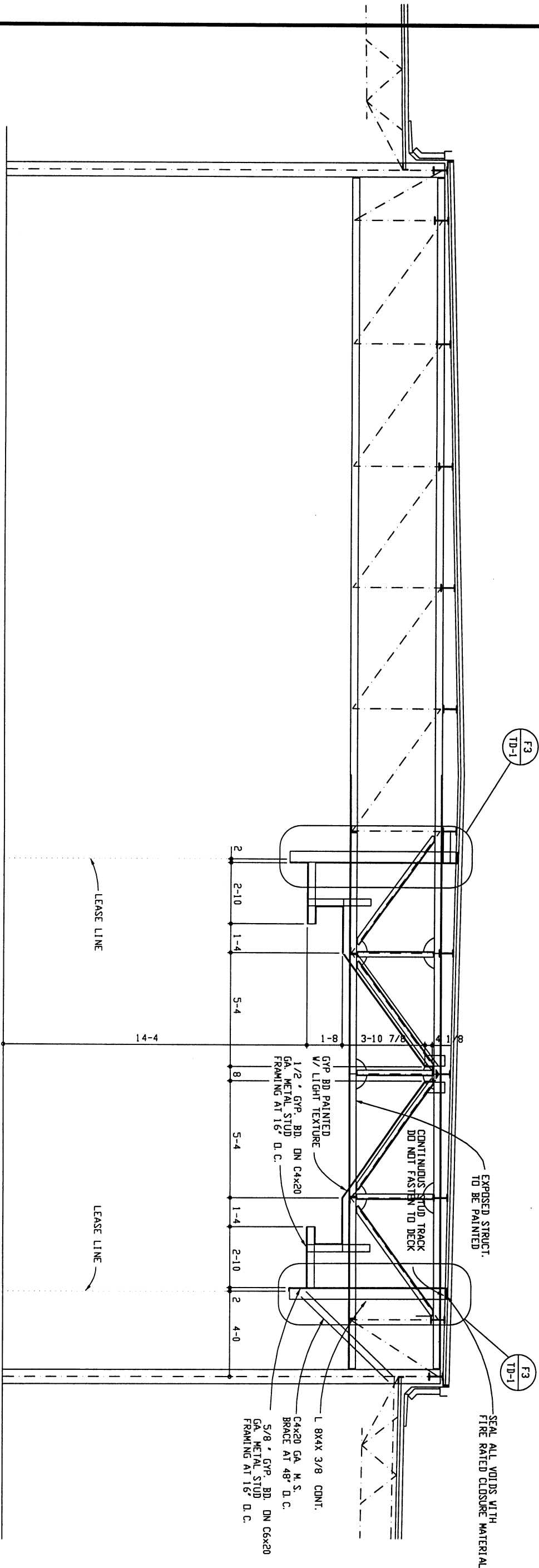
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Prien Lake Mall
Lake Charles, LA 70601

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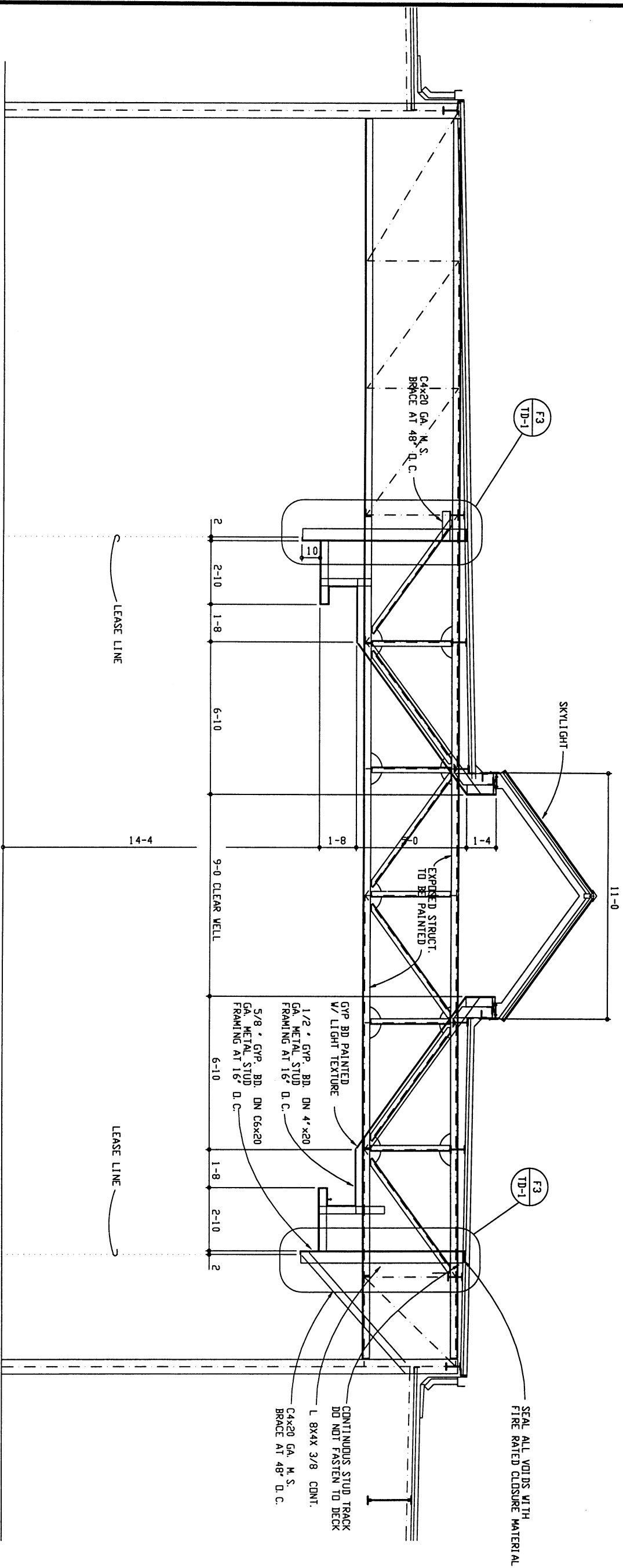
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LEASE OUTLINE DRAWING	
TD-6	



E SECTION - MALL ENTRANCE
SCALE: N.T.S.

NATIONAL CITY CENTER P.O. BOX 7033
INDIANAPOLIS, IN 46207
(317) 636-1600

F SECTION - MALL CONCOURSE
SCALE: N.T.S.



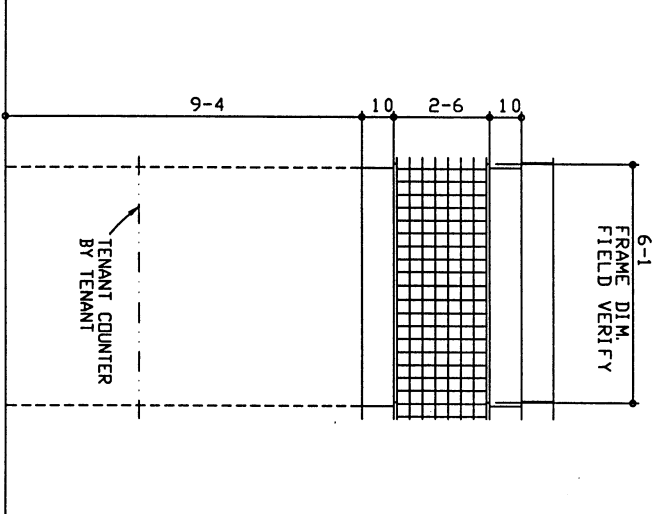
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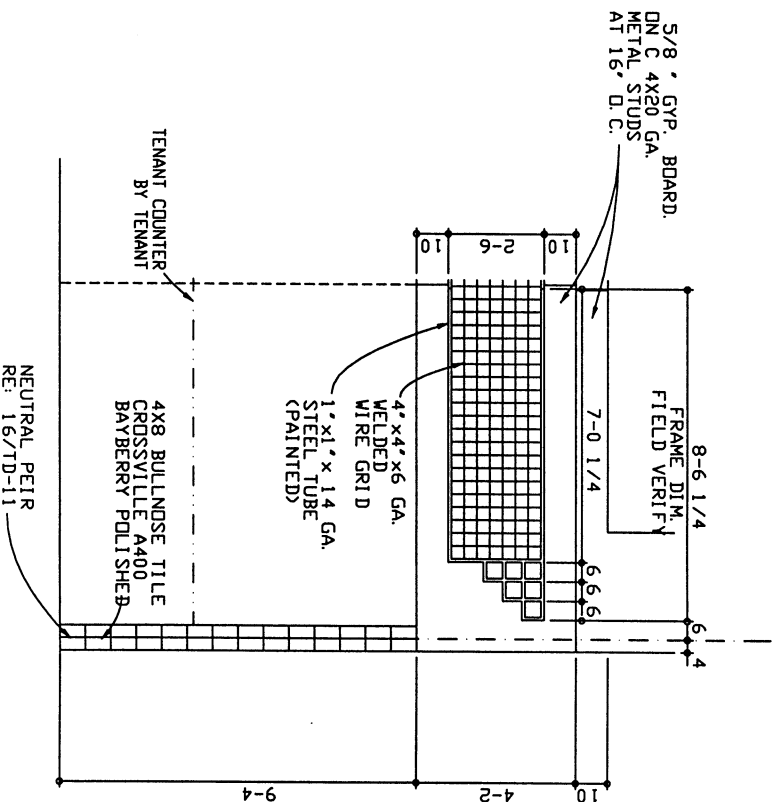
Prien Lake Mall

Lake Charles, LA 70601

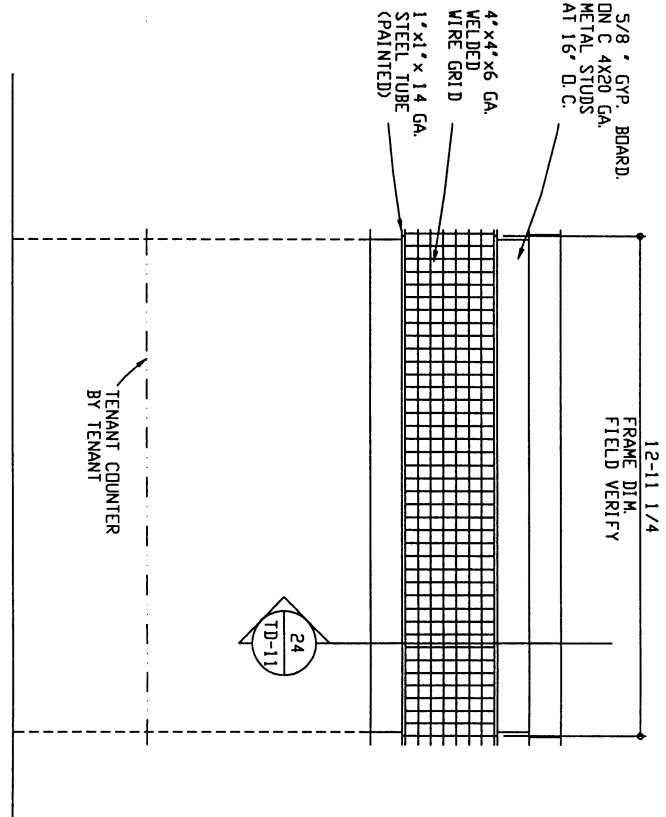
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TD-9	



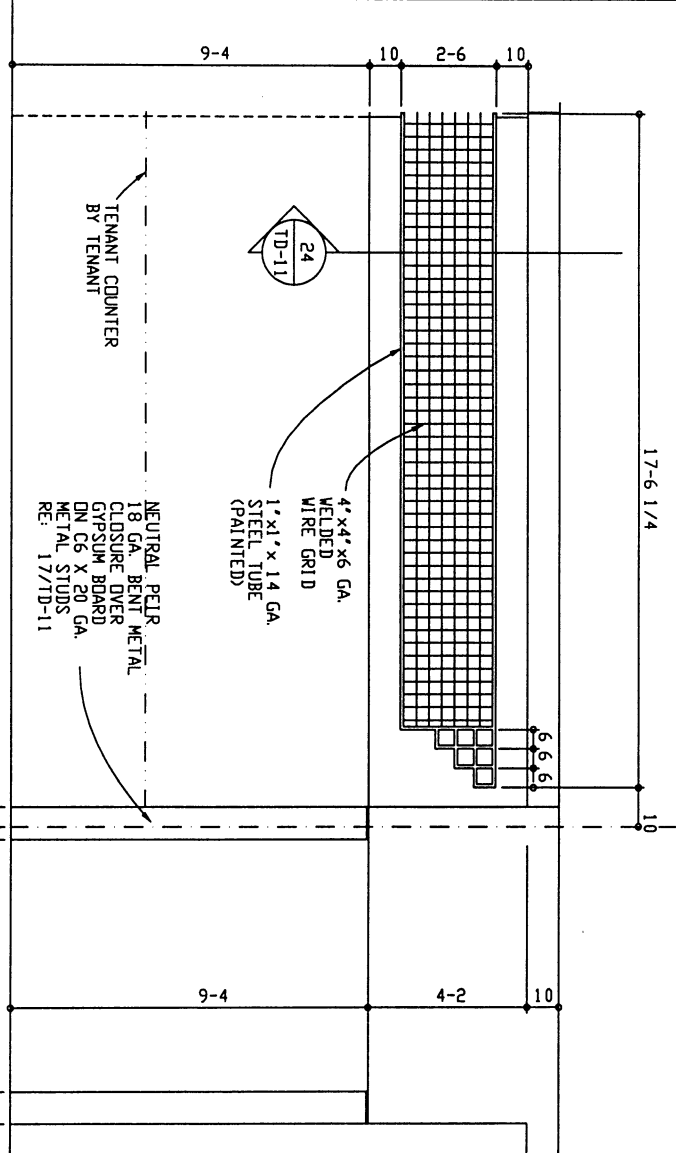
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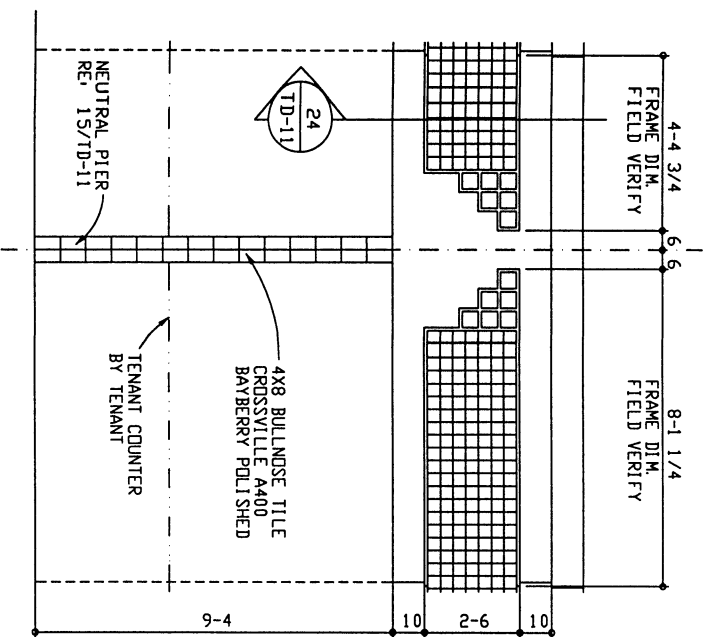
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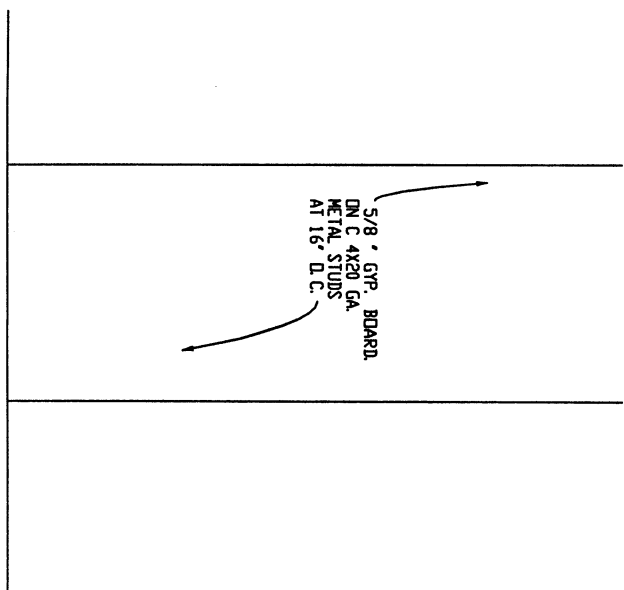
7 FOOD COURT ELEVATION
SCALE: N.T.S.



8 FOOD COURT ELEVATION
SCALE: N.T.S.



6 FOOD COURT ELEVATION
SCALE: N.T.S.

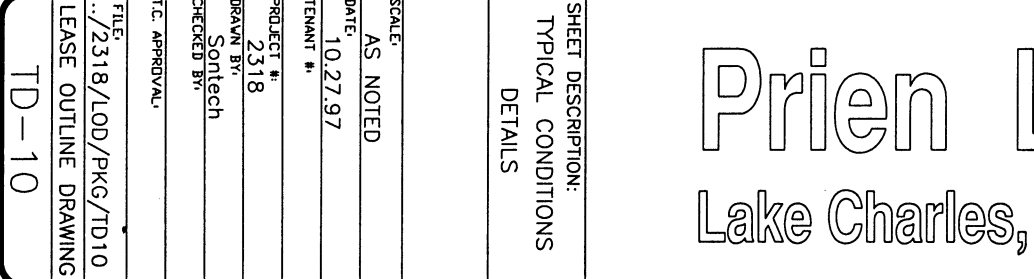
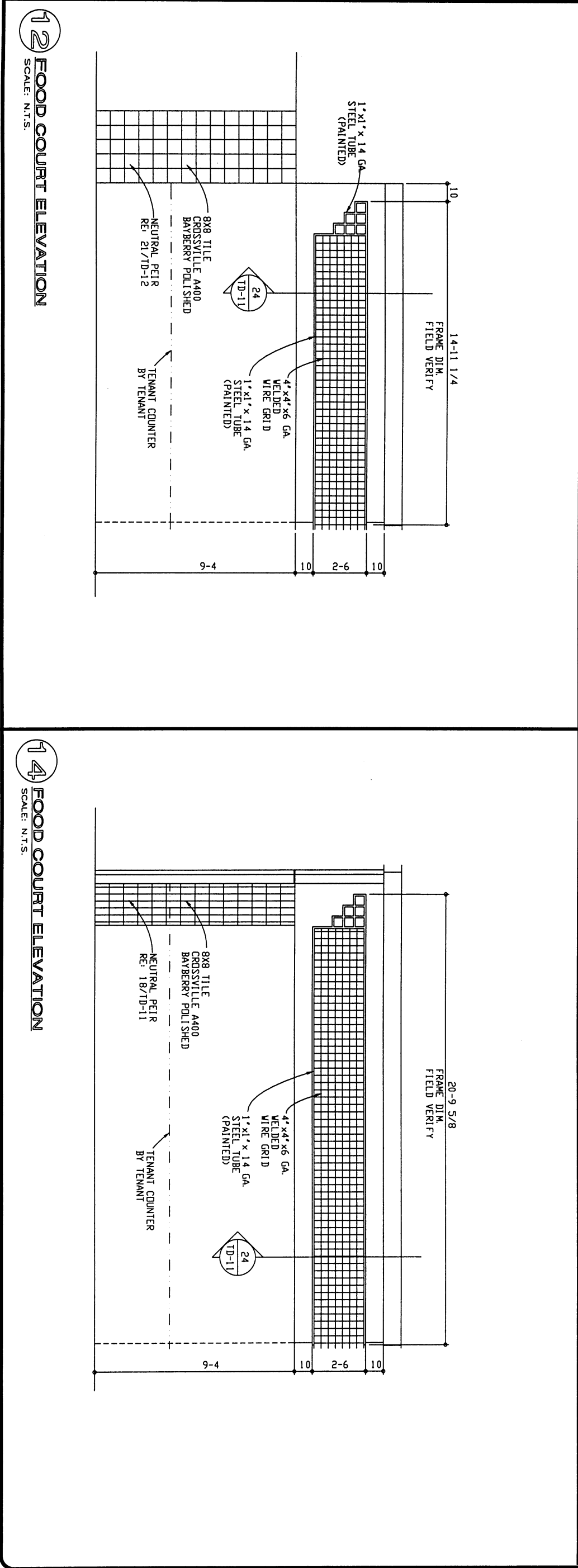
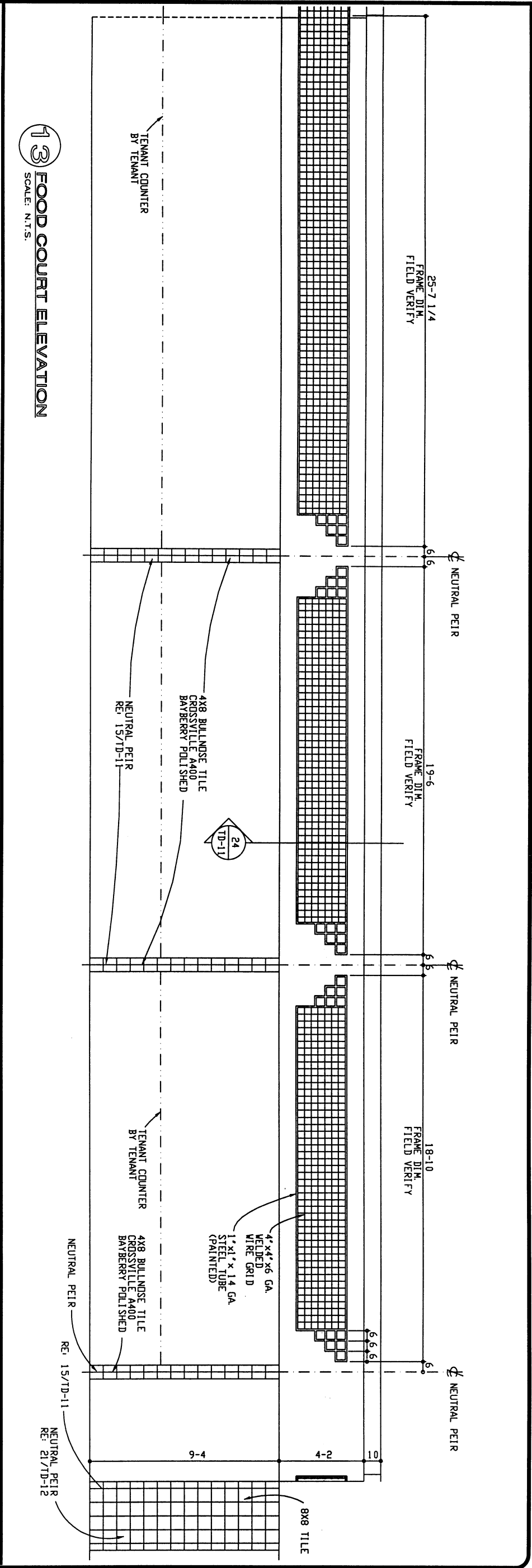


9 FOOD COURT ELEVATION
SCALE: N.T.S.

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Lake Charles, LA 70601

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DATE:	10.27.97
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DRAWN BY:	Sontech
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LEASE OUTLINE DRAWING	

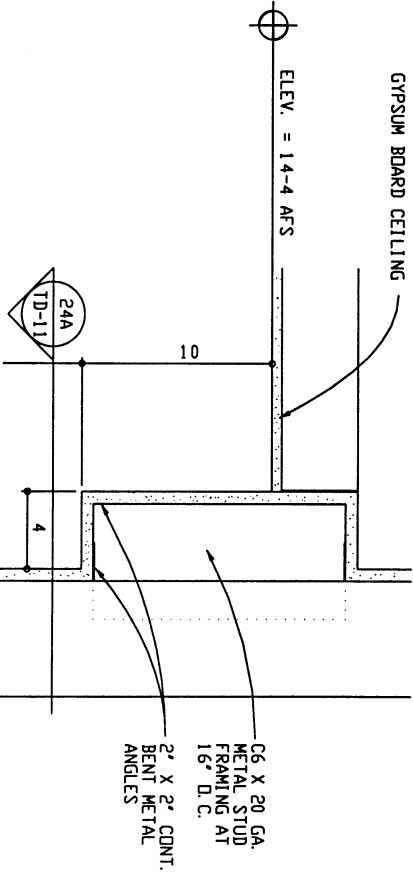
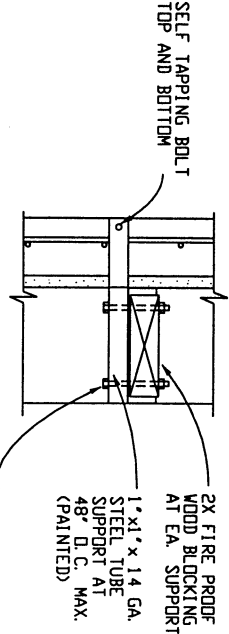


Prien Lake Mall
Lake Charles, LA 70601

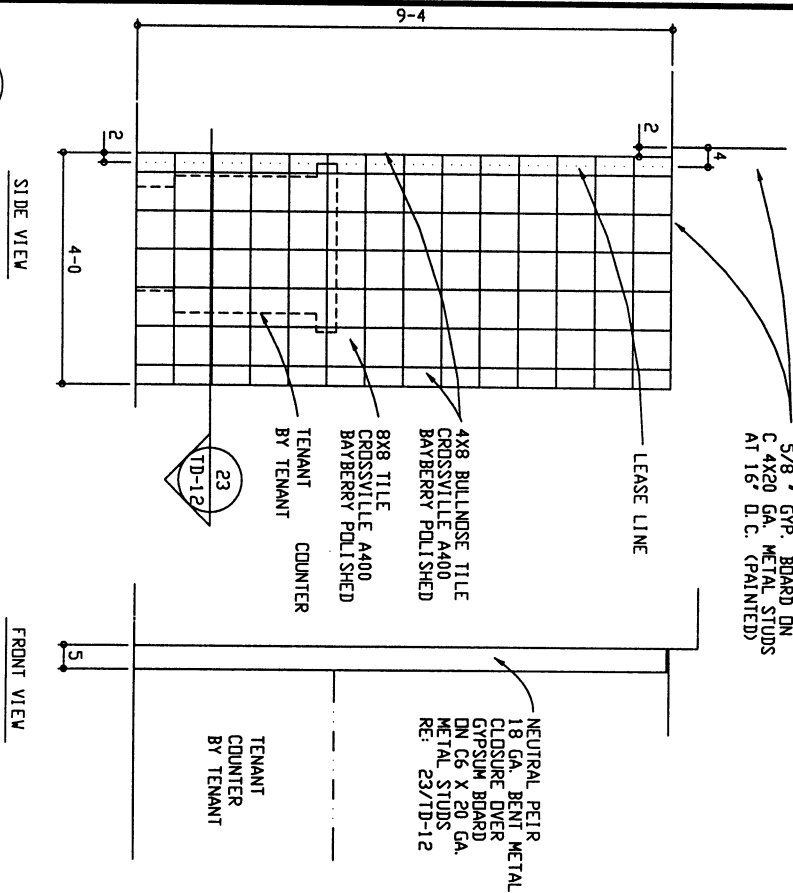
SHEET DESCRIPTION:
TYPICAL CONDITIONS
DETAILS

SCALE:	AS NOTED
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TENANT #:	
PROJECT #:	2318
DRAWN BY:	Sontech
CHECKED BY:	
I.T.C. APPROVAL:	
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LEASE OUTLINE DRAWING	

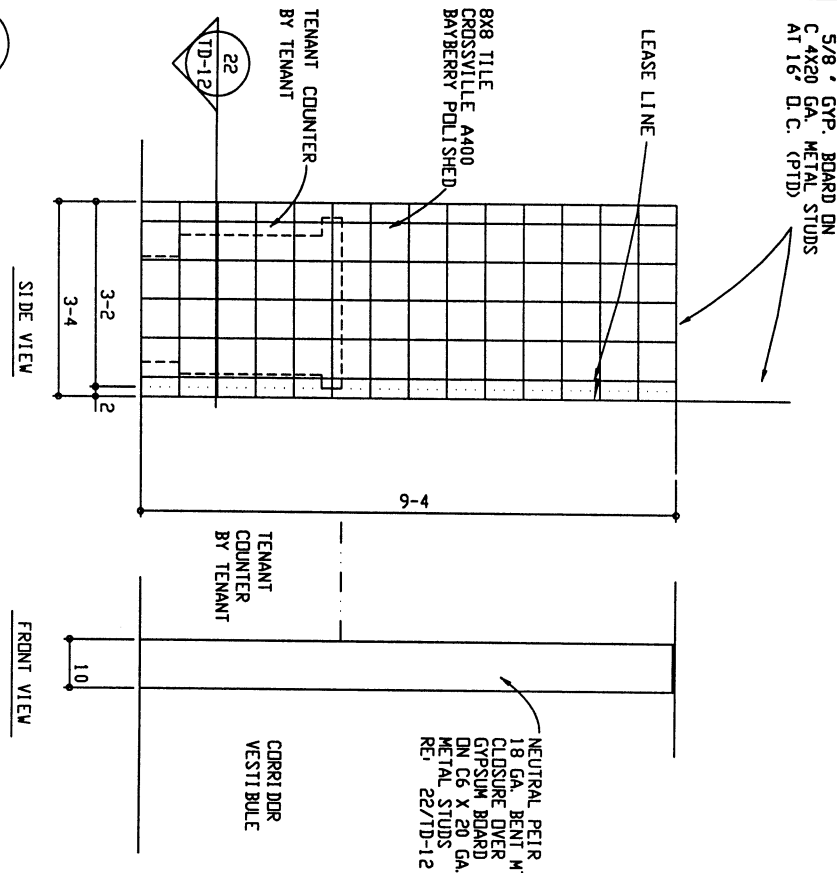
24A
SIGN BAND SECTION
SCALE: N.T.S.



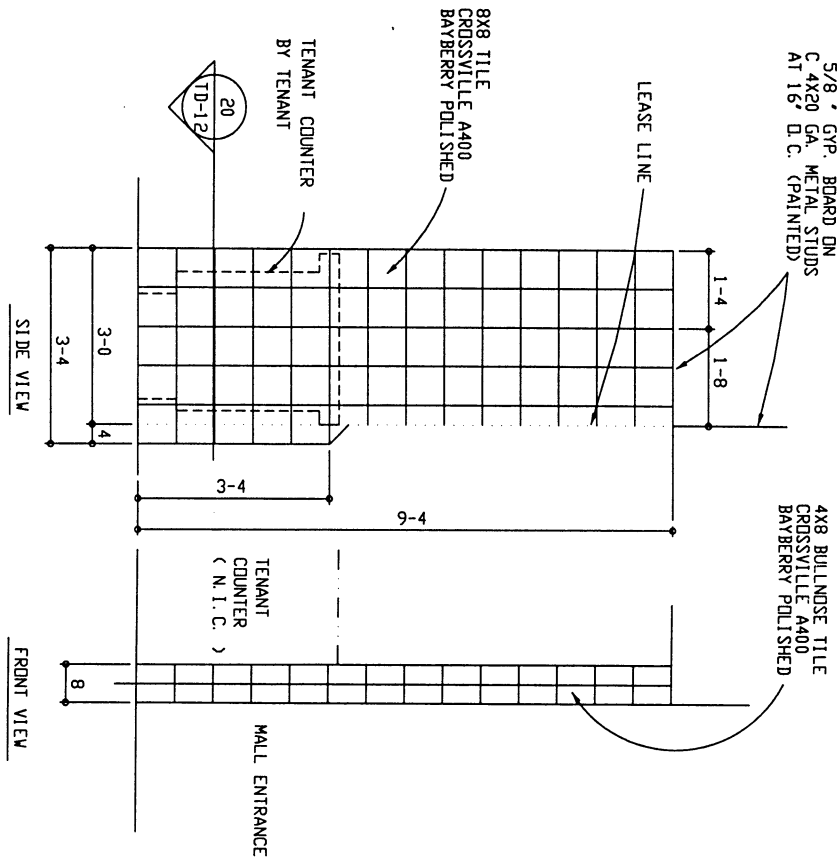
18
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SCALE: N.T.S.



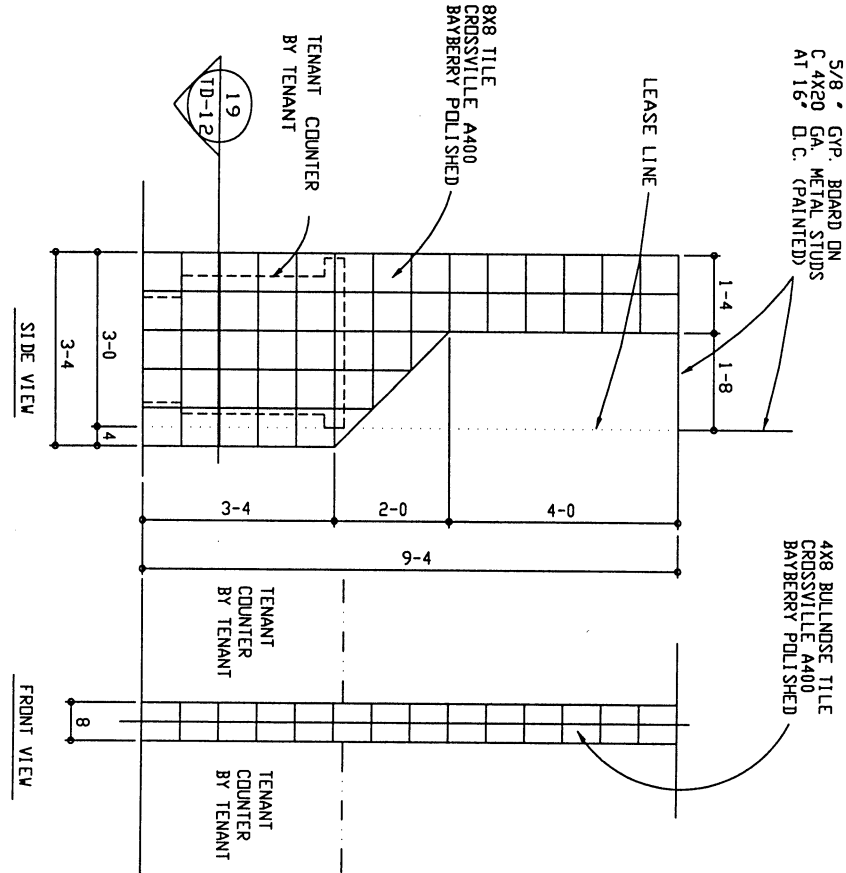
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FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



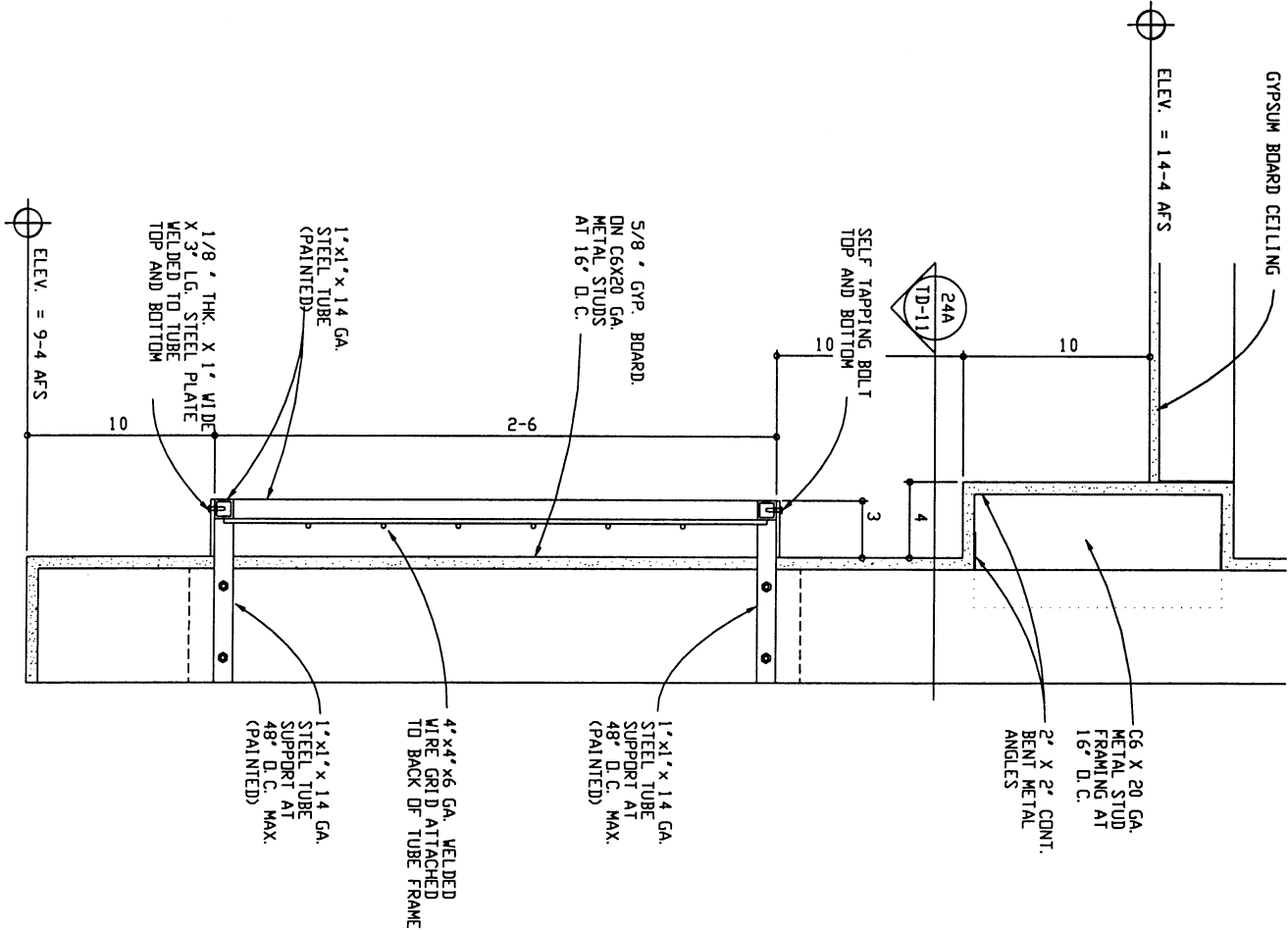
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FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



15
FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



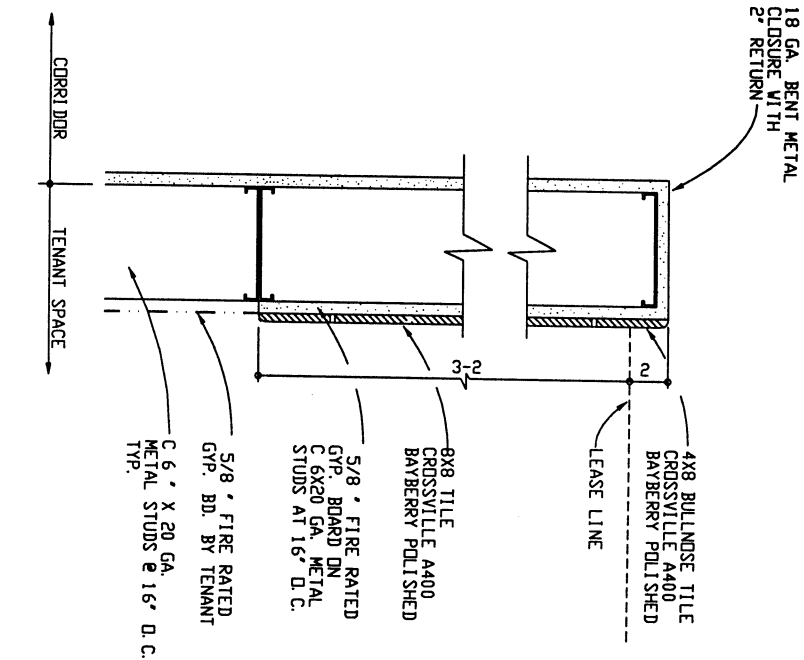
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SIGN BAND AT FOOD COURT
SCALE: N.T.S.



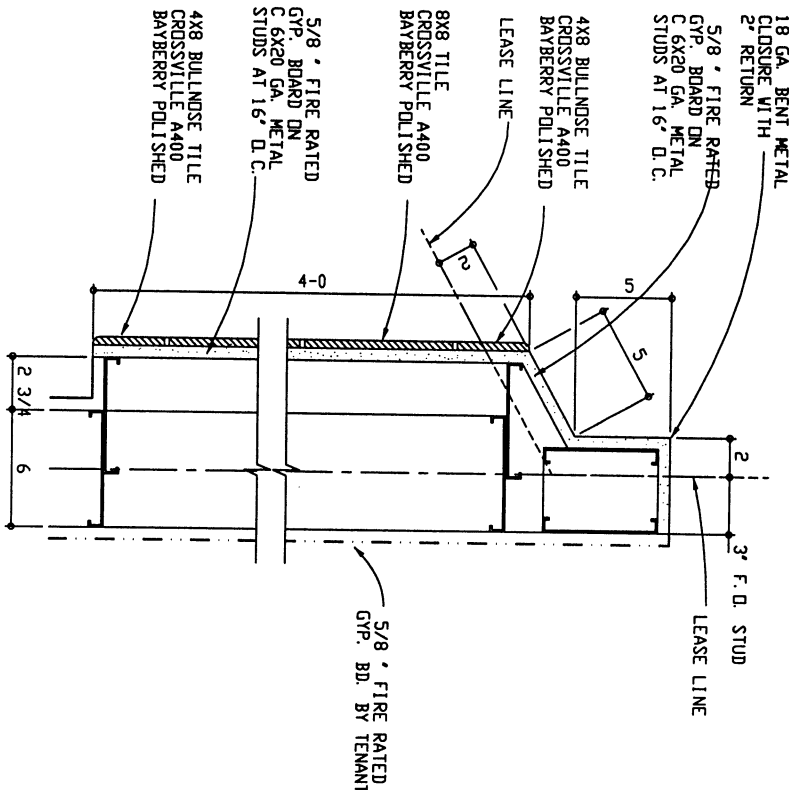
Prien Lake Mall
Lake Charles, LA 70601

SHEET DESCRIPTION:
TYPICAL CONDITIONS
DETAILS

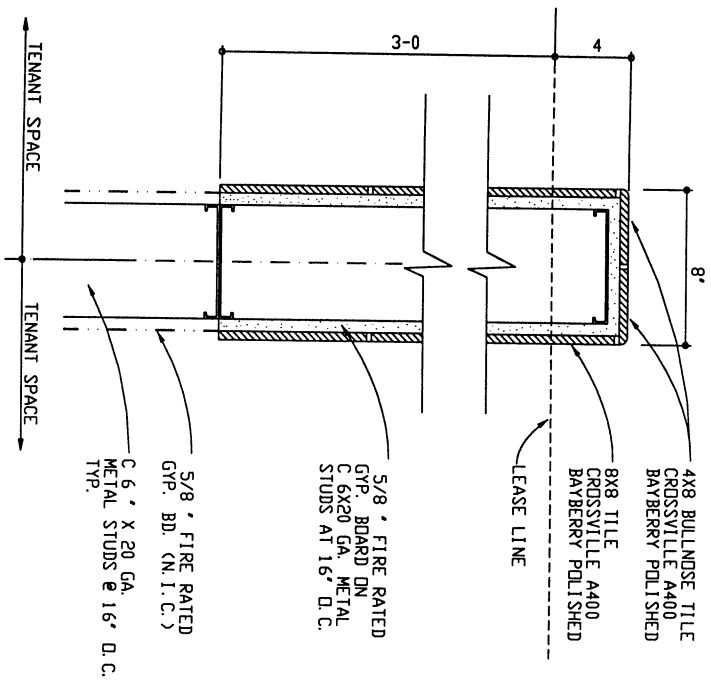
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LEASE OUTLINE DRAWING	



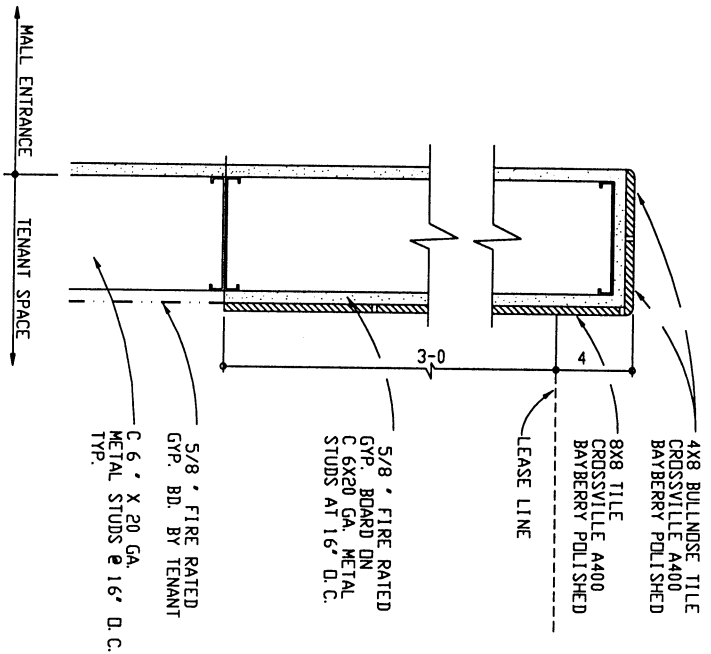
22 FOOD COURT NEUTRAL PIER
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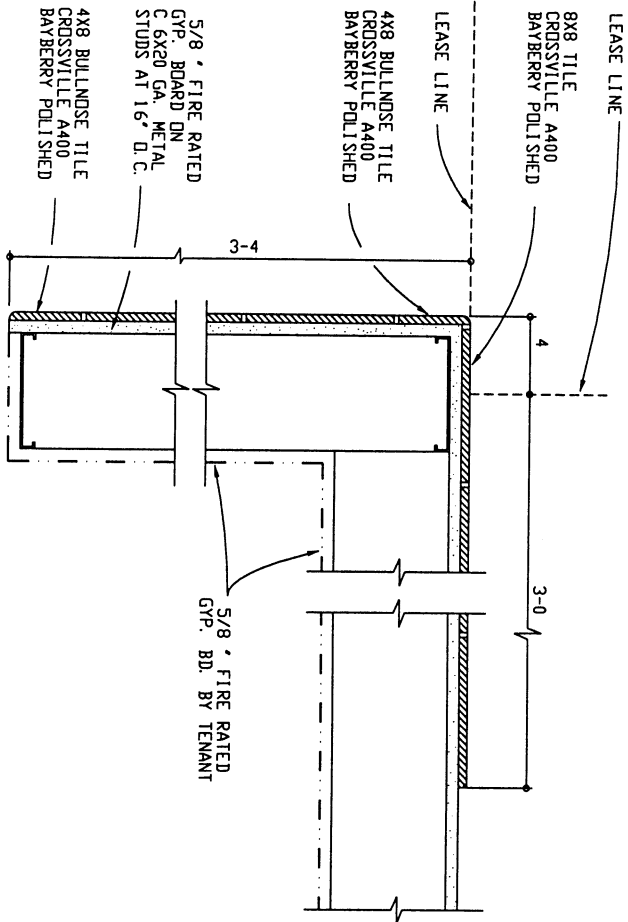
23 FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



19 FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



20 FOOD COURT NEUTRAL PIER
SCALE: N.T.S.



21 FOOD COURT NEUTRAL PIER
SCALE: N.T.S.