

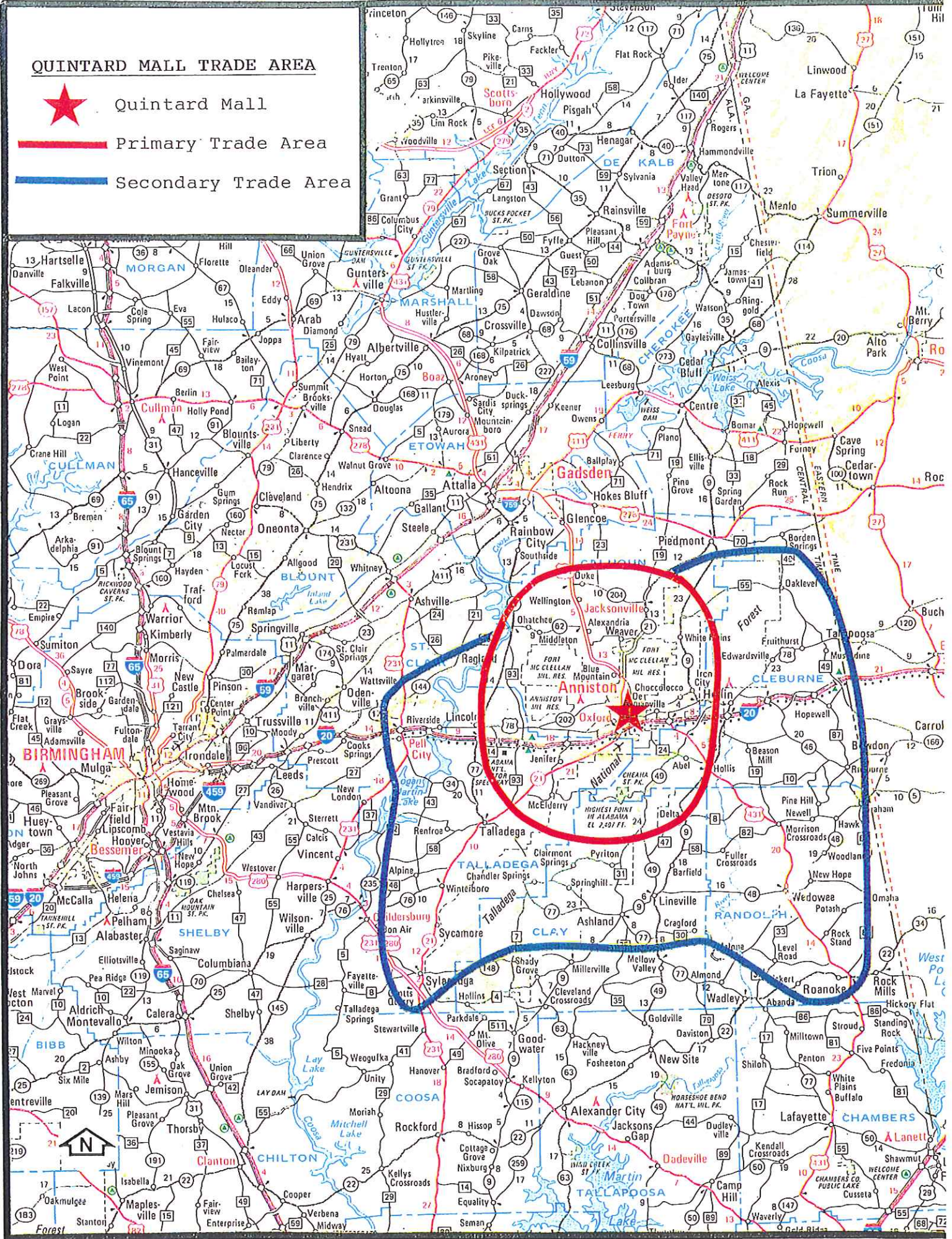
QUINTARD MALL TRADE AREA

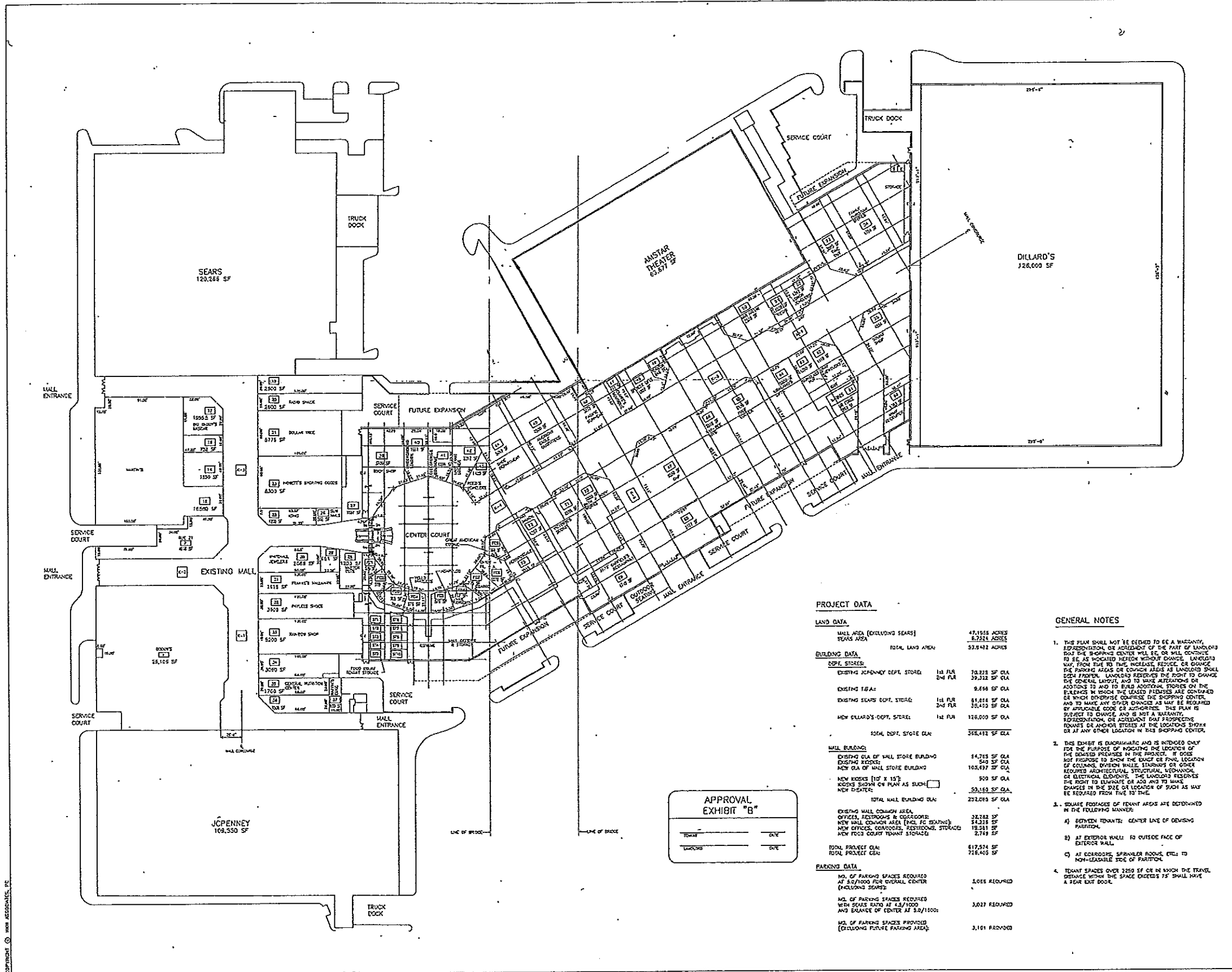


Quintard Mall

Primary Trade Area

Secondary Trade Area





QUINTARD MALL
 704 Quintard Blvd
 Ocala, Florida 32603

Lending and Management by
GRIMMER REALTY COMPANY, INC.
 200 Green Springs Highway
 Ocala Spring Shopping Center
 Ocala, Florida 32603
 352-292-2712
 Fax 352-291-2716

June 16, 2006
Aug. 21, 2007
Feb. 24, 2008
May 13, 2004
Aug. 3, 2001
Apr. 16, 2000
Feb. 1, 2001
Apr. 13, 2000
Feb. 17, 2000
October 8, 1999
July 28, 1999
June 21, 1997
June 2, 1997
Dec. 2, 1997
Feb. 19, 1997
Feb. 11, 1997
Jan. 14, 1997
Nov. 4, 1996
Aug. 17, 1996
Nov. 18, 1997
Oct. 8, 1997
Sept. 3, 1997
June 22, 1997
June 16, 1997
May 8, 1997

PROJECT DATA

LAND DATA	
MALL AREA (EXCLUDING SEARS)	47.1955 ACRES
SEARS AREA	6.7514 ACRES
TOTAL LAND AREA	53.9469 ACRES
BUILDING DATA	
DEPT. STORES:	
EXISTING JOHNNY DEPT. STORE	1st FLD 78,375 SF GLA
	2nd FLD 39,312 SF GLA
EXISTING I&A:	8,634 SF GLA
EXISTING SEARS DEPT. STORE	1st FLD 81,814 SF GLA
	2nd FLD 35,433 SF GLA
NEW DILLARD'S DEPT. STORE	1st FLD 126,000 SF GLA
TOTAL DEPT. STORE GLA	358,492 SF GLA
MALL BUILDING:	
EXISTING GLA OF WALL STORE BUILDING	14,715 SF GLA
EXISTING KIOSKS:	540 SF GLA
NEW GLA OF WALL STORE BUILDING	105,497 SF GLA
NEW KIOSKS (10' X 15')	500 SF GLA
WOODS SIGNON ON PLANT AS SUCH	59,169 SF GLA
NEW DECKETS:	59,169 SF GLA
TOTAL MALL BUILDING GLA	231,029 SF GLA
EXISTING MALL COMMON AREA, OFFICES, RESTROOMS & CORRIDORS:	32,212 SF
NEW MALL COMMON AREA (EXCL. FC SEATING):	14,215 SF
NEW OFFICES, CORRIDORS, RESTROOMS, STORAGE:	19,511 SF
NEW FOOD COURT TENANT SIGNAGE:	2,749 SF
TOTAL PROJECT GLA	617,574 SF
TOTAL PROJECT GLA	718,403 SF
PARKING DATA	
NO. OF PARKING SPACES REQUIRED AT 5.0/1000 FOR OVERALL CENTER (EXCLUDING SEARS):	3,018 REQUIRED
NO. OF PARKING SPACES REQUIRED WITH SEARS RATIO AT 4.5/1000 AND BALANCE OF CENTER AT 5.0/1000:	3,027 REQUIRED
NO. OF PARKING SPACES PROVIDED (EXCLUDING FUTURE PARKING AREA):	3,161 PROVIDED

GENERAL NOTES

1. THIS PLAN SHALL NOT BE CEDED TO BE A WARRANTY, REPRESENTATION, OR AGREEMENT OF THE PART OF LANDLORD THAT THE SHOPPING CENTER WILL BE, OR WILL CONTINUE TO BE, AS INDICATED HEREON WITHOUT CHANGE. LANDLORD MAY FROM TIME TO TIME INCREASE, REDUCE, OR CHANGE THE PARKING AREAS OR CORRIDOR AREAS AS LANDLORD SHALL DEEM FIT. LANDLORD RESERVES THE RIGHT TO CHANGE THE GENERAL LAYOUT, AND TO MAKE ALTERATIONS OR ADDITIONS TO AND TO BUILD ADDITIONAL STORES ON THE BUILDINGS IN WHICH THE LEASED PREMISES ARE CONTAINED OR WHICH OTHERWISE COMPRISE THE SHOPPING CENTER, AND TO MAKE ANY OTHER CHANGES AS MAY BE REQUIRED BY APPLICABLE CODE OR AUTHORITY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT A WARRANTY, REPRESENTATION, OR AGREEMENT THAT RESPECTING TENANTS OR ANCHOR STORES AT THE LOCATION SHOWN OR AT ANY OTHER LOCATION IN THIS SHOPPING CENTER.
2. THIS EXHIBIT IS DIAGRAMMATIC AND IS INTRODUCED ONLY FOR THE PURPOSE OF LOCATING THE LOCATION OF THE EXISTING PREMISES IN THE PROJECT. IT DOES NOT PROPRISE TO SHOW THE EXACT OR FINAL LOCATION OF EXISTING EXTERIOR WALLS, SIGNAGE OR OTHER REQUIRED ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL ELEMENTS. THE LANDLORD RESERVES THE RIGHT TO ELIMINATE OR ADD AND TO MAKE CHANGES IN THE SIZE OR LOCATION OF SUCH AS MAY BE REQUIRED FROM TIME TO TIME.
3. SQUARE FOOTAGES OF TENANT AREAS ARE DETERMINED IN THE FOLLOWING MANNER:
 - a) EXTERIOR TENANTS: CENTER LINE OF EXTERIOR PARTITION.
 - b) AT EXTERIOR WALL: TO OUTSIDE FACE OF EXTERIOR WALL.
 - c) AT CORRIDOR, SPRAWLER ROOM, ETC.: TO NON-LEASEABLE SIDE OF PARTITION.
4. TENANT SPACES OVER 1250 SF OR IN WHICH THE TRAVEL DISTANCE WITHIN THE SPACE EXCEEDS 75' SHALL HAVE A REAR EXIT DOOR.

APPROVAL EXHIBIT "B"

TENANT _____ DATE _____

LANDLORD _____ DATE _____



QM LEASE PLAN

Project Number: 03179
 Date: _____
 Drawn: _____
 Checked: _____
 LP 1.0