

## EXHIBIT H

### MINIMUM PROJECT MILESTONE DATES FOR DAMAGES

#### I. Commencement

**Office:** Buildings A and C

Construction of both buildings received a Certificate of Completion prior to adoption of Modified and Restated ADDOPA.

**Ground Floor Retail Spaces:** Buildings D, E, F and N

Projected Commencement Date for storefront improvements: June 2017

Precondition: Commencement obligation is conditioned on Developer securing tenant lease commitments for 65 percent of the Minimum Project Retail space and City issuance of building permits and other applicable approvals.

**Retail-Theater:** Building T and Penney's Structure (also pursuant to Section 3.12)

Projected Commencement Date for building: May 2017

Projected Commencement Date for parking structure: November 2017

Precondition: Commencement obligation is conditioned on Developer securing lease commitments from theater tenant and ground floor Retail tenants and City issuance of building permits and other applicable approvals.

**Redwood Square:** Temporary parking lot and landscaping improvements

Projected Commencement Date for demolition of steel structures: March 2017

Projected Commencement Date for parking lot and landscaping: July 2017

Precondition: Commencement obligation for demolition of steel structures is conditioned on Developer obtaining a City demolition permit. Commencement obligation for temporary parking lot and landscaping improvements is conditioned on City approval of the demolition work, and issuance of all required permits for construction of the temporary parking lot and landscaping.

“Commencement Date” for the purposes of this Exhibit H means beginning of construction pursuant to an executed construction contract for the applicable building.

## **II. Completion**

Once commenced, all construction shall be Completed in accordance with the following schedule:

**Office:** Buildings A and C  
Completed

**Ground Floor Retail Spaces:** Buildings D, E, F and N  
Completion of 75 percent of storefront improvements in the Minimum Project: 42 months after Commencement Date or no later than December 31, 2020

**Retail-Theater:** Building T and Penney's Structure  
Completion of building: 24 months after Commencement Date  
Completion of parking structure: 16 months after Commencement Date

**Redwood Square:** Temporary parking lot and landscaping improvements  
Demolition of steel structures: 3 months after Commencement Date  
Completion of parking lot and landscaping: 6 months following City approval of completed demolition work or Commencement Date, whichever occurs later

"Completed" for the purposes of Exhibit H means City approves any building occupancy or City finals the building permit for the applicable building, whichever occurs first.