1.

12.5 The following Longstops will apply;

(a) Start on Site of Phase 1 within 3 years of exchange of the Development Agreement subject to force majeure.

(b) No more than 3 years between the completion of a prior Phase 1 and commencement on site of a subsequent Phase and thereafter 3 years always subject to market forces and force majeure.

Failure to satisfy any of the above within the time limits shall be a Termination Event subject to a cure period.