

Exhibit B

Public Infrastructure Improvements

The Designated Improvements include but are not limited to any of the following improvements, whether public or private, that will directly benefit the Parcels, together with all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- Phase I: White Castle Management Co. will develop a portion of the Parcels depicted in Exhibit A for the White Castle corporate headquarters project and multi-family residential. This private development will include approximately 90,000 square feet of Class A commercial office space and approximately 250 residential units along with all necessary demolition, environmental remediation, parking, roadway infrastructure, utility work, park space and storm water retention facilities required to support the development.
- Phase II: White Castle Management Co. will develop at least 50,000 square feet of additional Class A office space along with all necessary private and public improvements, including demolition, environmental remediation, parking, roadway infrastructure, utility work, park space and storm water retention facilities required to support the development.
- Construction, reconstruction, installation or relocation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- Construction, reconstruction, installation or relocation of gas, electric and communication service facilities and all appurtenances thereto.
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto.
- Construction/installation of streetscape and landscape improvements including trees and other plantings, tree grates, signage, curbs, gutters, irrigation, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, relocation or burial of overhead utility lines and related improvements, together with all appurtenances thereto.
- Storm water and flood remediation, together with all necessary appurtenances.
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes, and land acquisition in aid of industry, commerce, distribution, or research.
- Environmental remediation in connection with the development of the Parcels.
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements, together with all necessary appurtenances.

- All other costs properly allocable to any of the foregoing or other improvements currently located on, be located on or that directly benefit the Parcels including, without limitation, the costs of: acquiring, constructing, reconstructing, rehabilitating, installing, remodeling, renovating, enlarging, equipping, furnishing, or otherwise improving improvements; site clearance, improvement, and preparation; acquisition of real or personal property; indemnity and surety bonds and premiums on insurance; all related direct administrative expenses and allocable portions of direct costs; engineering, architectural, legal, and other consulting and professional services; designs, plans, specifications, feasibility or rate studies, appraisals, surveys, and estimates of cost; interest or interest equivalents, whether capitalized or not; financing costs; title work and title commitment, insurance, and guaranties; amounts necessary to establish any debt service reserve or other reserves as required for any financing of such improvements; audits; the reimbursement of moneys advanced or applied by or borrowed from any person, from whatever source provided, for the payment of any item or items of cost of the improvements; and all other expenses necessary or incidental to planning or determining feasibility or practicability with respect to improvements or necessary or incidental to the acquisition, construction, reconstruction, rehabilitation, installation, remodeling, renovating, enlargement, equipping, furnishing, or other improvement of the improvements, the financing of the improvements, and the placing of the improvements in condition for use and operation, and all like or related costs, including any one, part, or combination of, or White Castle Management Co. or its designee's share of, those costs and expenses.