

BOX 1153 PAGE 674

WHEREAS, Lessor and Lessee have entered into an Amendment of Lease Agreement, dated as of November 1, 1980 (the "Amendment of Lease Agreement"), copies of which are being held by Lessor and Lessee at their offices at their respective addresses as stated above, and

WHEREAS, Lessor and Lessee desire to enter into this Agreement, which is to be recorded in order that third parties may have notice of the amendment of the Lease Agreement.

NOW, THEREFORE, Lessor and Lessee hereby agree as follows:

1. Page 2, first paragraph of the Memorandum of Lease shall be amended by deleting said paragraph and substituting in lieu thereof the following:

"The initial term of the Lease (the "Initial Term") shall commence on November 10, 1980 and end not later than midnight on December 31, 1981 unless extended by the parties. Thereafter, the primary term of the Lease (the "Primary Term") shall commence on the day immediately following the day of termination of the Initial Term and shall end at midnight the day preceding the day which is twenty-five years after the commencement of the Primary Term. Lessee shall have the right to extend the term of the Lease for up to six (6) consecutive extended terms of five (5) years each (the "Extended Terms"), on the terms and conditions set forth in the Lease, unless and until the Lease shall be sooner terminated pursuant to any provision of the Lease. Each Extended Term shall commence on the day next succeeding the expiration of the preceding term."