

The interim term of the Lease (the "Interim Term") shall commence on November 10, 1980 and end not later than midnight on December 31, 1980 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 Interim 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.

During the term of the Lease, Lessee shall have certain rights to acquire Lessor's interest in the Premises under the terms and conditions set forth in the Lease including options to purchase Lessor's interest in the Premises and rights with respect to rejectible offers to purchase said interests, all as set forth in the Lease.

All of such rights may be exercised during the Interim Term, the Primary Term and the Extended Terms, if any, as above set forth, and only so long as the Lease is in full force and effect.

Any sublease of the Premises, or any part of the Premises, entered into subsequent to the commencement of the Interim Term shall be subject to the terms and conditions of the Lease.

All of the terms, conditions, provisions and covenants of the Lease are incorporated in this Memorandum of Lease by reference as though written out at length herein, and the Lease and this Memorandum of Lease shall be deemed to constitute a single instrument or document, provided, however, that in the event of a conflict between this Memorandum of Lease and the Lease, the terms and conditions of the Lease shall govern.