

Cost to Lessor (to be determined, and as defined in section 55 hereof) shall be less than the Cost to Lessor, then, beginning with the first day of the month following the determination of the Final Cost to Lessor, each of the remaining monthly installments of such net annual basic rental for the first year of the initial term of this Lease shall be reduced by the sum of \$1,450, and thereafter the net annual basic rental otherwise payable for the remainder of the initial term shall be reduced by the sum of \$17,400 per annum. Such net annual basic rental (or, if this Lease has been renewed as provided in section 36, the net annual basic rental therein specified) is hereinafter sometimes referred to as the "Basic Rent". The Basic Rent shall be absolutely net to Lessor, so that this Lease shall yield, net, to Lessor, such net annual basic rental in each year during the initial term of this Lease and the net annual basic rental specified in section 36 in each year during each renewal term hereof if this Lease is renewed as provided in section 36.

3. Additional Percentage Rent. In addition to the Basic Rent, during the initial term of this Lease, Lessee will pay to Lessor in such coin or currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts, at the City Mortgage Department of Lessor at 200 Berkeley Street, Boston 17, Massachusetts, or at such place or to such agent as Lessor from time to time may designate, an annual percentage rental (over and above the Basic Rent) in an amount equal to 50% of the gross rental income received by Lessee from the Leased Building for such year, less, with respect to such year, the sum of (i) the Basic Rent, (ii) real estate taxes, insurance premiums and utilities as paid by Lessee, (iii) Lessee's other operating expenses of the Leased Building, not to exceed an amount equal to 17% of the gross annual rent roll of the Leased Building on an unfurnished basis, and (iv) \$16,000. Such percentage rental (or if this Lease has been renewed as provided in section 36, the percentage rental therein specified) is hereinafter sometimes referred to as the "Percentage Rent". The Percentage Rent shall be paid by Lessee to Lessor annually not later than 4 months from the end of Lessee's fiscal year.

4. Additional Rent. Lessee will also, as additional rent, pay all Impositions (such term, and certain other terms, are defined in section 55), costs, expenses, liabilities, obligations and other payments which Lessee in any of the provisions of this Lease assumes or agrees to pay (and reimburse Lessor for any

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