

by reason of any legal authority during the life of this Lease; (c) Any questions of survey, the Lessee having satisfied itself as to the boundary lines and contents of the premises above described and likewise satisfied itself with a sufficiency of the present title of the Lessor; and (d) The proper performance by the Lessee of all of the terms and conditions contained in this Lease.

## Article 2

### Term

2.1 Original term. To have and to hold the said premises unto the said Lessee, its Successors and Assigns, for the full term of thirty-five (35) years beginning on (a) June 24, 1976, or (b) the date on which the Lessor tenders possession of the premises to the Lessee, if such date be subsequent to June 24, 1976 (whichever date is applicable being hereinafter called the commencement date of this Lease), and ending thirty-five (35) years after the commencement date of the Lease, unless extended in accordance with the provisions of Section 2.2 hereof.

2.2 Lessee's option to extend term. (a) The Lessee shall have the option, to be exercised as hereinafter provided, to extend the term of this Lease for two successive periods of ten (10) years, following the original term hereof (each of such successive periods being hereinafter referred to as the extended term), upon condition that there is no default in the performance of any conditions of this Lease as to which a notice of default has been given to the Lessee; provided, however, that in the case of any such default which cannot with due diligence be cured prior to the last date on which the Lessee is entitled to exercise such option, if the Lessee shall have proceeded promptly after service of the notice of default with due diligence to cure such default, the Lessee may, nevertheless, exercise such option and shall be entitled to any such extended term.

(b) Each extended term shall be upon the same conditions as