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ARTICLE V

EFFECTIVE DATE OF THE AGREEMENT; DURATION OF LEASE TERM;  
RENTAL PROVISIONS; PAYMENTS IN LIEU OF TAXES AND  
UNCONDITIONAL OBLIGATIONS OF LESSEE

SECTION 5.1. Effective Date of this Agreement; Duration of Lease Term. This Agreement shall become effective upon its delivery, and the leasehold estate created in this Agreement shall then begin, and, subject to the provisions of this Agreement (including particularly Section 8.8 and Articles X and XI hereof), shall expire July 1, 1988.

SECTION 5.2. Delivery and Acceptance of Possession. The County agrees to deliver to the Lessee sole and exclusive possession of the Leased Land upon execution and delivery of this Agreement and Lessee thereupon and thereafter shall have sole and exclusive possession of the Project during the Lease Term (subject to the right of the County and the Mortgagee to enter thereon for inspection purposes and to the other provisions of Section 8.2 hereof).

SECTION 5.3. Rents and Other Amounts Payable. On or before each quarter annum payment date of the Note until the principal of and interest on the Note shall have been fully paid, the Lessee shall pay to the Mortgagee as rent for the Project, a sum equal to the amount payable on such date as principal and interest upon the Note in immediately available funds.

In any event each rental payment under this Section shall be sufficient to pay the total amount of interest and

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