

the City and Camel Company as ground lessor.

The obligation of Hyatt to pay the aforesaid Cash Flow Rental of annual payments of \$55,000 for each of the first 20 years of this Agreement shall be carried over to the extent that available cash flow is insufficient to make such payment (and the like amount to the Camel Company). That is, during the initial 20-year period, for any year in which the available cash flow, as above defined, is insufficient to allow Hyatt to make its annual Cash Flow Rental payment of \$55,000, the amounts due shall accumulate as unpaid balance and Hyatt shall be obligated to make payments against the accumulated unpaid balance commencing with the 21st year of this Agreement by paying to the City, in addition to the current rental amounts called for herein, a minimum amount of \$40,000, said payment to be subordinated only to the amortization of any first mortgages placed by Hyatt on the Project, until such accumulated unpaid balance is paid off, provided Hyatt may at its option, elect to pay all or any portion of said accumulated unpaid balance in one or more installments during the terms of this Agreement, provided, that such payments shall not be less than \$40,000 per year as provided for herein commencing with the 21st year of the Agreement, and provided further, that any portion of the accumulated unpaid balance remaining to be paid shall immediately become due and payable on the first day of January of the 75th year of this Agreement.

Provided Hyatt is not in default in the aforesaid payments and other obligations hereunder, Hyatt may after the initial 20-year period continue to occupy the space leased hereunder and continue to use the aforesaid number of parking spaces for up to an additional 55 years upon payment of the following rentals: for the 21st through 30th year, \$60,000 per year plus a monthly charge calculated on the prevailing per-space monthly charge made by the City for similar parking multiplied by the number of spaces; for the 31st through the 40th year \$66,000 per year plus a monthly parking charge calculated in the same manner; for the 41st through the 50th year \$72,000 per year plus a monthly parking charge calculated in the same manner; for the 51st through the 60th year, \$78,000 per year plus a monthly parking charge calculated in the same manner; for the 61st through the 70th year, \$84,000 per year plus a monthly parking charge calculated in the same manner; for the 71st through 75th year, \$90,000 per year plus a monthly parking charge calculated in the same manner. The obligation to pay these rents shall be

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