

completed the work when the same has been entirely completed except for minor items, touching-up, and finishing, the completion of which will not unreasonably interfere with Tenant's normal business operations in the building.

2. Lease. Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the land, building, and improvements above described under the following terms and conditions:

(a) Term. The term of the aforesaid letting shall be for approximately six and one half (6 1/2) years, commencing on the first day of March, 1983 and ending on the last day of July, 1989, both dates inclusive.

(b) Rent. Tenant agrees to pay rental in lawful money of the United States which shall be legal tender in payment of all debts, in monthly installments of in advance on the first day of each month during said term, at such place as Landlord may designate, without any setoff or deduction whatsoever, in the following amounts during the following terms:

<u>Term</u>	<u>Amount</u>
March 1, 1983 through December 31, 1983	\$17,000/month
January 1, 1984 through December 31, 1985	\$45,000/month
January 1, 1985 through July 31, 1989	Such amount as shall be agreed upon by Landlord and Tenant but in no event less than \$45,000/month