

Section 1.2. No easements are retained by Lessor, all of the right, title, interest and attachments of the Lessor in and to the Demised Premises being leased hereby by Lessee. No personal property (including any computer or computer equipment located on the Demised Premises) is included in this Lease.

ARTICLE 2

Term

Section 2.1. The demised term of this Lease shall be a period of twenty (20) calendar years (hereinafter called "Demised Term"), shall commence on August 9, 1977, and terminate at midnight on August 9, 1997, unless sooner terminated as herein provided or renewed as herein provided.

Section 2.2. Subject to the one five-year optional renewal term set forth in Article 31 hereof, the Demised Term shall not be renewed or extended, by operation of law or otherwise, without the prior written agreement of Lessor and Lessee. Lessor shall not be obligated to renew or extend the Demised Term other than as provided in Article 31 hereof.

ARTICLE 3

Rent

Section 3.1. Lessee covenants and agrees to pay to Lessor during the aforesaid twenty-year Demised Term the amount of FOUR MILLION AND NO/100 (\$4,000,000.00) DOLLARS as rent for the twenty-year Demised Term, which sum shall be due and payable in monthly installments each in the amount of SIXTEEN THOUSAND SIX HUNDRED SIXTY SIX AND 66/100 (\$16,666.66) DOLLARS, each such installment to be payable promptly in advance on the first day of each month commencing September 1, 1977, and continuing on

1062

4328 RV.21