

hereinafter in this lease provided and shall end at midnight on the day which is a full twenty (20) calendar years thereafter.

Tenant is hereby granted five (5) successive options to renew and extend the term of this lease for ten (10) years on each such option, each such extended term to begin respectively upon the expiration of the original term of this lease or the immediately preceding extended term; and all of the provisions of this Lease Agreement shall apply to each such extended term with the exception, however, that Tenant shall not have any further option to renew and extend the term of this lease following the exercise, if any, of the fifth (5th) option. Tenant may exercise any such option only if it is not in default hereunder and only by giving Landlord written notice of such exercise not later than six (6) months prior to the expiration of the term of this lease or of this lease as renewed and extended.

DELIVERY OF PREMISES. Landlord shall deliver actual possession of the demised premises to Tenant, free and clear of all other tenancies, on or before (but not later than) January 1, 1971. If Landlord elects to deliver the demised premises to Tenant on a date earlier than January 1, 1971, Landlord shall give Tenant written notice of such date at least sixty (60) days in advance thereof and such earlier date shall only be on the first day of a month. The date of delivery of the demised premises shall be the commencement date of the term of this lease and the parties hereto shall acknowledge said date in a written instrument which shall be attached to and made a part of this Lease Agreement.

OPTION TO PURCHASE. That Tenant is hereby granted the option to purchase the demised premises, said option to be exercisable at any time commencing on the last day of the twenty (20) year primary term of this lease and for so long thereafter as this lease is actually extended. Tenant may exercise this option only if it is not in default under the terms of this lease and only by giving Landlord ninety (90) days written notice of such exercise.

THIS lease is upon the same rents, terms, covenants, and conditions as more fully set forth in the certain collateral indenture of lease of even date herewith, between the parties hereto, which by reference is made a part hereof.

(Continued on next page)