

- (b) during any renewal term, semi-annually on April 1 and October 1 in each year and in the amount of \$100.00 on each such rental payment date;

provided that so long as any Bond Indebtedness is outstanding under the Indenture, all such payments shall be made to the Trustee under the Indenture for the account of Lessor. The Basic Rent shall be absolutely net to Lessor, free of any taxes, costs, expenses, liabilities, charges or other deduction whatsoever with respect to the Leased Premises and the possession, operation, maintenance, repair, rebuilding, use or occupation thereof, or of any portion thereof, so that this Lease shall yield the Basic Rent net to or for the account of Lessor throughout the Original Term.

Section 4.02. Advance Payment of Rent. Lessee may at any time on or after April 1, 1981, at its option, pay in advance any installment or installments of Basic Rent to become due hereunder. The entire amount of any such advance payments shall be applied by Lessor and the Trustee under the Indenture on the next succeeding redemption date or dates at which Bond Indebtedness may be redeemed by the Lessor, to redeem outstanding Bond Indebtedness at the principal amount thereof, plus accrued interest to the date or dates of redemption and the premium or premiums applicable in the case of the redemption of Bond Indebtedness at the option of the Lessor. If Bond Indebtedness is redeemed in part, the Basic Rent to be paid by Lessee over the remainder of the Original Term shall be appropriately reduced as provided in Schedule B. Upon retirement of all such Bond Indebtedness both as to principal and interest, the Lessee shall have no further obligation to pay Basic Rent during the remaining portion of the Original Term hereof. When all of the Bond Indebtedness shall have been paid in full, any money remaining in the various accounts created by the Indenture shall be paid to Lessee.

Section 4.03. Additional Rent. Lessee will pay, as additional rent, all other amounts, liabilities and obligations which Lessee herein assumes or agrees to pay, except that the liquidated damages referred to in Section 19.02 and 19.03 shall not constitute additional rent. In the event of any failure on the part of Lessee to pay any such amounts, liabilities or obligations, Lessor shall have all rights, powers and remedies provided for herein or by law or equity or otherwise in the case of non-payment of the Basic Rent. Lessee will also pay Lessor, on demand, as additional rent, interest at the rate of 8% per annum, or at the highest rate permitted by law if less than 8% per annum, on all overdue installments of the Basic Rent from the due date thereof until payment.

Section 4.04. Net Lease. This Lease is a net Lease and so long as any part of the Bond Indebtedness is outstanding and unpaid the Basic Rent, additional rent and all other sums payable hereunder to or for the account of Lessor whether as All Unpaid Installments of Rent or otherwise shall be paid, without notice or demand and without set-off, counterclaim, abatement, suspension, deduction, diminution or defense.