

provision for the payment thereof shall have been made in accordance with the Indenture, the Lessee shall pay as Basic Rent for the Leased Premises (i) if such date is a July 1, a sum equal to the amount payable on such date as principal and interest upon the Series A Bonds and (ii) if such date is a January 1, a sum equal to the amount payable on such date as interest upon the Series A Bonds, as provided in the Indenture; which dates and amounts are more specifically set forth in Schedule C hereto; in any event each Basic Rent payment under this Section 4.01 (a) shall be sufficient to pay the total amount of interest or interest and principal (whether at maturity or by redemption or acceleration as provided in the Indenture) and premium, if any, payable on the next succeeding interest payment date, and if at any interest payment date the balance in the Revenue Account established with the Trustee is insufficient to make the required payments of principal (whether at maturity or by redemption or acceleration as provided in the Indenture) and premium, if any, and interest on such date, the Lessee shall forthwith pay any such deficiency; provided that any amount at any time held by the Trustee in the Revenue Account shall be credited against the next rental payment to the extent such amount is in excess of the amount required for payment of Series A Bonds theretofore matured or called for redemption and past due interest in all cases where such Series A Bonds or coupons have not been presented for payment; and provided further, that if the amount held by the Trustee in the Revenue Account should be sufficient to pay at the times required the principal of, premium, if any, and interest on the Series A Bonds then remaining unpaid, the Lessee shall not be obligated to make any further rental payments under the foregoing provisions of this Section.

- (b) during any renewal term, semi-annually on July 1 and January 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 July 1, 1983, at its option, pay in advance any installment or installments of Basic Rent to become