

ARTICLE VEFFECTIVE DATE OF THIS AGREEMENT; DURATION OF LEASE TERM; RENTAL PROVISIONS; PAYMENTS IN LIEU OF TAXES; UNCONDITIONAL OBLIGATION OF LESSEE

Section 5.1. Effective Date of this Agreement; Duration of Lease Term. This Agreement shall become effective upon its delivery, and the leasehold estate created in this Agreement shall then begin, and, subject to the provisions of this Agreement (including particularly Articles X and XI hereof), shall expire December 1, 1981.

Section 5.2. Delivery and Acceptance of Possession. The County agrees to deliver to the Lessee sole and exclusive possession of the Leased Land, upon which the Building is to be constructed, upon execution and delivery of this Agreement and Lessee thereupon and thereafter shall have sole and exclusive possession of the Project during the Lease Term (subject to the right of the County and the Assignee to enter thereon for inspection purposes and to the other provisions of Section 8.2 hereof).

Section 5.3. Rents and Other Amounts Payable. On each April 1, July 1, October 1, and January 1 of each year (the "Payment Dates") commencing on April 1, 1974 and continuing thereafter until the principal of and interest on the Note shall have been fully paid, the Lessee shall pay to the County as rent for the Project, amounts payable on such "Payment Date" as principal of and interest on the Note pursuant to Section 2.1 of the Note Purchase Agreement; provided, that a final installment of principal of and interest on the Note shall be payable on December 1, 1981.

In any event, each rental payment under this Section shall be sufficient to pay the total amount of interest and principal (whether at maturity or by prepayment as provided in the Note and Note Purchase Agreement) payable on the payment