

(f) If the Lease shall terminate as provided in the foregoing subparagraphs, the Lessor shall have the right, at its election at any time to recover from the Lessee the amount by which the rent and charges equivalent to rent reserved herein for the balance of the term shall exceed the reasonable rental value of the leased premises for the same period.

18. Possession of Premises Prior to Commencement of Term. From the date of the execution of this Lease Agreement by both the Lessor and the Lessee and during the period prior to the commencement of the initial lease term on January 1, 1978, the Lessee shall be entitled to possession of the leased premises for the purpose of constructing the building and improvements as hereinabove provided for and for such other purposes as shall not otherwise be inconsistent with any of the terms, provisions and conditions of the Lease Agreement.

19. Covenant of Quiet Enjoyment. The Lessee, upon the payment of the rent herein reserved and upon the performance of all the terms of this Lease, shall at all times during the lease term and during any extension or renewal term peaceably and quietly enjoy the leased premises without any disturbance from the Lessor or from any other person claiming through the Lessor.

20. Subleases. The Lessee shall have the right to sublet the whole or any part of the leased premises, provided that no part of the leased premises shall be sublet for a purpose which is unlawful, dangerous, noxious or offensive. No subletting by the Lessee shall affect the obligation of the Lessee to perform all of the covenants required to be performed by the Lessee under the terms of this Lease.

21. Options to Extend Lease. The Lessee may extend the term of this Lease for two separate and successive periods (extended terms) of five years each by giving written notice of each extension at least three months prior to the expiration of the then current lease term. The first extended term shall end on December 31, 2002 and the second extended term shall end on December 31, 2007. During the first extended term, the rent