

and hold the Leased Premises for (a) an interim term (the "Interim Term") commencing on September 1, 1977 and ending at midnight on April 30, 1978, and (b) a primary term (the "Primary Term") commencing on May 1, 1978, and ending at midnight on February 1, 1998, unless an earlier termination date shall result by reason of the payments described in paragraph 6(d). The Interim Term and the Primary Term of this Lease are herein collectively called the "term" hereof.

6. Rent. (a) Lessee covenants to pay to Lessor as rental for the Leased Premises during the term of this Lease the Basic rent ("Basic Rent") set forth in Schedule 2 hereto on the dates set forth in said Schedule 2 (the "Basic Rent Payment Dates") in lawful money of the United States of America, by bank wire of immediately available funds.

(b) Lessee covenants also to pay, from time to time as provided in this Lease or on demand of Lessor, as additional rent ("Additional Rent"), (1) all other amounts, liabilities and obligations which Lessee herein assumes or agrees to pay, (2) interest at the rate of 10% per annum (or such lesser amount as may be the maximum amount permitted by law) on such of the foregoing amounts, liabilities and obligations as are not paid within 10 days of the date when due or of such demand, as the case may be, from such due date or the date of such demand, as the case may be, until payment thereof, and (3) interest at the rate of 10% per annum (or such lesser amount as may be the maximum amount permitted by law) on all overdue instalments of Basic Rent, from the due date thereof until payment. In the event of any failure on the part of Lessee to pay any Additional Rent, Lessor shall have all the rights, powers and remedies provided for in this Lease or at law or in equity or otherwise as in the case of nonpayment of Basic Rent.

(c) Lessee covenants to make all the payments provided for in this Lease at such place or to such other person as Lessor from time to time may designate in writing.

(d) Upon Lessor's demand, Lessee shall make prepayments of Basic Rent in the amounts hereinafter described to Lessor or its assignee for the limited purpose of enabling Lessor to make prepayments on the Bonds pursuant to paragraph 5.8(a) or (b) of the Trust Indenture. The amount of any such prepayment shall be determined by multiplying the aggregate principal amount of the Bonds to be so prepaid plus accrued interest and premium,