

(d) "Existing Leases" -- the leases described in Exhibit C hereto existing as of the date hereof, as the same may be amended.

(e) "Leases" -- the Existing Leases and any other leases of all or portions of the Improvements or Land which may be entered into during the Reserved Term, excepting all "Reserved Term Leases."

(f) "Reserved Term Leases" -- any lease entered into during the Term which does not demise, or grant any option or renewal for a demise of any portion of the Property, for any period after the end of the Term.

(g) "Owner" -- at any time, the Grantee or any other party holding fee simple title to the Land.

(h) "Term" -- defined in Paragraph 3 hereof.

2. Reservation. Grantor does hereby reserve for itself and its successors and assigns a term for years in the following:

(a) the Improvements;

(b) the Related Items;

(c) the right of possession and control over the Improvements and Related Items; and

(d) all of the income and rents from any and all Reserved Term Leases and Leases, including the Existing Leases;

upon the terms and conditions hereinafter contained.

3. Term. The term of the rights reserved herein ("Term") shall commence on the date of this Deed and shall end at midnight on November 30, 1984, unless earlier terminated as herein provided.

4. Early Termination. Owner shall have the right to terminate the Term at any time after:

(a) Grantor fails to pay any sum payable under this Deed when due or fails to perform or comply with any of its obligations hereunder at the time or times and in the manner required under this Agreement, provided Owner first gives Grantor 10 days' prior written notice of such default or breach when the default or breach ("Monetary Default") is the failure to pay a sum payable hereunder, and 30 days' prior written notice of such default or breach when the same ("Non-Monetary Default") is other than the failure to pay a sum payable hereunder, and Grantor fails to cure any Monetary Default within said 10-day period or any Non-Monetary Default within said 30-day period. A Monetary Default shall be deemed cured only by the payment of the sum in default within such 10-day period; a Non-Monetary Default shall be deemed cured in its entirety within 30 days, by commencing the cure within said 30-day period and pursuing the same with due diligence.