

ARTICLE II.

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INITIAL TERM

2.01. The initial term of this Lease shall be ten (10) years and one month and shall commence (the "Commencement Date") on the date hereof and, unless renewed by Tenant pursuant to the provisions of Article IV., shall end (the "Expiration Date") on the last business day of the one hundred twenty-first (121st) month following the month in which the Commencement Date occurs.

ARTICLE III.

RENT

3.01. Tenant covenants to pay to Landlord, as rent for the leased premises during the term of this Lease, the amounts of rent (hereinafter called the "Basic Rent") as follows:

(a) the amounts provided in Schedule C annexed hereto for the initial term; and

(b) The rentals as provided in Article IV. for any Renewal Terms, without notice or demand and to pay the same on the first day of each month at the place and in the manner hereinafter provided.

3.02. Landlord shall have the right, but not the obligation, to perform any covenant of Tenant hereunder if Tenant shall have failed, after any applicable cure period, to do so after notice to Tenant of Landlord's intention to perform such covenant. Tenant will pay to Landlord, as additional rent, interest at the Prime Rate (as defined in Section 4.06(e)) on all overdue installments of payments due from Tenant under this Lease from the due date thereof until the date the same is paid in full.