

I N D E XARTICLE I Definitions

1.01

ARTICLE II Use of Leased Premises and Compliance with Laws

2.01. Primary Use

2.02. Compliance with Laws

2.03. Permitted Contests

ARTICLE III Term

3.01. Original Term

3.02. Renewal Option

3.03. Issuance of the Series 1967 Bonds

ARTICLE IV Rent

4.01. Basic Rent

4.02. Advance Payment of Rent

4.03. Additional Rent

4.04. Net Lease

ARTICLE V Rent Absolute; State of Title5.01. No Termination or Abatement for Damage or
Destruction, Etc.

5.02. No Termination for Insolvency, etc., of Lessor

5.03. Waiver of Rights by Lessee

5.04. Title

5.05. No Conveyance of Title by Lessor

ARTICLE VI Taxes and Other Charges

6.01. Payment by Lessee - General

6.02. Taxes and Other Governmental Charges

6.03. Utility Services

6.04. Fees and Expenses of Trustee