

amount of interest or interest and principal (whether at maturity or by redemption or acceleration as provided in the Indenture) and premium, if any, payable on the next succeeding interest payment date, and if at any interest payment date the balance in the Revenue Account established with the Trustee is insufficient to make the required payments of principal (whether at maturity or by redemption or acceleration as provided in the Indenture) and premium, if any, and interest on such date, the Lessee shall forthwith pay any such deficiency; provided that any amount at any time held by the Trustee in the Revenue Account shall be credited against the next rental payment to the extent such amount is in excess of the amount required for payment of Series A Bonds theretofore matured or called for redemption and past due interest in all cases where such Series A Bonds or coupons have not been presented for payment; and provided further, that if the amount held by the Trustee in the Revenue Account should be sufficient to pay at the times required the principal of, premium, if any, and interest on the Series A Bonds then remaining unpaid, the Lessee shall not be obligated to make any further rental payments under the foregoing provisions of this Section.

- (b) during any renewal term, semi-annually on September 1 and March 1 in each year and in the amount of \$100.00 on each such rental payment date;

provided that so long as any Bonds are outstanding under the Indenture, all such payments shall be made to the Trustee under the Indenture for the account of Lessor. The Basic Rent shall be absolutely net to Lessor, free of any taxes, costs, expenses, liabilities, charges or other deduction whatsoever with respect to the Leased Premises and the possession, operation, maintenance, repair, rebuilding, use or occupation thereof, or of any portion thereof, so that this Lease shall yield the Basic Rent net to or for the account of Lessor throughout the Original Term.

Section 4.02. Advance Payment of Rent. Lessee may at any time on or after March 1, 1982, at its option, pay in advance any installment or installments of Basic Rent to become due hereunder. The entire amount of any such advance payments shall be applied by Lessor and the Trustee under the Indenture on the next succeeding redemption date or dates at which Bonds may be redeemed by the Lessor, to redeem outstanding Bonds at the principal amount thereof, plus accrued interest to the date or dates of redemption and the premium or premiums applicable in the case of the redemption of Bonds at the option of the Lessor. If Bonds are redeemed in part, the Basic Rent to be paid by Lessee over the remainder of the Original Term shall be appropriately reduced as provided in Schedule C. Upon re-