

that the principal amount of said Real Estate Mortgage has been reduced to the amount of ONE MILLION, ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$1, 150, 000.00) DOLLARS.

It is understood and agreed between the parties that the aforesaid Real Estate Mortgage shall remain open and shall not merge into the fee simple title of the property under said mortgage.

TO HAVE AND TO HOLD the premises, subject to the matters above referred to, together with all rights, privileges and appurtenances thereunto belonging, unto the Lessee, upon and subject to the following terms, agreements, conditions and covenants:

ARTICLE 1

Term of Lease

This Lease shall commence on the 22nd day of June, 1972 and shall continue for a period of Forty (40) years to and including the 21st day of June, 2012. It is expressly agreed and understood that any holding over, or continued use and/or occupancy by the Lessee of the leased premises after the expiration of the term of this Lease, shall operate and be construed as a tenancy from month to month at the same monthly rental and under the same agreements, conditions and covenants all as herein set forth.

ARTICLE 2

Rental

The Lessee shall pay to the Lessor, as rental for the use and occupancy of the leased premises, the sum of Twenty Six Thousand and No/100 (\$26,000.00) Dollars per year, payable in equal monthly installments of Two Thousand, One Hundred Sixty-Six and 67/100 (\$2,166.67) Dollars in advance beginning on the 22nd day of June, 1972, and thereafter on the first day of each calendar month during the term of this Lease and as long as the Lessee uses and/or occupies the premises provided that if the Lease begins on any date other than the first day of a month, the first installment of rent shall be prorated to the first day of the next month.

In addition to the guaranteed minimum net ground rental Jefferson Standard is to receive additional ground rent per annum in an amount equal to the sum of

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