

absolutely net to Lessor, so that this Lease shall yield to Lessor the full amount of the instalments of Basic Rent throughout the Term.

ARTICLE IV

4. Additional Rent. Lessee covenants to pay and discharge when and as the same become due and without notice and demand, as additional rent (the Additional Rent), all other amounts, liabilities and obligations which Lessee assumes or agrees to pay under this Lease (except that amounts payable as the purchase price for a Leased Property or any part thereof pursuant to any provision of this Lease and amounts payable as liquidated damages pursuant to Article XIX shall not constitute Additional Rent), together with every fine, penalty, interest and cost which may be added for non-payment or late payment thereof. In the event of any failure on the part of Lessee to pay any of the same, Lessor shall have all legal, equitable and contractual rights, powers and remedies provided either in this Lease or by statute or otherwise in the case of non-payment of the Basic Rent. Lessee will pay to Lessor on demand, interest at the rate of 9 1/4% per annum on all overdue instalments of Basic Rent from the due date thereof until paid in full.

ARTICLE V

5. No Termination, Abatement, etc. This is a net lease and, except as otherwise specifically provided in this Lease, this Lease shall not terminate, nor shall Lessee be entitled to any abatement, deduction, deferment or reduction of Basic Rent, Additional Rent or other sums payable under this Lease, or set-off against Basic Rent, Additional Rent or other sums payable under this Lease nor shall the obligations of Lessee be otherwise

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