

Property or any part thereof, or any of the streets, alleys, passageways, sidewalks, curbs, gutters, vaults and vault spaces adjoining the Leased Property or any part thereof, or any use, manner of use or condition of the Leased Property or any part thereof.

Lessee's Equipment: all furniture, furnishings and other personal property not used or procured for use in connection with the operation, maintenance and protection of the Leased Building, as such, installed by Lessee in the Leased Building.

Net Income: as used in section 36 shall mean net income as defined by accepted accounting practices and as determined by an auditor satisfactory to Hancock.

Restoration: as defined in section 23.

Taking: a taking of all or part of the Leased Property, or any interest therein or right accruing thereto, as the result of or in lieu of condemnation or eminent domain.

Termination Value: an amount equal to the sum of

- (a) the aggregate of the discounted values of the monthly installments of Basic Rent payable under this Lease from (i) the date as of which such Termination Value is being determined to (ii) the end of the initial term of this Lease, discounted back from the date on which such payment is due to such date of determination at the rate of 6% per annum compounded monthly,
- plus (b) if Lessee shall have exercised his option to renew pursuant to section 35, the aggregate of the discounted values of the monthly installments of Basic Rent payable under this Lease from (i) the date of the expiration of the initial term of this Lease or the date as of which such Termination Value is being determined, whichever is later, to (ii) the end of the then unexpired term of this Lease (including the Renewal Term for which Lessee shall then have exercised his renewal option) discounted back from the date on which each such Basic Rent payment is due to such date of determination at the rate of 6% per annum compounded monthly,
- plus (c) the discounted value of the then appraised residual value of the land, discounted back from the date of the expiration of the unexpired

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