

or dates of redemption and the premium or premiums applicable in the case of the redemption of such Bonds at the option of Lessor. If less than all of the Bonds outstanding and unpaid at the time of such redemption shall be redeemed, the Basic Rent to be paid by Lessee over the remainder of the Original Term shall be reduced as provided in Schedule C. Upon retirement of all of the Bonds both as to principal and interest, the remaining portion of the Original Term shall be regarded as the "paid up period" thereof, and Lessee shall have no further obligation to pay Basic Rent during such paid up period of the Original Term. When all of the Bonds shall have been paid in full, any money remaining in the various accounts created by the Indenture shall be paid to Lessee as an adjustment of rentals if it shall then be in good standing under the Lease with respect to the payment of rent and all other sums due and owing hereunder.

Section 4.03. Additional Rent. Lessee will pay, as additional rent, all other amounts, liabilities and obligations which Lessee herein assumes or agrees to pay, except that the liquidated damages referred to in Sections 17.02 and 17.03 shall not constitute additional rent. In the event of any failure on the part of Lessee to pay any such amounts, liabilities or obligations, Lessor shall have all rights, powers and remedies provided for herein or by law or equity or otherwise in the case of nonpayment of the Basic Rent.

Section 4.04. Net Lease. This Lease is a "net lease" and the Basic Rent, additional rent and all other sums payable hereunder to or for the account of Lessor, whether as the purchase price for the Leased Premises or otherwise, shall be paid, without notice or demand and without set-off, counterclaim, abatement, suspension, deduction, diminution or defense.

#### ARTICLE V

##### Rent Absolute; State of Title

Section 5.01. No Termination or Abatement for Damage or Destruction, Etc. Except as otherwise expressly provided herein this