

SECTION 5.3. RENTS AND OTHER AMOUNTS PAYABLE. At least seven days before August 1, 1971, and at least seven days before each February 1 and August 1 thereafter until the principal of and interest on the Note shall have been fully paid, the Lessee shall pay to the Mortgagee as rent for the Project (i) if such date is August 1, a sum equal to the amount payable on such date as interest upon the Note, and (ii) if such date is February 1, a sum equal to the amount payable on such date as principal and interest upon the Note.

In any event each rental payment under this Section shall be sufficient to pay the total amount of interest and principal (whether at maturity or by prepayment as provided in the Note and Mortgage) payable on the next succeeding semi-annual payment date, and if at any payment date the rental payment is insufficient to make required payments of principal (whether at maturity or by prepayment as provided in the Note and Mortgage) and interest on such date the Lessee will forthwith pay any such deficiency; provided that any amount at any time held for application to the payments as they become due on the Note in accordance with the provisions hereof shall be credited against the next rental payment to the extent such amount is in excess of the amount required for payments of the Note theretofore due; and provided further, that if the amount held by the Mortgagee for application as aforesaid should be sufficient to pay at the times required the principal of, premium, if any, and interest on the Note then remaining unpaid, the Lessee shall not be obligated to make any further rental payments under the foregoing provisions of this Section.

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