

mises for any lease year shall be the product of (i) the amount of the real estate taxes (including extraordinary assessments) assessed against the property located at 121 Manly Street for said lease year and (ii) a fraction the numerator of which is the square footage of the floor area of the demised premises and the denominator of which is the total square footage of the floor areas of all the offices in the property located at 121 Manly Street determined as of the commencement of the lease year, apportioned in the first and last years of the term hereof, or any extension thereof, for the portion of such tax years included within said lease years. Upon receipt of each bill for real estate taxes assessed against the property located at 121 Manly Street, Lessor shall advise Lessee of the amount thereof and the portion thereof, if any, payable by Lessee and Lessee shall pay said portion to Lessor upon demand. If the term of this lease shall terminate at a time other than the last day of a lease year, except in the case of a termination for Lessee's default, a proper apportionment shall be made.

DAMAGE BY FIRE OR OTHER CASUALTY

If during the term of this lease or any extension thereof the building located on the leased premises is damaged by fire or other casualty and the damage thereto does not render the building untenable, then the Lessor shall immediately repair said damage at Lessor's expense. However, if the damages resulting to the building from fire or other casualty is great enough to cause the premises to become untenable, then Lessor may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessee within thirty (30) days after such date, or the Lessor may repair or restore the building at Lessor's expense, in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessor so elects to repair the building and does not substantially complete the work within ninety (90) days of the date of the damage, then either party may terminate the lease as of the date of said damage.

SUB-LETTING

The Lessee shall not have the right to assign this lease or sub-let any portion of the leased premises without the written consent of the Lessor.

(Continued on Next Page)