

(a) The rent herein specified shall be net to the Lessor in each year during the term of this lease.

(b) The rental herein specified shall be paid in advance, throughout the primary term and any extension hereof, not later than (10) days after the first day of each month from the commencement date of this lease, at the office of the Lessor or at such other reasonable place as Lessor may designate as provided in paragraph 28 entitled Notice.

(c) The Lessee shall pay an annual basic rental during the primary term of this lease and any extension hereof in an amount equal to eleven (11) per cent of the rent determination base as that term is hereinafter defined. The annual basic rental shall be paid in twelve (12) equal monthly installments in advance on or before the 10th day of each calendar month during the term of the lease, commencing on the 10th day of the first calendar month following the commencement date of the lease.

(d) The term "rent determination base" as used in this lease shall be the aggregate amount of the following items:

(1) The purchase price to the Lessor of the land described herein as forty thousand dollars (\$40,000.00).

(2) All fees and other remuneration paid or accrued to architects for the design, planning, supervision and other services rendered in connection with the construction of the improvements on the demised premises. In connection herewith, it is estimated that said fees and other remuneration will not exceed \$20,000.00 said figure representing the maximum ceiling for the expenditures hereinabove described.

(3) The sum provided for in a construction contract, as more particularly described hereinbelow in paragraph 6 (a) and (b), between the Lessor and,

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