

Section 1.23 "Permanent Lender" refers to The Equitable Life Assurance Society of the United States and any other lending institution which makes a long-term loan on the security of the Property.

Section 1.24 "Permanent Loan" means the loan(s) made by the Permanent Lender and includes the loan documents executed in connection with the Permanent Loan.

Section 1.25 "Property" means Owner's leasehold estate in the real property more particularly described in Exhibit "A". The term "Property" includes the rights, privileges, easements and appurtenances benefiting the real property more particularly described in Exhibit "A", all buildings, equipment, fixtures and improvements now or at any time hereafter constructed on the real property more particularly described in Exhibit "A", and all personal property owned by Owner and now or at any time hereafter situated on the real property more particularly described in Exhibit "A".

Section 1.26 "Property Management Agreement" means the agreement dated June 13, 1974, between Company and Furman Realty Co., Inc.

Section 1.27 "Tenant Improvements" means improvements constructed on or within the Building by Company on behalf of Owner pursuant to the Bank Lease and any Tenant Lease.

Section 1.28 "Tenant Lease" means any lease and occupancy agreement, other than the Bank Lease, affecting the Property.

## ARTICLE II

### TERM

The term of the Agreement begins on December 31, 1974, and shall, unless sooner terminated under the provisions of the Agreement, continue through the date of the fiftieth (50th) anniversary thereof.