

ARTICLE V

EFFECTIVE DATE OF THIS AGREEMENT; DURATION OF LEASE TERM; RENTAL PROVISIONS; PAYMENTS IN LIEU OF TAXES; UNCONDITIONAL OBLIGATION OF LESSEE

SECTION 5.1. Effective Date of this Agreement; Duration of Lease Term. This Agreement shall become effective upon its delivery, and the leasehold estate created in this Agreement shall then begin, and, subject to the provisions of this Agreement (including particularly Articles X and XI hereof), shall expire December 31, 1983.

SECTION 5.2. Delivery and Acceptance of Possession. The County agrees to deliver to the Lessee sole and exclusive possession of the Leased Land, upon which the Building is to be constructed, upon execution and delivery of this Agreement and Lessee thereupon and thereafter shall have sole and exclusive possession of the Project during the Lease Term.

SECTION 5.3. Payment of Rent. On or before September 30, 1978, and on or before the last day of each March, June, September and December thereafter until the principal of and interest on the Note shall have been fully paid, the Lessee shall pay to the Purchaser in immediately available funds an amount sufficient to pay the principal amount due on the Note on each such quarterly payment date. On or before December 31, 1975, and on or before the last day of March, June, September and December in each year thereafter, and upon payment in full of the Note, the Lessee shall also pay to the Purchaser in immediately available funds an amount equal to interest, at the rate per annum provided in the Note, on each installment of unpaid principal, or the unpaid balance thereof, from the date of the Note until said installment shall be paid in full. Any payment of principal or interest made on the last day of March, June, September or December