

the first day of each month throughout the remainder of the Demised Term, to and including July 1, 1997, with a final installment due and payable August 1, 1997 reduced on a pro-rata basis as provided in Section 3.2.

Section 3.2. Lessee shall pay all rental and other sums, if any, payable by Lessee to Lessor at the principal place of business of Lessor or at such other place as Lessor shall request in writing delivered to Lessee. Rent for a partial month during the Demised Term, if any, shall be prorated on a daily basis. Rent for the remaining portion of August, 1977, from and including the date of this Lease through and including August 31, 1977, at the prorata daily rate of \$537.63 per day, or the total of \$12,365.49, shall be due and payable in advance by Lessee to Lessor on the date of this Lease.

#### ARTICLE 4

##### Abandonment

Section 4.1. Lessee covenants and agrees not to vacate or abandon the Demised Premises during the Demised Term, it being understood, however, that Lessee may sublease all or part of the Demised Premises or assign this Lease subject to the provisions of Article 10 hereof including the prior written consent of Lessor as provided therein.

#### ARTICLE 5

##### Repairs and Maintenance by Lessee

Section 5.1. Lessee accepts the Demised Premises in the present condition as suitable for all purposes of this Lease, and Lessee, at its sole cost, risk, expense and liability, covenants and agrees to keep and maintain in good repair the