

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 the execution and delivery of this Lease, and Lessee thereupon and thereafter shall have sole and exclusive possession of the Project during the Lease Term (subject to the right of the County and Mortgagee to enter thereon for inspection, and to the other provisions of Section 8.2 hereof).

SECTION 5.3                      Rents and Other Amounts Payable.                      On

September 1, 1980 and on the first day of each month thereafter until the principal of, premium, if any, and interest on the Note shall have been fully paid, the Lessee shall pay to the Mortgagee (such payment to be made not later than 11:00 A.M. Mortgagee's local time, on the business day immediately preceeding the day on which such payment is due, in Federal or other funds immediately available at the time and place of such payments); as rent for the Project, a sum equal to the amount payable on such date as principal, premium, if any, and interest upon the Note.

If, for any reason, on any payment date the rental payment is insufficient to make the required payments of principal (whether at maturity or by prepayment as provided in the Note), premium, if any, and interest on such date, the Lessee shall pay any such deficiency; provided that should any rental payment exceed the amount payable on the payment date and should the excess not be of sufficient amount to be used to prepay the Note, then such excess shall be credited against the later rental payments, in inverse order of maturity. and provided further, that if the amount held by the County for application as aforesaid should be sufficient to pay at the times required the principal of, premium, if any, and interest on the Note then remaining unpaid, then