

TO HAVE AND TO HOLD the Subleased Property unto Sublessee, its successors and assigns, for a term of nineteen (19) months commencing on the 25th day of June, 1980 (the "Commencement Date"), and expiring on the 25th day of January, 1982.

Subject, nevertheless, to any applicable building restrictions and zoning regulations.

ARTICLE II

Basic Rent

Section 1. Sublessee covenants to pay to Sublessor in such coin or currency of the United States of America as at the time of payment shall be legal tender for the payment of public and private debts, at the office of Sublessor, or at such bank or trust company as Sublessor may from time to time designate, during the aforesaid term, a net basic rental (hereinafter sometimes called the "Basic Rent"), over and above the other and additional payments to be made by Sublessee as hereinafter provided, of \$457,742.

The Basic Rent shall be paid in nineteen (19) equal monthly installments of \$24,091.68 in advance, commencing on the Commencement Date and continuing on each monthly anniversary of the Commencement Date.

Section 2. Sublessor and Sublessee intend that the Basic Rent shall be paid to Sublessor absolutely net,