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ten years (from June 1, 2006 to May 31, 2016) shall remain in effect as stated in the Ground Lease.

(b) Provided the Lease then remains in full force and effect, Lessee shall have the option to extend the term of the lease of premises described in Paragraph 1 of this Addendum (i.e. Lots 6, 7 and 8) for an additional period beginning on January 1, 2003 and ending on May 31, 2016. Rental to be paid by Lessee to Lessor shall be that rental designated in the Ground Lease executed by the parties hereto on the 15th day of January, 1976, and amended by addendum executed by the parties hereto on the 31st day of January, 1983.

4. In the event that Lessor offers the Leased Premises for sale at any time during the term of the lease, or any extensions thereof, Lessee shall have the right and option to purchase the same at a price determined as the average of the appraised values of the leased Premises subject to the Lease separately submitted by three MAI appraisers.

5. All of the terms and conditions of this lease shall be the same as set forth in that Ground Lease made and entered into by and between the parties hereto under date of January 15, 1976, and as amended addendum, reference to which Ground Lease and Addendum are hereby made and referred

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