TABLE OF CONTENTS

Article 1. Lease Term	4
Article 2. Rent	5
Article 3. Supplemental Rent	7
Article 4. Repairs, Maintenance Security and Surrender Obligations of Tenant	11
Article 5. Repairs and Maintenance Obligation of Landlord	13
Article 6. Utilities and Personal Property Taxes	14
Article 7. Glass, Damage by Tenant	15
Article 8. Use of Demised Premises	15
Article 9. Alterations and improvements	17
Article 10. Laws and Ordinances	19
Article 11. Insurance	19
Article 12. Landlord's Liability	21
Article 13. Default of Landlord	22
Article 14. Default of Tenant	22
Article 15. Landlord's Access to Demised Premises	26
Article 16. Hold Harmless	26
Article 17. Assignment	27
Article 18. Condemnation	29
Article 19. Fire or Casualty Loss	29
Article 20. Estoppel Certificate	30
Article 21. Signs	30
Article 22. Brokerage Commission	31
Article 23. Unavoidable Delays	31
Article 24. Subordination	31

Article 25. Limited Guaranty	32
Article 26. Landlord's Power Generation Systems	32
Article 27. Waiver as to Insured Losses	36
Article 28. Environmental Covenants	36
Article 29. Auction Sales	38
Article 30. Holding Over	38
Article 31. Quiet Possession	38
Article 32. Sale of the Landlord's Premises	38
Article 33. Notices	39
Article 34. Parties Bound	39
Article 35. Abandoned Personal Property	40
Article 36. Financial Information	40
Article 37. Letter of Acceptance	40
Article 38. Miscellaneous Provisions	40
Article 39. Rules and Regulations	42
Article 40. Allowance improvements	42
Article 41. Option to Renew	44
Article 42. Incorporation of Recitals	44