

(2) The First Renewal Term and the Second Renewal Term (individually and collectively "**Renewal Terms**") shall be on and subject to all of the same terms, covenants and conditions as contained in this Lease; provided, however, the rental payable for the Renewal Term shall be determined pursuant to Section 6.

(3) Subject to Force Majeure, and provided the Park and Improvements, as developed, remain intact, or are reconstructed by the end of the then Lease term, and Central Park is not in default of the CEA or this Lease, the Renewal Terms shall be automatic unless Central Park provides written notice of termination to the City one (1) year prior to the expiration of the then existing term or Renewal Terms.

6. **RENTAL.** Central Park shall pay to the City rent for the Leased Premises in accordance with the following schedule, to-wit:

a. **Annual Rental.** The annual rental for the Primary Term and the Renewal Terms ("**Rent**") shall be as set forth below and paid by certified check:

(1) Primary Term

Lease Effective Date through end of 10 <sup>th</sup> calendar year:	\$1,200.00
11 <sup>th</sup> calendar year through end of 20 <sup>th</sup> calendar year:	\$1,500.00
21 <sup>st</sup> calendar year through end of 30 <sup>th</sup> calendar year:	\$1,875.00

(2) First Renewal Term

31 <sup>st</sup> calendar year through end of 40 <sup>th</sup> calendar year:	\$2,343.75
41 <sup>st</sup> calendar year through end of 50 <sup>th</sup> calendar year:	\$2,929.69
51 <sup>st</sup> calendar year through end of 60 <sup>th</sup> calendar year:	\$3,662.11

(3) Second Renewal Term

61 <sup>st</sup> calendar year through end of 70 <sup>th</sup> calendar year:	\$4,577.64
71 <sup>st</sup> calendar year through end of 80 <sup>th</sup> calendar year:	\$5,722.05
81 <sup>st</sup> calendar year through end of 90 <sup>th</sup> calendar year:	\$7,152.56
91 <sup>st</sup> calendar year through end of 98 <sup>th</sup> calendar year:	\$8,940.70

b. **Rent Payments.** The initial Rent payment shall be made at the time of the execution of the Notice of Satisfaction of Conditions. Each Rent payment thereafter shall be payable in one installment on or before the commencement of the next calendar year; however, Central Park shall have the right to prepay any Rental at any time and from time to time.