

which will remain after all of the Residential Units which constitute the Development have been conveyed being the Town Square, the Postal Sites Commercial and medical and other communal buildings, the Church site and open space but excluding the roads intended to be laid in the Development (hereinafter referred to as "the Demised Premises") together with the right of passage and the running of water and soil to and from the several buildings which will be constructed on the Development over and along the roads which will be laid in the Development and the right to run utility services to and from such buildings through the sewers drains and pipes wires and channels upon over and under the land not included in the Demised Premises **TO HOLD** the Demised Premises rights liberties and licences unto the Concepts for the term of ninety nine years from the date on which Concepts is let into possession of the Demises Premises yielding and paying therefor during the said term the sum of One hundred dollars per annum by equal annual payments of One hundred dollars in advance on the first working day in each year Provided Always that no estate or interest in the land over which the roads will be laid in the Development is or shall be deemed to be included in the demise hereinbefore contained.

2. Concepts hereby covenants with NHC and to the intent that the obligations hereunder may continue throughout the term hereby created as follows:
  - a. To pay the rents hereby reserved on the days and in the manner aforesaid.
  - b. At the cost of Concepts during the Building Period to carry out the Works intended to be constructed on the Demised Premises in a substantial and workmanlike manner using the best building materials and to make good all inferior work of which NHC may from time to time inform Concepts.
  - c. To pay all rates taxes assessments and outgoings whatsoever now or hereafter during the said term imposed or charged upon or in respect of the Demised Premises or any buildings erected thereon or any part thereof.
  - d. To permit NHC and the agents of NHC with or without workmen and others at all reasonable times upon giving (except in cases of emergency) twenty-four hours previous notice to Concepts to enter upon the Demised Premises to inspect the work being carried on.
  - e. During the term hereby created to repair and keep all buildings erected on the Demised Premises in tenantable repair (including painting and