ARTICLE 1 – BONUS

EXISTING LEASE LANGUAGE

1. Lessee has this day paid to Lessor a cash payment of ________________ Dollars one-half (1/2) of which is bonus as full and adequate consideration for every right granted hereunder and not allocated as mere rental for a period, and one-half (1/2) of which is rental for the first year of this lease.

AUGUST DRAFT LANGUAGE

Lessee has this day paid to Lessor a cash bonus payment of ______ ($_______) Dollars, one-half (1/2) of which is (a) full and adequate consideration for every right granted hereunder, and one-half (1/2) of which is (b) the annual rental for the first year of this Lease.

PROPOSED RE-WRITE (TRACK CHANGES)

1. Lessee has this day paid to Lessor a cash payment of ________________ ($___) Dollars one-half (1/2) of which is (a) bonus as full and adequate consideration for every right granted hereunder not allocated as mere rental for a period, and one-half (1/2) of which is (b) the annual rental for the first year of this lease.

PROPOSED RE-WRITE (CLEAN VERSION)

Lessee has this day paid to Lessor a cash bonus payment of ________________ ($_______) Dollars, one-half (1/2) of which is (a) full and adequate consideration for every right granted hereunder, and one-half (1/2) of which is (b) the annual rental for the first year of this Lease.