

(2) An amount of money equal to the Mortgagee's fees and expenses accrued and to accrue until such final payment and prepayment of the Note, plus:

(3) The sum of one (\$1.00) dollar, and any and all other sums then due to the County under this Lease for the Leased Land, Building, and Leased Equipment.

The Note provides that the Note may be called for prepayment at the principal amount thereof plus accrued interest to the prepayment date, without penalty or premium, in the event of the exercise by the Lessee of its option to purchase the Project, as provided in this Section 11.2. In the event of the exercise of the option granted in this Section, any Net Proceeds of insurance or condemnation shall be paid to the Lessee simultaneously with the conveyance prescribed by Section 11.4 hereof.

SECTION 11.3            Option to Purchase Unimproved Land.    If no

event of default under this Lease shall have happened and then be continuing, the Lessee may request that the Mortgagee grant an option to purchase any part of the Leased Land on which neither the Building nor Leased Equipment is located, at its then fair market value, as determined by a mutually acceptable certified MAI appraisal, provided that it furnishes the County and the Mortgagee with the following:

(a) A notice in writing containing (i) an adequate legal description of that portion of the Leased Land with respect to which such option is to be exercised; (ii) a statement that the Lessee intends to exercise its option to purchase such portion of the Leased Land on a date stated, which shall not be less than forty-five (45) nor more than ninety (90) days from the date of such notice; (iii) a statement that the use to which the Lessee intends to devote such portion of the Leased