

employ attorneys or incur other expenses for the collection of rent or the enforcement of performance or observance of any obligation or agreement on the part of the Lessee herein contained the Lessee agrees that it will on demand therefor pay to the County or the Mortgagee the reasonable fee of such attorneys and such other expenses so incurred by the County or the Mortgagee.

SECTION 10.5. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

#### ARTICLE XI

##### OPTIONS IN FAVOR OF LESSEE

SECTION 11.1. OPTIONS TO TERMINATE. The Lessee shall have, and is hereby granted, the following options to terminate the Lease Term and its obligations as Lessee hereunder:

(a) At any time prior to full payment of the Note, the Lessee may terminate this Agreement by paying to the Mortgagee an amount which will be sufficient to pay and retire the Note in accordance with its provisions (including, without limiting the generality of the foregoing, principal, interest to prepayment date and fees and expenses, if any, of the Mortgagee).

(b) At any time after full payment of the Note and of any and all sums then due to the County under this Agreement, the Lessee may terminate the Lease Term by giving the County notice in writing of such termination and such termination shall forthwith become effective.

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