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The options respectively granted to the Tenant in this Lease shall be and remain prior and superior to the Indenture and may be exercised whether or not the Tenant is in default hereunder, provided that no such default will result in nonfulfillment of any condition to the right of the Tenant to obtain a conveyance of the Project by making the payments required hereunder.

SECTION 10.03. Purchase Price. The purchase price for any purchase by the Tenant pursuant to this Lease shall be an amount equal to the entire principal amount of the then outstanding Bonds together with any applicable redemption premiums specified in the Indenture and all interest accrued or to accrue on and prior to the next earliest maturity or redemption date or dates, as the case may be, (whether at maturity or by mandatory redemption or acceleration as provided in the Indenture) on which the Trustee can pay the Bonds, or redeem the same after giving notice to the holders thereof as required by the Indenture, less moneys available for such purposes then held by the Trustee, plus (a) any additional rental due or to become due hereunder, including, without limitation, any unpaid fees and expenses of the County or the Trustee which are then due or will become due prior to the time that the Bonds are paid in full and the trust established by the Indenture is terminated, and (b) \$1.00.

SECTION 10.04. Payment of Purchase Price. Notwithstanding any other provisions hereof, this Lease shall not terminate on the date on which the Tenant shall purchase the Project (whether or not any delay in the completion of such purchase shall be the fault of the County), nor shall the Tenant's obligations hereunder cease, until the Tenant shall have paid the purchase price then payable for the Project or any portion thereof, without set-off, counterclaim, abatement, suspension, deduction, diminution or defense for any reason whatsoever, so long as any Bonds of the County are outstanding and unpaid, and until the Tenant shall have discharged or made provision satisfactory to the County for the discharge of all of its obligations under this Lease, which obligations have arisen on or before the date for the purchase of the Project or any portion thereof, including the obligation to pay the Basic Rent due and payable to and including the date for the purchase of the Project or such portion thereof.

SECTION 10.05. Status of Title. In the event of any purchase of the Project or any portion thereof by the Tenant pursuant to any provision of this Lease, the County shall convey good and marketable title by a deed thereto to the Tenant free and clear of the Indenture and any encumbrance resulting from any act or omission of the County, but the County shall not otherwise

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