

rental payments which is not to be used to prepay the Note shall be credited on the rental payments specified in Section 5.3 hereof, in the inverse order of their due dates.

SECTION 9.6 Lessee Entitled to Certain Rent Abatements if Note Paid Prior to Maturity. If at any time the aggregate moneys held by the Mortgagee shall be sufficient to retire the Note in accordance with the provisions of the Note and to pay all fees and charges of the Mortgagee due or to become due through the date on which the last installment of the Note is paid, under circumstances not resulting in termination of the Lease Term, and if the Lessee is not at the time otherwise in default hereunder, the Lessee shall be entitled to use and occupy the Project from the date on which such aggregate moneys are in the hands of the Mortgagee until and including the date of maturity of the last installment due under the Note, with no obligation to make the rental payments specified in Section 5.3 hereof during that interval (but otherwise on the terms and conditions hereof).

SECTION 9.7 Installation of Lessee's Own Machinery and Equipment  
The Lessee may, in its sole discretion and at its own expense, install machinery, equipment, and other personal property which may be attached or affixed to the Project. All such machinery, equipment, and other personal property shall remain the sole property of the Lessee and the Lessee may remove the same from the Project at any time, in its sole discretion and at its own expense; provided, that any damage to the Project resulting from any such removal shall be repaired by the Lessee at its expense in substantially the same condition as existed before such removal. The Lessee may create any mortgage, encumbrance, lien, or charge on any such machinery, equipment, and other personal property,