

At any time prior to the termination of this Lease, Lessee shall have the right, in lieu of remedying any default by it, to buy the Project upon the terms and conditions set forth herein at Article XI.

SECTION 10.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the County is intended to be exclusive of any other available remedy or remedies, but each such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the County to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be herein expressly required. Such rights and remedies as are given the County hereunder shall also extend to the Mortgagee, and the Mortgagee and the holders of the Note shall be deemed third party beneficiaries of all covenants and agreements herein contained.

SECTION 10.4 Agreement to Pay Attorneys' Fees and Expenses. In the event the Lessee should default under any of the provisions of this Lease and the County or the Mortgagee should 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, or in obtaining possession of the Project after default by the Lessee, the Lessee agrees to pay to the County or the Mortgagee on demand the reasonable fees of such attorneys and such other expenses so incurred by the County or the Mortgagee.