

ARTICLE II

Use of Leased Premises and Compliance with Laws

Section 2.01. Primary Use. Lessee is granted and shall have the right during the Term to occupy and use the Leased Premises for any lawful purpose. Insofar as it is practicable under existing conditions from time to time during the Term the Leased Premises shall be used primarily for industrial manufacturing, processing, research or related functions. Lessor agrees that it will use all reasonable efforts to insure that such uses are and will continue to be lawful uses under all applicable zoning laws and regulations.

Section 2.02. Compliance with Laws. Subject to the provisions of Section 2.03, Lessee shall, throughout the Term and at no expense to Lessor, promptly comply or cause compliance with all laws, ordinances, orders, rules, regulations and requirements of duly constituted public authorities, which may be applicable to the Leased Premises, the repair and alterations thereof, including, without limitation, the Facilities and the streets, sidewalks and passageways on the Leased Premises, and the use or manner of use of the Leased Premises, whether or not such laws, ordinances, orders, rules, regulations and requirements are foreseen or unforeseen, ordinary or extraordinary, and whether or not they shall involve any change of governmental policy or shall require structural or extraordinary repairs, alterations or additions, irrespective of the cost thereof, provided, however, that if no Bonds of Lessor are outstanding, Lessee, in lieu of compliance with such laws, ordinances, orders, rules, regulations and requirements, or the making of such additions, changes or alterations, may elect to terminate this Lease, and in such event, shall have no further liability hereunder. Lessee accepts the Leased Premises in their condition on the date of the commencement of the Term, and assumes all risks, if any, resulting