

WITNESSED

SECTION 9.6. Lessee Entitled to Certain Rent Abate-
ments If Note Paid Prior to Maturity. If at any time the
aggregate rental payments made to the Mortgagee shall be
sufficient to retire the Note in accordance with the pro-
visions of the Note, and to pay all fees and charges of the
Mortgagee due or to become due through the date on which the
Note is retired, under circumstances not resulting in term-
ination 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 Mort-
gagee to and including July 1, 1988, with no obligation to
make the rental payments specified in Section 5.3 hereof
during that interval (but otherwise on the terms and con-
ditions hereof).

SECTION 9.7. Installation of Lessee's Own Machinery
and Equipment. The Lessee may from time to time, in its
sole discretion and at its own expense, install machinery,
equipment and other personal property in the Building or on
the Leased Land and which may be attached or affixed to the
Building or the Leased Land. 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
Building or the Leased Land at any time, in its sole dis-
cretion and at its own expense; provided, that any damage to
the Project resulting from any such removal shall be re-
paired by the Lessee at the expense of the Lessee. The

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