

preparation of plans and specifications for the Project (including any preliminary study or planning of the Project or any aspect thereof), (ii) clearing the Leased Land, the expansion, improvement, and construction of the Building, the acquisition and installation of the Leased Equipment, and all construction, acquisition, and installation expenses required to provide utility services or other facilities, and all real or personal properties deemed necessary in connection with the Project (including architectural, engineering, and supervisory services with respect to any of the foregoing), and (iii) any other costs and expenses relating to the Project.

(c) Payment of the cost of legal, accounting, and financing fees and expenses, title insurance premium, and printing and engraving costs incurred in connection with the authorization, sale, and issuance of the Note, the preparation of this Agreement, the Mortgage, and all other documents in connection therewith, and in connection with the acquisition of title to the Leased Land, Building, and Leased Equipment.

(d) Payment for labor, services, materials, and supplies used or furnished in site improvement and in the enlarging, improving, construction, and expanding of the Building, payment for all costs incident to the acquisition and installation of the Leased Equipment, payment for the cost of the construction, acquisition, and installation of utility services or other facilities, and all real and personal property deemed necessary in connection with the Project and payment for the miscellaneous expenses incidental to any of the foregoing items, including the premium on any surety bond.

(e) Payment of the fees, or out-of-pocket expenses, if any, for architectural, engineering, and supervisory services with respect to the Project.

(f) Payment to the Mortgagee, as such payments become due, of the fees and expenses of the Mortgagee, including reasonable fees and expenses of Mortgagee's counsel, that may become due during the Construction Period.

(g) To such extent as they shall not have been paid by a contractor for construction or installation with respect to any part of the Project, payment of the premiums on all insurance required to be taken out and maintained during the Construction Period under this Agreement.

(h) Payment of the taxes, assessments, and other charges, if any, referred to in Section 6.3 hereof, that may

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