

provisions of this Section are to become part of the Project. The Corporation agrees to repair any damage to the Project caused by removal of such property and to pay as due the purchase price of, and all costs and expenses with respect to, the acquisition, installation and removal of any such property installed or removed pursuant to this Section.

SECTION 6.04. Release of Unimproved Land. So long as no Default (as defined in Section 9.01 hereof) exists hereunder, the Corporation shall have, and is hereby granted, the option to remove any unimproved part of the land included in the Project, at any time and from time to time, upon payment to the Lenders as prepayment of the Notes in the manner set forth in Article X hereof, of a release price equal to the greater of cost or fair market value as determined by an MAI appraisal by an appraiser satisfactory to the Lenders and paid by the Corporation provided that it furnishes the Issuer and the Lenders with the following:

(a) A notice in writing containing (i) an adequate legal description of that portion of the land with respect to which such option is to be exercised and (ii) a statement that the Corporation intends to exercise its option to release such land on a date stated, which shall not be less than 45 nor more than 90 days from the date of such notice;

(b) A certificate of an Authorized Corporation Representative, dated not more than 90 days prior to the date of the release and stating that, in the opinion of the person signing such certificate: (i) the portion of the land with respect to which the option is exercised is not needed for the operation of the Project for the purpose hereinbefore stated; (ii) the release will not impair the usefulness of the Project as a manufacturing facility and will not destroy the means of ingress thereto or egress therefrom and (iii) no Default (as defined in Section 9.01 hereof) exists hereunder; and

(c) An amount of money as prepayment of the Notes equal to the release price paid therefor, computed as provided in this section.

For purposes of this Section 6.04, "unimproved land" or "unimproved part of the land" shall mean land that remains in its natural state and which has not been used by the Corporation for any business purpose.

The Issuer agrees that upon receipt of the notice and certificate and any money required in this section to be furnished to it by the Corporation, the Issuer and the Lenders will promptly apply such money for the prepayment of the Notes and release from the mortgage and security interest hereof such portion of the land with respect to