

(b) A certificate of an engineer (who may be an engineer in the sole employ of Lessee) who is acceptable to the Trustee, dated not more than 90 days prior to the date of the purchase and stating that, in the opinion of the person signing such certificate, (i) the portion of the Leased Premises with respect to which the option is exercised is not needed for the operation of the Leased Premises for the purposes hereinabove stated and (ii) the purchase will not impair the usefulness of the Facilities as an industrial manufacturing and research building and will not destroy the means of ingress thereto and egress therefrom.

(c) An amount of money equal to the purchase price computed as provided in this Section 18.05.

Lessor agrees that upon receipt of the notice, certificate and money required in this Section 18.05 to be furnished to it by Lessee, or its designees, Lessor will promptly deliver the same to the Trustee for deposit in the Bond Redemption Account created under the Indenture and secure from the Trustee a release from the lien of the Indenture of such portion of the Leased Premises with respect to which Lessee shall have exercised the option granted to it in this Section 18.05. In the event Lessee shall exercise the option granted to it under this Section 18.05, Lessor shall convey title to such unimproved premises to Lessee and Lessee shall not be entitled to any abatement or diminution of the rents payable hereunder except as may otherwise be provided in Schedule C hereto, and if such option relates to Leased Premises on which transportation or utility facilities are located, Lessor shall retain an easement to use such transportation or utility facilities to the extent necessary for the efficient operation of the Leased Premises. Upon written demand, Lessor shall furnish to Lessee a certificate as to the original purchase price of such unimproved land.