

In the event of the purchase by Lessee of any unimproved part of the Leased Premises pursuant to Section 22.04 hereof, the Lessee shall have the right to erect any additional building or buildings thereon which may utilize any wall or walls contained in the Facilities as party walls.

Section 13.02. Installation and Removal of Machinery and Fixtures by Lessee. The Lessee may at any time or times during the Term of this Lease, install or commence the installation of any machinery, equipment, fixtures or personal property to such extent as the Lessee may deem desirable, and the Lessee may also remove any machinery, equipment or fixtures so installed by it; provided, however, that such installation or removal shall not be permitted to interfere with the construction of the Facilities. All such machinery, equipment, fixtures and other personal property which shall be acquired and installed at the expense of Lessee, shall remain the property of the Lessee and may be removed at any time and from time to time by Lessee.

Section 13.03. Additions and Alterations Not to Diminish Value of Leased Premises. The Leased Premises as improved or altered upon completion of additions, alterations, improvements or construction made pursuant to the provisions of this Article XIII shall be of a value not less than the value of the Leased Premises immediately prior to the making of such additions, alterations, improvements or the construction of additional Facilities.

Section 13.04. Quality of Work. All work done in connection with such additions, alterations, improvements or construction shall be done promptly and in good and workmanlike manner.

#### ARTICLE XIV

##### Subletting, Assignment and Mortgaging

Section 14.01. Continuing Obligation of Lessee. Lessee may sublet the Leased Premises or any part thereof, and may assign or otherwise transfer all of its rights and interests hereunder; provided (a) that no assignment, transfer or sublease shall affect or reduce any of the obligations of Lessee hereunder, but all obligations of Lessee hereunder shall continue in full force and effect as the obligations of a principal and not of a guarantor or surety, and (b) that Lessee shall give Lessor and the Trustee under the Indenture not less than 10 days prior written notice of any such proposed assignment, transfer or sublease. So long as any Bond Indebtedness of Lessor is outstanding neither this Lease nor the term hereby let and demised shall be mortgaged, nor shall Lessee mortgage, assign or pledge the interest of Lessee in and to any sub-lease or the rentals payable thereunder.

Section 14.02. Merger, Consolidation or Transfer of Assets by Lessee. The Lessee covenants and agrees that it will not merge or consolidate with any other corporation or transfer all or substantially all of its business, and assets to another corporation which in any such case succeeds to all or substantially all of the business and assets of Lessee, unless such successor corporation expressly assumes in writing all covenants,