

good faith that such event has occurred. On the proposed date of purchase and upon payment of the purchase price, in cash, Lessor shall convey the Leased Premises to Lessee subject and pursuant to Article XIX.

Section 18.02. Purchase Price in Certain Events. Lessee has an option to purchase the remainder of the Leased Premises under the provisions of Sections 10.04, 18.04, and 18.01. Unless otherwise specified, the purchase price for any such purchase shall be an amount equal to all unpaid instalments of rent. The term "all unpaid instalments of rent" shall mean an amount equal to the entire principal amount of the then outstanding Bonds, together with any applicable redemption premiums and all interest accrued or to accrue on and prior to the next succeeding redemption date or dates on which Bonds can be redeemed at the option of Lessor after giving notice to the holders thereof as required by the Indenture, less moneys available for such purpose then held by the Trustee, and any additional rental due or to become due hereunder prior to the time that the Bonds are paid in full and the trust established by the Indenture is terminated, including, without limitation, any unpaid fees and expenses of the Trustee which are then due or will become due prior to such time.

Section 18.03. Option to Purchase by Third Party Beneficiary.

As a part of the consideration for the execution of this Lease by Lessee, Reproco, Inc. (Hereinafter called "Reproco"), a Delaware corporation with an office at 129 South State Street, Dover, Delaware (all of the stock of which is owned by First National City Bank, New York, New York), is hereby granted, as a third party beneficiary to this Lease, the option to purchase the Leased Premises (excluding, however, any unimproved land which shall have theretofore been purchased by Lessee under Section 18.05 hereof) on November 1, 1977 or on May 1 or November 1 of any year thereafter for an amount equal to all unpaid instalments of rent as defined in Section 18.02 hereof plus the