

Section 19.02 to pay current damages) for what would be the then unexpired Original Term of this Lease if the same had not so expired, less the then fair net rental value of the Leased Premises for the same period, or

- (ii) All Unpaid Installments of Rent as defined in Section 1.02 hereof if any Bonds of Lessor are then outstanding and unpaid.

Section 19.04. Rights and Obligations on Default Unchanged by Non-Termination. The right of recovery of Lessor and the obligation of Lessee to pay the amount set forth in Section 19.03 shall be the same if Lessor shall exercise its right of entry, repossession or removal without termination of this Lease as provided in Section 17.01.

Section 19.05. Law Affecting Liquidated Damages. If any statute or rule of law shall validly limit the amount of such liquidated final damages to less than the amount agreed upon in Section 19.03, Lessor shall be entitled to the maximum amount allowable under such statute or rule of law.

ARTICLE XX

Additional Bonds

Section 20.01. Lessor to Use Best Efforts to Issue and Sell. As provided in Article XIII, Lessee shall have the right to make additions to, alterations of, and improvements on the Leased Premises, structural or otherwise, and to construct and equip additional Facilities (hereinafter collectively called "Additional Improvements"). The cost of any Additional Improvements shall be paid for by the Lessee or the Lessee at its option, and pursuant to the limitations hereinafter set forth, by notice to the Lessor, specifying the Additional Improvements proposed and the estimated cost thereof, may request the Lessor to pay for or reimburse Lessee for the Additional Improvements by the sale of Additional Bonds. In the latter event the Lessor agrees that if the estimated cost of any such Additional Improvements shall equal not less than \$100,000, the Lessor will use its best efforts to issue and sell Additional Bonds aggregating not less than \$100,000 under and pursuant to the provisions and limitations set forth in the Indenture and that it will apply the proceeds of such sale to pay the cost of such improvements. The schedule of payments and the rate of interest on such Additional Bonds shall be subject to the Lessee's approval.

Section 20.02. Inability of Lessor to Sell. If the Lessor is unable within a period of six months following its receipt of said request of Lessee successfully to issue, sell and deliver such Additional Bonds, the Lessee, at its option, may decide not to make the proposed improvement, or may make the proposed improvement at its own cost.

Section 20.03. Modification and Extension of Lease. Prior to each issuance of Additional Bonds under the Indenture the parties hereto shall enter into a supplement to this Lease.