

ARTICLE XIOPTIONS IN FAVOR OF LESSEE

SECTION 11.1. Options to Terminate. The Lessee shall have, and is hereby granted, the following options to terminate the Lease Term and its obligations as Lessee hereunder:

(a) At any time prior to full payment of the Note, the Lessee may terminate this Agreement by paying to the Purchaser an amount which will be sufficient to pay and retire the Note in accordance with its provisions (including, without limiting the generality of the foregoing, principal, interest to maturity or the earliest applicable prepayment date as provided for in the Note, prepayment fee, expenses of prepayment and Purchaser's and any other applicable fees and expenses).

(b) At any time after full payment of the Note and of any and all sums then due to the County under this Agreement, the Lessee may terminate the Lease Term by giving the County notice in writing of such termination and such termination shall forthwith become effective.

SECTION 11.2. Option to Purchase Unimproved Land. If no event of default under this Agreement shall have happened and be continuing, the Lessee shall have, and is hereby granted, the option to purchase any part of the Leased Land on which the Building is not located, at any time and from time to time. The purchase price for any unimproved land purchased pursuant to the exercise of the option herein granted shall be \$1,000 per acre. In connection with any such purchase, the Lessee shall furnish the County with the following:

(a) A notice in writing containing (i) an adequate legal description of that portion of the Leased Land with respect to which such option is to be exer-