

forth in this Section, and such right is not to be construed to permit a removal under any other circumstances and specifically is not to be construed to permit Grantor to make a wholesale removal of such Furnishings and Equipment.

Section 5.2. Alteration of Facilities. Grantor shall have and is hereby given the right, at its sole cost and expense, to make such additions, changes and alterations in and to any part of the Facilities as Grantor from time to time may deem necessary or advisable; provided, however, Grantor shall not make any addition, change or alteration which will adversely affect the structural strength of any part of the Facilities; and provided further that Grantor shall not make any addition, change or alteration which would change the character of the Facilities so that the Project would not constitute a long-term mental health hospital facility having 44 beds which is fully licensed. All additions, changes and alterations made by Grantor pursuant to the authority of this Section shall (a) be made in a workmanlike manner and in compliance with all laws and ordinances applicable thereto, (b) when commenced, be prosecuted to completion with due diligence without delay or abatement in Grantor's payment of Loan Payments and Additional Payments due under the Loan Agreement, and (c) when completed, be deemed a part of the Facilities; provided, however, that additions by Grantor to the Facilities of furnishings and equipment purchased and installed by Grantor with its own funds (i.e., funds other than (i) the Construction Fund, (ii) the Insurance and Condemnation Proceeds Fund, or (iii) any similar funds or accounts established in connection with the issuance of any Additional Bonds) and not constituting repairs, renewals, or replacements of items constituting a part of the Facilities, shall not be subject to the lien of this Agreement and may be removed by Grantor at any time during the life of this Agreement unless such furnishings and equipment are necessary for the Project to remain fully licensed for operation as a long-term mental health hospital facility having 44 beds eligible to participate in all Governmental Programs.

Section 5.3. Additional Improvements. Grantor shall have and is hereby given the right at its sole cost and expense to construct on that portion of the Land not then occupied by buildings or improvements such additional buildings and improvements as Grantor from time to time may deem necessary or advisable, provided, however such additions shall not be made