

shall have the right at its own expense during the Term to make Additions or Alterations of or to the Facilities and to erect or install in or on the Facilities any structures, equipment, machinery or other apparatus. Lessee shall have the right at any time and from time to time during the term of this Lease to make Additions or Alterations to the Leased Premises, structural or otherwise, and to erect any additional building or buildings and to remodel the Facilities from time to time as it in its discretion may determine to be desirable for its uses and purposes, provided that such remodeling shall not damage the basic structure of the then existing Facilities or materially decrease their value, with no obligation to restore or return the Facilities to their initial condition, but the cost of such new building or buildings and Additions and Alterations and remodeling shall be paid for by it and upon the expiration or termination of this Lease shall belong to and be the property of Lessor, subject, however, to the right of Lessee to remove from the Leased Premises at any time before the expiration or termination of this Lease and while it is in good standing with reference to the payment of rent and the performance of its other obligations hereunder all Additions or Alterations which can be removed without material damage to the Facilities or if they cannot be removed without such damage then provided that Lessee repairs any damage caused by such removal. Lessee shall repair all damage caused by changes or removals pursuant to this Article.

Section 11.02. Additions, Alterations to Become Property of Lessor. All Additions or Alterations introduced upon the Leased Premises by Lessee that are not removed by Lessee prior to expiration of this Lease as provided in Section 11.01 shall become the property of Lessor and shall be surrendered to Lessor upon any termination of the Term unless an option to purchase has been exercised pursuant to the provisions of this Lease.