

ARTICLE VII

ALTERATIONS AND RELEASE OF UNIMPROVED LEASED PREMISES

7.01. The Company shall have the privilege of remodeling or making improvements to the Project, including the construction of new buildings from time to time as it in its discretion may determine to be desirable for its uses and purposes, and upon obtaining written approval of the County. The cost of such improvements and remodeling shall be paid for by the Company and shall be the property of the County, subject to the terms of this Lease, provided, however, the Company shall have the right to remove from the Project 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 performance of other obligations hereunder any machinery, fixtures, equipment, appliances, improvements or other things placed in or upon the Project by the Company (except the heating, air conditioning and sprinkler system installed in the Building) which can be removed without material damage to the Project.

7.02. In the event that any action permitted to the Company by Section 7.01 causes damage to the Project, the restoration and repair of such damage shall be made at the sole expense of the Company. The Company covenants that it will promptly remove or bond any mechanic's liens that might arise as a result of improvements, restoration and repairs effected pursuant to this Article.

(CONTINUED ON NEXT PAGE)