

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 improvement 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 improvement bonds under the Indenture the parties hereto shall enter into a supplement to this Lease. Said supplement to this Lease shall, among other things, modify and extend the Original Term hereof and increase the Basic Rent to be paid hereunder by an amount at least sufficient to enable the Lessor to pay the principal of and interest on such improvement bonds. As and when such revised Basic Rent payments are agreed upon, a supplement to this Lease shall be executed by the parties hereto and recorded in all appropriate public offices necessary to give notice thereof.

ARTICLE XXI

Certain Definitions

Section 21.01. As used in this Lease the following terms have the following respective meanings:

Additions or Alterations:	Improvements, replacements, alterations, relocations, additions, enlargements or expansions in, on or to the Leased Premises and any and all equipment therefor.
All Unpaid Installments of Rent:	An amount equal to the entire principal amount of the then outstanding Bond Indebtedness, together with any applicable redemption premiums specified in Article V of the Indenture and all interest accrued or to accrue on and prior to the next earliest redemption date or dates specified in Article V of the Indenture on which the Trustee can redeem the Bond Indebtedness after giving notice to the holders thereof as required by the Indenture, less moneys available for such purpose then held by the Trustee, plus any additional rental due or to become due hereunder, including, without limitation, any unpaid fees and expenses of the Trustee which are then due or will become due prior to the time that the Bond Indebtedness is paid in full and the trust established by the Indenture is terminated.