

Termination Provision:

Conveyance by Agency upon Abatement Termination Date. On or after the Abatement Termination Date, the Agency shall have the option to terminate this Lease Agreement without the consent of the Company. In connection with the foregoing the Agency shall have the right to terminate this Lease Agreement and the Company Lease, reconvey the Facility Equipment to the Company and terminate the Sales Tax Exemption authorization if still in effect. In connection with the foregoing, the Agency shall have the right to execute appropriate lease termination documents with respect to the Facility and to place the same on record in the Suffolk County Clerk's office, at the sole cost and expense of the Company and in such event the Company waives delivery and acceptance of such lease termination documents and the Company hereby appoints the Agency its true and lawful agent and attorney-in-fact (which appointment shall be deemed to be an agency coupled with an interest), with full power of substitution to file on its behalf all affidavits, questionnaires and other documentation necessary to accomplish the recording of such lease termination documents.