

existing on or around the Property, including but not limited to seawalls and neighboring properties. If any County-owned improvement is damaged in connection with said construction activity, Lessee agrees to repair such damage immediately at no cost or expense to County or, in the event that Lessee fails to effectuate such repair within five (5) business days after written notice from County (or such longer period as may be reasonably required to complete such repair so long as Lessee commences such repair within five (5) business days and thereafter diligently prosecutes same to completion), County may enter upon the Property to make such repairs at Lessee's sole cost and expense, in which event Lessee shall reimburse County for all Actual Costs incurred by County in making such repairs within two (2) business days after Lessee's receipt of written demand from County.

5.8.6 Rights of Access. Representatives of the County shall, following reasonable advance written notice to Lessee, have the right to access the Property and the Improvements thereon, for the purpose of ascertaining compliance with the terms and conditions of this Lease, including but not limited to the inspection of construction work being performed. Lessee shall have the right to have a representative present to accompany the representatives of County in connection with such access. ~~In the event of any emergency which is life-threatening or which involves the threat of potential substantial damage to person or property, County shall have the right to enter upon the Property immediately and without notice to or accompaniment by Lessee. In addition, provided that neither Lessee nor any Lessee Parties is using meeting rooms, if any, at the Property for Lessee's or Lessee Parties activities or business operations, the County may request to use such rooms for County sponsored meetings consistent with any other applicable policies and procedures for Lessee's facility for meeting rooms. Such requests shall be made in writing no more than six (6) times per calendar year and shall be made no more than thirty (30) calendar days in advance, unless Lessee permits an earlier reservation in its reasonable discretion, but in no event shall such usage be on weekends, state/federal holidays, nor in June, July, August, or December. Lessee shall not unreasonably withhold or delay approval of County's request for use of rooms nor shall such use by County interrupt Lessee's use of the Property. County's access to and use of meeting rooms be at no cost to County for room usage, and County is responsible for other costs consistent with applicable policies for use of meeting rooms by others, unless otherwise negotiated between County and Lessee. If a paying third party requests use of the room, after County's reservation, the Lessee shall notify the County and County shall move its use to an alternate time or location upon agreement of Lessee. Notwithstanding the above, the Lessee reserves the right to cancel, in its reasonable discretion, any County meeting room use if the Lessee determines that there is a negative impact to its business or Lessee Parties by such use. To the extent that an Encumbrance Holder objects to this provision and provides such objection in writing, County's right to use meeting rooms under this provision shall be cancelled.~~

5.8.7 Notice of Completion; As-Built Drawings. Upon completion of the Redevelopment Work, the Subsequent Renovations, or any Alterations, Lessee shall file or cause to be filed in the Official Records of the County of Orange a Notice of Completion (the "**Notice of Completion**") with respect to the Improvements and Lessee shall deliver to County, at no cost to County, (a) final as-built plans and specifications of the Improvements for such portions of the Improvements affected by the work and as to which plans would customarily be prepared in accordance with industry standards (e.g., excluding those components of interior renovations as to which plans are not applicable or required by Applicable Laws) (the "**As-Built Plans**") delivered