

14th Year - THREE HUNDRED FOURTEEN THOUSAND, SEVEN HUNDRED NINETY-TWO AND 62/100 (\$314,792.62) DOLLARS.

15th Year - TWO HUNDRED NINETY-FIVE THOUSAND, SEVEN HUNDRED TEN AND NO/100 (\$295,710.00) DOLLARS.

The options to purchase hereinabove provided for shall be exercised by LESSEE'S depositing in the United States Mail notice of its election to exercise the option, and such deposit shall constitute exercise of the option on the last day of the month in which the deposit is made.

In the event this option to purchase is effectively exercised, LESSOR agrees to furnish to LESSEE such abstracts of title to the real property covered by this purchase option as are, at that time, in LESSOR'S possession and to submit the same for examination by the attorneys of LESSEE, whose opinion as to the merchantability of title shall be final; and in the event any title is found defective, LESSOR, at its own expense, shall take, if requested, the necessary steps to perfect the same; and if LESSOR should fail therein, after a reasonable time, LESSEE may take the necessary steps to perfect such title and the expense thereof may be deducted from the purchase price. At the election of LESSEE, in lieu of an abstract of title, LESSEE, as to any particular tract of land covered hereby, may obtain a title insurance policy acceptable to LESSEE. If title to such property is good, valid and merchantable, or is made so as herein provided, or if LESSEE shall obtain acceptable title insurance, LESSOR shall convey such property to LESSEE by general warranty deeds free of all encumbrances, including special assessments. If, as to any particular tract of land covered hereby, title is not good, valid and merchantable, or is not made so as herein provided, or title insurance cannot be obtained, LESSEE may waive said requirements and accept title, or may refuse title and require that the purchase option prices provided above be reduced according to the provisions of Paragraph 8 hereof in the same manner as such prices would be reduced in the event LESSEE should have been evicted from said item of land and the improvements thereon.

(B) OPTION - PARTICULAR ITEMS OF PROPERTY.

LESSEE shall also have the option to purchase any particular item of land leased hereby together with all improvements then thereon, at the end of any month during the first fifteen (15) years of this lease.

As to any particular item of land leased hereby, including all improvements then thereon, for which this option to purchase is effectively exercised, it is understood by LESSOR and LESSEE that the purchase option price shall be as follows:

The assigned value of any such particular item of land, as such value is assigned in the attached Exhibit "A", plus the undepreciated balance of the value of