

0-1144-002

any time during the first six (6) years of this lease, the Lessor shall have the right to force a sale of the entire PREMISES to the Lessee at a purchase price of Forty Thousand (\$40,000.00) Dollars per acre (or portions thereof in parcels not less than twenty (20) contiguous acres). In the event the Lessor shall elect to exercise said right, it is expressly made a condition of the aforesaid right to force a sale that Lessor shall serve written notice of such election upon Lessee at least one (1) year prior to the date Lessor chooses to sell and convey the PREMISES. This one (1) year notice is intended to permit Lessee ample time to obtain financing for a conveyance at a purchase price of Forty Thousand (\$40,000.00) Dollars per acre. Both parties shall cooperate to arrange interim financing, if necessary, in order to accomplish such purchase in less than the one (1) year period aforesaid. Lessee shall have the exclusive right to select the location of the acres within PREMISES to be conveyed. As a further condition of the sale, the title to the PREMISES, or any portion thereof, shall be good and marketable at time of sale, free of any and all liens and encumbrances - except those of prior record waived by Lessee, except taxes and other liens or charges which the Lessee is by this lease obligated to pay or satisfy, except this lease, and except such other encumbrances as the Lessee, or any one claiming through or under Lessee, may have placed upon the PREMISES. Lessee will, at time of sale, convert its title insurance policy on the leasehold to an owner's title insurance policy, the cost of which conversion will be borne by Lessee. Once Lessee furnishes Lessor a survey of the parcel to be conveyed, Lessor shall cause to be prepared a general warranty deed for delivery to Lessee and shall submit the same to the Lessee for examination at least ten (10) days prior to the date upon which the Lessor shall have chosen to complete the sale of the PREMISES. Costs to be borne by Lessee are: conversion of leasehold title insurance to owner's policy and deed recording fees. Documentary stamps shall be borne by Lessor. Each party shall be responsible for its own attorney's fees.

THIRTEENTH: LESSOR'S RIGHT TO EFFECT LIKE KIND EXCHANGE. At any time during the first six (6) years of this lease, unless hereinafter modified and otherwise subject to the terms and conditions of Item TWELFTH

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