

Page 14

ARTICLE XXII.

SURVEY:

Lessor, at its expense, shall immediately furnish to Lessee a plat of survey on tracing linen or vellum prepared by a registered land surveyor, showing thereon: Property line dimensions and angles; corner markers; locations of existing structures, utilities and obstructions; encroachments and easements; abutting streets, highways and alleys showing rights-of-way widths, widths of street, highway and sidewalk paving and street and highway names; locations of any restriction, set-back or building lines; elevations within leased area and at tops of curbs, street and highway center lines and along gutter lines; north arrow; legal description and plat book reference of leased area and easements; name of city, county and state in which leased area is located; surveyor's certification, address and signature.

ARTICLE XXIII.

ASSIGNMENT OF RENTS:

Should Lessor assign the rents or other charges accruing to Lessor under this lease, it is agreed any such assignment shall be subject to the terms and conditions of this lease and that Lessee in accepting the same, does not assume, and shall not be charged with, the obligation of keeping an account of the status of the indebtedness for which such assignment may have been given to secure.

ARTICLE XXIV.

TITLE EXAMINATION:

Lessee, after the full execution of this lease, shall have the right within a reasonable time to cause an examination of the public records to be made to determine whether Lessor is vested with such title in the demised premises as that Lessee may safely enter into this lease and pay to Lessor the rents herein provided. If said examination of the public records discloses such defects or objections as Lessee may not be willing to waive, Lessor shall be allowed a reasonable time, after written notice from Lessee, within which to remedy such defects or objections; and if Lessor fails or refuses to do so, Lessee shall have the right and privilege of employing an attorney of its own choice for that purpose, and of deducting the cost thereof from rentals accruing hereunder; or Lessee shall have the option and privilege of terminating this lease upon notice to Lessor to that effect. In the event