

ARTICLE XV. (continued)

The provisions of this Article shall be construed to be solely for the benefit of Lessee and to be additional to, independent of, and shall in nowise affect the existence of, any or all other privileges, options or rights of purchase contained in this lease.

If Lessee shall elect to purchase said premises under the option hereby granted, Lessor shall comply with the requirements of the next succeeding Article.

ARTICLE XVI.

CONVEYANCE REQUIREMENTS:

The giving by Lessee of notice of the exercise of any purchase option hereinbefore granted shall fix and determine the right of Lessee to purchase the property included in the option which Lessee elects to exercise, and the obligation of Lessor to sell the same. Lessor shall furnish, free of expense to Lessee, within fifteen (15) days after the receipt of said notice, a complete Abstract of Title certified from title in the Government, prepared and issued by a financially responsible title abstract company, showing fee simple title in said premises and appurtenances, including any easements granted hereunder, in Lessor as of a date not earlier than the date of said notice, or a Title Guarantee Policy issued by a financially responsible title insurance company. If an abstract is furnished, a reasonable time will be allowed Lessee to examine such abstract. If the abstract or interim title binder does not show fee simple title in Lessor, a reasonable time will be allowed Lessor to cure defects and clear the title preparatory to delivery of deed and any other instruments required to effect the transfer and conveyance.

Upon acceptance by Lessee of said title and payment to Lessor of the purchase price herein specified, Lessor shall convey to Lessee or its nominee, by General Warranty Deed, a fee simple title in and to said real estate and the appurtenances thereunto belonging together with any perpetual easements in adjoining or adjacent land necessary for the installation, maintenance, operation and use of sewer, water, gas, power and other utility lines and for driveways and approaches for the use and benefit of the above described parcel of real estate, free and clear of all liens, encumbrances, and charges of whatsoever character, with release of dower, curtesy, homestead, and all statutory rights; and shall also deliver to Lessee, free of expense to Lessee, such abstract, showing fee simple title to said premises in Lessor at the time of delivery of deed. Payment hereunder may be made by Lessee tendering its check, draft or voucher in the amount of the purchase price, and if there be more than one Lessor, tender to any Lessor shall constitute tender to all.

If any personal property shall be included in the option, Lessor shall furnish evidence, satisfactory to Lessee, of Lessor's ownership thereof, and shall convey the same by Bill of Sale with full covenants of warranty.

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