

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 Lessee elects to terminate this lease and shall have entered into possession of the premises, Lessee shall be liable only for rents and other charges, if any, accruing to the date of such termination and surrender of possession.

If, before the recording of this lease in the manner and as provided by law, the demised premises shall be subjected to any lien, whether by way of Mortgage, Deed of Trust, Security Deed, or otherwise, Lessor agrees, as a condition of this lease, to secure a subordination of such lien or liens and to cause such subordination agreement to be made a provision or part of any such Mortgage, Deed of Trust, Security Deed, or other instrument.

This lease shall not be binding upon Lessee until signed on its behalf by its President or a Vice President. All proposals, negotiations, and representations with reference to the matters covered by this lease are merged in this instrument, and no amendment or modification hereof shall be valid unless evidenced by a writing signed by such officer.

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