

10/18/77

be obligated to give or assign any better title to the Tenant than existed on the first day of the Term. The Tenant shall accept such title, subject, however, to (i) Permitted Encumbrances, (ii) any liens, encumbrances, charges, exceptions and restrictions not created or caused by the County, and (iii) any applicable laws, regulations and ordinances. Although the County shall be obligated to convey title to the Project as aforesaid on the date of purchase upon receipt of the purchase price therefor, the County shall nevertheless have such additional time as is reasonably required by the County to deliver or cause to be delivered to the Tenant all instruments and documents reasonably required by the Tenant and necessary to remove from record or otherwise discharge any liens, encumbrances, charges or restrictions in order that the County may convey title as aforesaid.

SECTION 10.06. Conveyance; Charges Incident Thereto.
Upon the date fixed for the purchase of the Project or any portion thereof by the Tenant, the Tenant shall tender the purchase price therefor to the County, and the County shall deliver a deed for the Project or such portion thereof to the Tenant. The Tenant shall pay all expenses of the County and all other charges incident to any conveyance, including any escrow fees, recording fees, title insurance premiums and any applicable federal, state and local taxes and the like.