

provisions of this Article pertaining to the good, useable order and condition of the leased premises and the furnishing of records to the Lessors shall be construed to include and shall apply to the entire building or architectural unit of which the leased premises is a part.

14. Access to leased premises after termination. In order to assure that upon termination of this lease the Lessors will have some way of access to their property (the premises herein leased) from a public street, the Lessee agrees and hereby covenants with the Lessors, their heirs and assigns, as follows.

- (a) That during the term of this lease, including any renewals and extensions thereof and so long as this lease remains in effect, the Lessee will not dispose (except such disposition as may be made to the public authorities for the widening of Richardson Street) of the fee simple title to the property adjoining the leased premises on the West and abutting on the Eastern side of Richardson Street, which property is designated "Reserved Area" on the plat attached hereto and marked Exhibit A, without either:
- (1) Conveying to the Lessors, their heirs or assigns, a right-of-way and/or easement providing an adequate and reasonable way of access to the leased premises from a public street for the Lessors, their heirs, assigns, agents, employees, licensees, invitees, and the general public; such right-of-way and/or easement to run with the land and may be used, in the discretion of the Lessors, the same as any public street to provide access to the leased premises. The location of such right-of-way and/or easement and the selection of the particular street from which it shall give access shall be left to the discretion of the Lessee. The width of such right-of-way and/or easement shall not be less than 20 feet; or
 - (2) The Lessee shall exchange a portion of its property fronting on a public street for the Lessors' property (the premises herein leased), the location of the Lessee's property to be exchanged shall be left to the discretion of the Lessee but, in any event, the fair market value of the Lessee's property shall be equal to the fair market value of the Lessors' property at the time of the exchange.