

tank disposal facilities and telephone service.

(c) Public Service: The property must have available suitable fire and police protection.

(d) Adaptability to Construction: The property must be adaptable to construction of the improvements envisioned by the Purchaser.

(e) Ingress and Egress: The premises must have suitable ingress and egress to Rutherford Road and Old Rutherford Road.

(f) Soil Test: Any and all soil tests conducted on the premises by the Purchaser, at the Purchaser's expense, must yield a result satisfactory to accomplish the site plan development and the construction of improvements planned by Purchaser. The Seller hereby grants permission to the Purchaser to enter on the premises to conduct soil tests.

(g) Building Permits: The Purchaser must be able to obtain such building permits as it deems satisfactory, authorizing the Purchaser to accomplish its improvements upon the premises as desired.

(h) Easements: The property must be free of undesirable easements.

(i) Title Insurance: The Purchaser shall be under no obligation to purchase the premises from the Seller unless the Purchaser can obtain from Lawyers Title Insurance Corporation at its regular rates satisfactory title insurance for the subject property, including: survey coverage, access to the premises, and any or all other easements necessary for Purchaser's development of the premises. The Purchaser's decision as to whether "satisfactory" title insurance can be obtained shall be final and shall not be subject to question by the Seller. The Seller shall cooperate fully with the Purchaser in helping the Purchaser to eliminate such exceptions from the Purchaser's title insurance binder as the Purchaser may desire eliminated, and further, the Seller shall cooperate fully with the Purchaser in order for all requirements of closing outlined in the Purchaser's title insurance binder to be accomplished in all respects.

The Seller shall furnish to the Purchaser any abstracts of title or other documents in its possession that will facilitate obtaining of title insurance.

(j) Drainage: The premises must be adaptable to effect drainage at an expense satisfactory to Purchaser.