

ARTICLE III

DEMISING CLAUSE, TITLE INSURANCE

Section 3.1. Demise of the Leased Land, Building and the Leased Equipment. The County demises and leases to the Lessee, and the Lessee leases from the County, the Leased Land, the Building and the Leased Equipment at the rental set forth in Section 5.3 hereof, and in accordance with the provisions of this Agreement.

Section 3.2. Title. The County will furnish, at the time of the delivery of the Note, a written opinion of Independent Counsel acceptable to the Assignee and to the Authorized Lessee Representative that the County has good and marketable fee simple title to the Leased Land, subject to Permitted Encumbrances.

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