

ARTICLE III

DEMISING CLAUSE, NO WARRANTY OF TITLE,
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 Warranty of Title. The County makes no warranty with respect to its title to the Leased Land and Building. The County will, however, furnish, at the time of the delivery of the Bonds, a written opinion of Independent Counsel as to the status of title on such date.

SECTION 3.3 Title Insurance. At the time of the delivery of Bonds, the County will provide a Mortgagee Title Insurance Policy (or appropriate Binder) upon the Leased Land and Building issued by a Company approved by the Trustee insuring the lien of the Indenture upon the Leased Land and Building, subject to no encumbrances other than Permitted Encumbrances, in the amount of \$2,250,000.

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