

- (b) Upon termination of this lease at the expiration of the 99-year term or any renewal or extension thereof, or upon any prior termination for any reason whatsoever, the Lessee shall either:
- (1) Convey 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.

The execution of a lease or a mortgage by the Lessee covering that portion of the Lessee's premises designated "Reserved Area" on Exhibit A shall not be construed as a disposition of the Lessee's fee simple title under the terms of this paragraph.

15. Covenant of quiet enjoyment. The Lessee, upon the payment of the rent herein reserved and upon the performance of all the terms of this lease, shall at all times during the lease term peaceably and quietly enjoy the leased premises without any disturbance from the Lessors or from any other person claiming through the Lessors.

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