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may be entitled by law as a result of Lessee's breach, including without limitation any remedies which may be available for unpaid rent. In addition to other damages which may be recoverable by Lessor, Lessor shall be entitled to recover reasonable attorneys' fees resulting from Lessee's default under this Lease.

13. Option to Purchase. Lessor hereby grants to Lessee the exclusive option and right to purchase the Property at any time during the Term, provided Lessee is not then in default hereunder, as of a date during the Term specified by Lessee in notice to Lessor no less than sixty (60) nor more than ninety (90) days from the date of Lessee's notice (the "Option Date"). Lessee shall exercise such option by (a) giving Lessor written notice of Lessee's desire for a determination of the purchase price for the Property, as provided herein, which notice shall be given at least sixty (60) days prior to the Option Date, and (b) giving Lessor written notice of Lessee's exercise of said option at such purchase price, which notice shall be given (if Lessee shall desire to exercise its option) within fifteen (15) days after the purchase price is so determined. Upon the exercise of this option (i.e., if Lessee elects to give both of the aforesaid notices), the purchase of the Property shall be completed no later than on the applicable Option Date. In the event that the purchase price is not determined by the applicable Option Date, the Option Date shall be adjourned to a date thirty (30) days subsequent to the date the purchase price is determined and the term of this Lease shall likewise be automatically extended to the same date thirty (30) days subsequent to the date the purchase price is determined,

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