
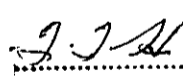


EVIDENCE OF TITLE

20. Within thirty (30) days from the date, Lessee notifies Lessor in writing of its waiver of all contingencies in this lease with the exception of this Section 20, Lessor shall deliver to the Lessee (at the office of the Lessee) a leasehold title insurance policy of a title company acceptable to the Lessee in the amount of SEVENTY FIVE THOUSAND AND no/100 (\$75,000.00) covering the date hereof, or its preliminary report on title or title binder showing title in the Lessor, subject only to matters to which this Lease is subject.

If the report on title, title binder, or leasehold title insurance policy, so required, discloses any defects in title (other than such usual objections contained in owners policies and matters to which this Lease is subject) Lessor shall, upon tendering the same to Lessee within thirty (30) days from the date hereof, have sixty (60) days, from the date which such title report, binder or leasehold title insurance policy bears, to cure such defects and to furnish such title report, binder, or title insurance policy showing such defects cured or removed. If such defects in title are not so cured within sixty (60) days, Lessee may, at its option terminate this Lease. In the event this Lease is so terminated all moneys, deposits and instruments shall be returned to the respective parties.

  
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Lessee

  
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Lessor