

default, may (but shall be under no obligation to) at any time thereafter make such payment or perform such act for the account and at the expense of Lessee, and may enter upon any of the Leased Properties for such purpose and take all such action thereon as, in Lessor's opinion, may be necessary or appropriate therefor. No such entry shall be deemed an eviction of Lessee. All sums so paid by Lessor and all costs and expenses (including, without limitation, attorneys' fees and expenses) so incurred, together with interest thereon at the rate of 9 1/4% per annum from the date on which such sums or expenses are paid or incurred by Lessor, shall be paid by Lessee to Lessor on demand.

ARTICLE XXI

21. Provisions Relating to Purchase of a Leased Property by Lessee. In the event Lessee purchases any Leased Property from Lessor pursuant to any of the terms of this Lease, Lessor shall, upon receipt from Lessee of the applicable purchase price, together with full payment of any unpaid Basic Rent, Additional Rent and other sums due and payable on or before the date of the purchase, execute and deliver to Lessee, on the purchase date, an appropriate deed with covenant against grantor's acts conveying title to such Leased Property to Lessee free and clear of all liens and encumbrances that have been created by Lessor without consent of Lessee other than those that Lessee has agreed hereunder to pay or discharge. The purchase price shall be paid to Lessor in federal funds without deduction or offset for any cause whatever. All expenses of such conveyance including, without limitation, the cost of title examination, escrow fees, the cost (including prepayment premium, if any) of obtaining and recording a release of such Leased Property from the lien of the Indenture, broker's fees, if any, attorneys' fees incurred by Lessor in connection with such conveyance and release, transfer taxes and recording fees, taxes

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