

21. Title and Quiet Enjoyment: Lessor warrants and covenants to Lessee that Lessor is, at the time of the execution of these presents, lawfully seized and possessed of the demised premises in fee simple and that it has a good and marketable title thereto and has the full right to lease the same for the term aforesaid, and that as long as Lessee is not in default hereunder, the Lessee may peaceably and quietly have, hold, occupy and enjoy the demised premises and all the appurtenances thereto without hindrance on the part of the Lessor. In connection herewith, Lessor agrees to warrant and defend Lessee to such peaceful and quiet use and possession of the demised premises against the claims of all persons claiming by, through or under Lessor.

22. Option to Purchase: Lessor hereby grants and extends to Lessee an option to purchase the demised premises, including the building and equipment thereon at a purchase price of Two Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$212,500.00). Notwithstanding any prohibition against assignment contained herein, Lessee shall have the right to assign this option, without consent of Lessor, to any principal or combination of principals of Lessee or of Lessee's parent corporation. The option may be exercised at any time after January 1, 1981 upon Lessee giving written notice to Lessor of its intent to acquire the property. Upon receipt of such notice, Lessor shall provide Lessee within sixty (60) days following receipt thereof, a general warranty deed, conveying to Lessee good fee simple title to said property, free and clear of liens and encumbrances, recorded or unrecorded, except for easements or rights-of-way presently on, upon or affecting the property, and lien for unpaid property taxes which shall be prorated at closing. Upon exercise of the option provided herein, Lessor will be responsible for the cost of furnishing its deed to Lessee, with documentary stamps

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