

expense of her appraisal, the Tenant shall pay for the expense of its appraisal, and the expense of the third appraisal shall be divided between the parties.

(c) The Tenant shall have thirty (30) days from the date that all appraisals are given to both parties within which to complete the purchase of the above described property. If the Tenant fails within said thirty (30) day period to complete the purchase in accordance with the terms herein set forth, then the Tenant's right to exercise any option to purchase granted herein shall terminate.

(d) Landlord shall, at the time of closing, deliver to the Tenant a general warranty deed conveying good and marketable title to the property hereinabove described. If this transaction is not completed because of failure by the Landlord to deliver a deed conveying good and marketable title, then the Tenant may, at its option, accept such title as the Landlord can convey, or the Tenant, at its election, may refuse to purchase property but may continue in possession as the Tenant during any remaining term of this Lease.

(e) It is a condition of this Option to Purchase that the title to be conveyed shall be free and clear of all encumbrances and liens except applicable zoning ordinances, rights of way and easements for streets, roads, and utilities as shown on recorded plats or which may be determined by an on the spot inspection of the property, or by a survey of the same. It is acknowledged by the parties that it is the intent of the Tenant to use the subject property for commercial purposes.

(f) Should this Option to Purchase be exercised within the aforesaid period of time, the ad

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