

ARTICLE XV. (continued)

a bona fide offer to purchase the said premises at a specified price, whether such price be first fixed by Lessor or the third party, and Lessor shall decide to sell the same for such amount, Lessor shall promptly give to Lessee notice thereof accompanied by an affidavit setting out the full terms of such offer and of Lessor's willingness to sell for the price offered, and Lessee shall have the first refusal and privilege (hereafter referred to as an "option") of purchasing said premises at such price; such option to be exercised within fifteen (15) days after Lessee receives notice from Lessor, by Lessee's notifying Lessor that it will purchase said premises for the amount specified in said offer. In the event Lessee shall not give Lessor notice, within said fifteen-day period, of its election to purchase for the amount specified in said offer, Lessee shall not be obligated to purchase, and Lessor may thereafter sell said premises to the party making said offer, always subject, however, to the provisions of this lease and to the leasehold estate herein granted, including without limitation Lessee's right to receive notice and affidavit of, and to purchase according to, the terms of any future bona fide offer acceptable to the then Lessor of the demised premises and to any and all other or additional purchase options, extension options and to all rights and privileges of Lessee in this lease contained. In the event any such bona fide offer shall cover a tract larger than but including the demised premises, Lessee's right of refusal under this Article shall apply to such larger tract. If Lessee shall fail to avail itself of its prior right to purchase such larger tract whether or not Lessor shall thereafter sell the same to a third party, Lessee shall nevertheless retain its right to receive notice and affidavit of, and prior right to purchase according to, the terms of any and all future or subsequent bona fide offers which may be acceptable to the then Lessor of the demised premises.

The provisions of this Article shall be construed to be solely for the benefit of Lessee and to be additional to, independent of, and in nowise affected by the existence of, any or all other privileges, options or rights of purchase contained in this lease.

If Lessee shall elect to purchase said premises under the option hereby granted, Lessor shall comply with the requirements of the next succeeding Article.

ARTICLE XVI.

CONVEYANCE REQUIREMENTS:

The giving by Lessee of notice of the exercise of any purchase option hereinbefore granted shall fix and determine the right of Lessee to purchase the property included in the option which Lessee elects to exercise, and the obligation of Lessor to sell the same. Lessor shall furnish, free of expense to Lessee, within twenty (20) days after the receipt of said notice, a complete Abstract of Title certified from title in the Government, prepared and issued by a financially responsible title abstract company, showing fee simple title in