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In consideration of one (1.00) Dollar and other good and valuable considerations, receipt whereof is hereby acknowledged, lessor hereby:

(a) grants to lessee, its successors and assigns, an option to purchase the premises herein leased at any time during the term of this lease or any renewal or extension thereof, ~~XXXXXXXXXXXX~~  
XX; and

(b) agrees that should the lessor at any time during the term of this lease or any renewal or extension thereof receive one or more offers to purchase the premises herein leased ~~XXXXX Lessor~~  
~~XX~~ and any such offer is acceptable to lessor, then lessor shall give lessee written notice of such offer, stating the name and address of the offeror and the price, terms and conditions of such offer, and the lessee, its successors and assigns, shall have an option to purchase the premises exercisable at any time within thirty (30) days after receipt of said notice at the price and upon the terms and conditions stated therein.

Should lessee exercise either of its options to purchase, written notice of such decision shall be given lessor, subject to good marketable title and ability of lessee to obtain all desired building, construction or other necessary permits. Written notice of lessee to exercise its option under subparagraph (a) above shall be given lessor prior to the expiration of the term of this lease or any renewal or extension thereof. Written notice of lessee to exercise its option to purchase under subparagraph (b) above shall be given lessor prior to the expiration of said thirty (30) day period. Upon written notice to lessor by lessee that the latter will exercise either of its options to purchase, lessee may immediately obtain a title insurance policy from a reliable title insurance company or an opinion of title by a competent attorney of its own choosing, which shall show the premises free and clear of all liens and encumbrances whatsoever with a good marketable title in lessor. However, if the title is not clear, lessor agrees, upon or before the final closing date, to satisfy and discharge any existing mortgages, liens, taxes or other encumbrances against the premises. In case of purchase by lessee, lessor agrees to pay all outstanding special assessments whether matured or maturing in the future and also agrees to pay