

ARTICLE XXIV.

TITLE EXAMINATION:

Lessor, free of expense to Lessee, shall furnish to Lessee a leasehold title insurance policy, issued by a financially responsible title insurance company, acceptable to Lessee, in an amount equal to the aggregate of the rental to be paid during the first ten years of the term of this lease, insuring Lessee against loss or damage which Lessee may sustain by reason of any defects in Lessor's title or because of liens or encumbrances charging the same, as of the date of such title policy, subject only to the title insurance company's usual policy exceptions against which it does not insure.

Lessor shall make application to such title insurance company in the name of Lessee and shall furnish or cause to be furnished to Lessee within a reasonable time after the execution of this lease (not to exceed thirty days) an interim title binder of such title insurance company setting out the condition of Lessor's title.

Lessor shall remove any liens, encumbrances, defects and objections shown by such title binder within ninety (90) days after notice from Lessee to Lessor of such title defects unless the time therefor shall be by Lessee extended, and in the event such liens, encumbrances, defects and objections be not cured within said ninety (90) day period, or extended period if granted, Lessee may elect to accept title as disclosed by said binder. In the event Lessor shall fail to cure said liens, encumbrances, defects and objections disclosed by said binder and Lessee shall not elect to accept the same, then Lessee shall have the right to cancel and terminate this lease and the same shall become null and void.

Lessee is not obligated to make any payment of rent hereunder until such time as it shall have been satisfied as to Lessor's title in the manner first provided in this Article and it is understood that any payment of rent made by Lessee prior to Lessee's acceptance of the title shall not be construed as a waiver of any of its rights under this Article or this lease.

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