

ARTICLE XXIV.

TITLE EXAMINATION:

Lessor, free of expense to Lessee, shall furnish to Lessee, such evidence of Lessor's title as shall be satisfactory to Lessee and its attorney, showing such title to the premises in Lessor as will authorize Lessor to enter into this lease and to collect and retain the rents hereunder.

Lessor shall remove any liens, encumbrances, defects, and objections shown by such evidence 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 the ninety (90) day period aforesaid, or extended period if granted, Lessee may elect to accept title as disclosed by said evidence. In the event Lessor shall fail to cure said liens, encumbrances, defects and objections disclosed by said evidence, 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 Lessee'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.

If, before the recording of this lease in the manner and as provided by law, the demised premises shall be subjected to any lien, whether by way of Mortgage, Deed of Trust, Security Deed, or otherwise, Lessor agrees, as a condition of this lease, to secure a subordination of such lien or liens and to cause such subordination agreement to be made a provision or part of any such Mortgage, Deed of Trust, Security Deed or other instrument.

This lease shall not be binding upon Lessee until signed on its behalf by its President or a Vice President. All proposals, negotiations, and representations with reference to matters covered by this lease are merged in this instrument, and no amendment or modification hereof shall be valid unless evidenced by a writing signed by such officer.

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