

provisions and conditions of this Lease shall remain in full force and effect during such renewal term.

VI. Lessors hereby grant unto Lessee the following option to purchase the demised premises:

The right and option to purchase the demised premises at any time during the original term or renewal term of this Lease, at and for the price offered therefor by any responsible third person which offer is acceptable to Lessors. Upon receipt of any acceptable offer, Lessors shall promptly notify Lessee in writing and Lessee shall then have thirty (30) days from such notice in which to exercise this option, said option to be exercised by written notice to Lessors as hereinafter provided.

In the event that Lessee shall exercise its option to purchase the demised premises, Lessors covenant and agree within thirty (30) days thereafter, upon payment of the purchase price agreed upon, to convey or assign, or cause to be conveyed or assigned, the demised premises to Lessee, its successors and assigns, in fee simple by a good and marketable title, good and good of record, with covenants against encumbrances of special warranty and of further assurances free and clear of all claims, easements, restrictions and encumbrances or liens; taxes, water rent, and other current expenses and rent hereunder to be adjusted as of the date of settlement; Lessors and Lessee each to pay one-half ($\frac{1}{2}$) of the Federal and State Stamp Taxes on the deed. It is understood and agreed that in the event the title of Lessors shall be such as will not be guaranteed by any recognized title guarantee company selected by Lessee at such company's regular rates, Lessee may reject title to said property.