

ARTICLE XIII.

EXTENSION OPTION:

For the considerations herein named, Lessor gives and grants to Lessee the exclusive option and privilege of extending the term of this lease for _____ () years beginning at the expiration of the original term hereof, provided Lessee shall notify Lessor of Lessee's exercise of such option at any time during said original term. Upon the giving of such notice, this lease shall be extended, and shall continue in full force and effect, with all of the agreements, obligations, conditions, and covenants herein set forth, for and during said extended term of years; and the execution by the parties of a new lease or an instrument of any kind, extending the term of this lease in accordance with such notice shall not be required.

ARTICLE XIV.

PURCHASE OPTION:

For the considerations named in this lease Lessor hereby gives and grants unto Lessee for and during the full period comprising the initial or any extended term of this lease the continuing and indefeasible option of purchasing the demised premises, hereditaments and appurtenances, including all, if any, of Lessor's improvements and property thereon whether real, personal or mixed, free and clear of any and all liens and encumbrances of any kind or nature whatsoever, for the sum of _____ () dollars in cash. This option may be exercised at any time during said period by notice from Lessee to Lessor and the giving by Lessee of notice of the exercise of this option shall fix and determine as of the date of service of such notice the obligation of Lessee to purchase the demised premises and the obligation of Lessor to sell and convey the same for the sum hereinabove specified. This option shall constitute a covenant running with the land throughout the period above specified and shall be construed to be solely for the benefit of Lessee and to be additional to and independent of any and all other privileges, options of purchase and rights or options of refusal contained in this lease. Neither the fact that Lessee may have, at any time, or from time to time, refused or failed to purchase the demised premises under or pursuant to any purchase refusal option in this lease contained, whether or not Lessor shall have sold the premises to any third party at a greater or lesser price than the option price specified above in this Article, nor any other fact, act or neglect to act shall be effective to defeat Lessee's right of purchasing the demised premises from the present, or any subsequent, Lessor at the option price, and under the terms, stated in this Article. Upon Lessee's giving such notice, Lessor shall comply with the requirements of the second succeeding Article entitled "Conveyance Requirements."

Upon Lessee's giving notice of its exercise of this option, the provisions of Article XV of this lease shall be inoperative and of no force or effect and any rights that Lessor may have theretofore had shall ~~forthwith terminate.~~

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