ARTICLE XXIV.

TITLE EXAMINATION:

Lessor, free of expense to Lessee, shall furnish to Lessee the title opinion of a reputable attorney addressed to Lessee showing such title to the premises in Lessor as will authorize Lessor to enter into this lease and collect and retain the rents thereunder.

Lessor shall remove any liens, encumbrances, defects and objections shown by such title opinion 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 title opinion. In the event Lessor shall fail to cure said liens, encumbrances, defects and objections disclosed by said title opinion 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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