

necessary to or repair the aforesaid condition or conditions and until such mortgagee and assignee, after such commencement within such 45-day period, fails to proceed with said corrections and repairs in a diligent manner until the same have been accomplished.

(b) The Government agrees to afford entry into the devised premises to such mortgagee and assignee of rents at all reasonable time for the purpose of making such corrections and repairs, and the Government further agrees at the time of giving any notice to the Lessor under this Paragraph 12, to send a copy thereof to any mortgagee and assignee of rents hereinabove referred to.

(c) Nothing herein shall be construed to prohibit the Government, when it so elects and when the Lessor and such mortgagee and assignee fail to do so, from making the repairs, corrections and replacements to the leased property which are the obligation of the Lessor hereunder, or from at any time making emergency repairs, corrections, and replacements, and deducting from the rentals due hereunder the costs of all such repairs, corrections and replacements which are the obligation of the Lessor hereunder. In making such repairs, etc., the Government shall not do or suffer anything to be done whereby the land and building may be encumbered by any mechanic's lien, and shall, if a mechanic's lien be filed against the said land and building, purporting to be for labor or material furnished, be solely responsible for discharging the same.

(d) For any period said building or any part thereof is unfit for the purposes leased on account of failure of Lessor to perform its obligations to repair hereunder, the rent shall be abated in proportion to the area determined by the Postmaster General to have been rendered unavailable to the Post Office Department by reason of such condition.

(e) Unfitness for use does not include subsequent unsuitability arising from such matters as design, size or location of the building.

(f) Delays in putting the leased property in a satisfactory condition for the purposes leased as required by this Paragraph 12 shall be excused for the same reasons and in accordance with the same terms and conditions as are provided for completion delays in Article IV (Delay-Time Extension) of the Post Office Department General Conditions dated April 6, 1960, which said paragraph is incorporated herein by reference thereto.

13. In addition to any other remedy afforded the Government by this lease, the Government shall have the right:

(a) To obtain reimbursement from the Lessor for the excess cost to the Government of leasing such other facilities as the Postmaster General determines to be necessary to replace the building covered by this lease, or any part thereof, being or remaining unavailable to the Government by reason of a breach of the conditions (including required repair and reconstruction) of this lease, and

(b) to make repairs to, or reconstruct the building covered by this lease in the event the Lessor refuses or neglects to make repairs to or reconstruct the building covered by this lease when the Lessor is required to do so by this lease, and to do the same for the account of the Lessor, and to obtain reimbursement from the Lessor for the cost thereof.

14. The Government shall have the option to purchase the fee simple title to the leased premises, including the underlying land, at the following respective times and prices:

(1) At end of basic 30-year lease term	\$900,000.00
(2) At end of 10-year renewal option term	\$800,000.00
(3) At end of first 5-year renewal option term	\$700,000.00
(4) At end of second 5-year renewal option term	\$700,000.00