

or assign any better title to Lessee than existed on the first day of the Term. Lessee shall accept such title, subject, however, to (i) any liens, encumbrances, charges, exceptions and restrictions not created or caused by Lessor, and (ii) any laws, regulations and ordinances. Although Lessor shall be obligated to convey title to the Leased Premises as aforesaid on the date of purchase upon receipt of the purchase price therefor or on a date fixed for the redemption of Bonds, Lessor shall nevertheless have such additional time as is reasonably required by Lessor to deliver or cause to be delivered to Lessee all instruments and documents reasonably required by Lessee and necessary to remove from record or otherwise discharge any liens, encumbrances, charges or restrictions in order that Lessor may convey title as aforesaid. To the extent that it may be lawful to do so, Lessor covenants that it will not adopt any law, regulation or ordinance which would adversely affect the title of Lessee.

Section 19.02. Charges Incident to Conveyance. Upon the date fixed for the purchase of the Leased Premises or the remainder of the Leased Premises by Lessee, Lessee, shall tender the purchase price therefor to Lessor, and Lessor shall deliver a deed conveying such property to Lessee. Lessee shall pay all charges incident to any conveyance, including any escrow fees, recording fees, title insurance premiums and any applicable federal, state or local taxes (except state and local income taxes) and the like, including federal documentary and local taxes.

Section 19.03. Time of Payment of Purchase Price. Notwithstanding any other provision hereof this Lease shall not terminate on the date on which Lessee shall be obligated to purchase (whether or not any delay in the completion of such purchase shall be the fault of Lessor), nor shall Lessee's obligations hereunder cease under any termination provision hereof until Lessee shall have paid the purchase price then payable for the Leased Premises, without set-off, counter-claim, abatement, suspension, deduction, diminution, or defense for any