

claims against the Lessor and all persons claiming under, by, or through the Lessor.

Article 18

Lessor's Right of Entry

The Lessor and his agents shall have the right to enter upon the premises at all reasonable times to examine the condition and use thereof, provided only that such right shall be exercised in such manner as not to interfere with the Lessee in the conduct of the Lessee's business on such premises; and if the premises are damaged by fire, windstorm, or by any other casualty which caused the premises to be exposed to the elements, then the Lessor may enter upon the premises to make emergency repairs; but if the Lessor exercises its option to make emergency repairs, such act or acts shall not be deemed to excuse the Lessee from its obligation to keep the premises in repair and the Lessee shall, upon demand of the Lessor, immediately reimburse the Lessor for the cost and expense of such emergency repairs.

Article 19

Lessee's Option to Purchase

19.1 Option to purchase at fair market value. The Lessor hereby grants to the Lessee the option to purchase the interest of the Lessor in the leased premises at the appraised fair market value thereof as of any Option Date as provided in Section 19.2 below, and upon the terms and conditions as hereinafter set forth.

19.2 Option Dates and election to exercise. The Lessee may purchase the Lessor's interest in the premises only as of the Option Dates hereinafter specified and only after giving written notice of its election to exercise this option as hereinafter provided. For purposes of this option, the Option Dates shall be the date one year after the commencement date of this Lease and the corresponding date every fifth (5th) year thereafter during the term of this Lease, including extensions thereof. The election of the Lessee to exercise this