

ARTICLE III

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DEMISING CLAUSE, NO WARRANTY OF TITLE,

TITLE INSURANCE

SECTION 3.1 Demise of the Leased Land and Building. The County demises and leases to the Lessee and the Lessee leases from the County, the Leased Land, Building, and Lessed Equipment, at the rental set forth in Section 5.3 hereof and in accordance with the provisions of this Lease.

SECTION 3.2 Title Insurance. At the time of the delivery of the Note, the County will provide, at Lessee's expense, appropriate binders or commitments for Owner, Lessee and Mortgagee title insurance policies covering the demised premises with improvements issued by a company approved by the parties and in form satisfactory to the Lessee, County, and Mortgagee, and their respective counsel, in appropriate amounts, subject to no encumbrances other than Permitted Encumbrances.