

In the event Sublessee shall direct Sublessor to purchase the Demised Premises and Building Equipment as above provided, Sublessee shall pay to Sublessor, in immediately available funds, on the date such purchase is consummated the sum of \$4,000,000. Upon the tender of such sum to Sublessor, Sublessor shall convey and deliver the Demised Premises and Building Equipment to Sublessee free of all liens or other encumbrances, except such liens or encumbrances (if any) as shall arise on account of the actions of Sublessee.

IN WITNESS WHEREOF, this Sublease has been duly executed by Sublessor and Sublessee.

C. G. CONN, LTD.

(SEAL)

By William K. Gordon
PRESIDENT

Attest:

James R. Minner
Secretary

Signed, Sealed and Delivered in the Presence of:

John P. Dambra
Lester A. Libron

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