

ARTICLE III

DEMISING CLAUSES

SECTION 3.1. DEMISE OF THE LEASED LAND AND BUILDING AND THE LEASED EQUIPMENT. The County demises and leases to the Lessee, and the Lessee leases from the County, the Leased Land and the Building at the rental set forth in Section 5.3 hereof, and in accordance with the provisions of this Agreement.

SECTION 3.2. WARRANTY OF TITLE. The County warrants that it has this day acquired a good and marketable fee simple title to the Leased Land to be conveyed as security for the Bonds free from all encumbrances other than Permitted Encumbrances, and the County will promptly furnish, upon request by Lessee, a written opinion of Independent Counsel that it has good and marketable fee simple title to the Leased Land, subject to Permitted Encumbrances.