

ARTICLE III

DEMISING CLAUSE, NO WARRANTY OF TITLE, TITLE INSURANCE

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

SECTION 3.2. No Warranty of Title. The County makes no warranty with respect to the title to the Leased Land and the Lessee will furnish, at the time of the delivery of each series of Bonds, a written opinion of Independent Counsel that the County has good and marketable fee simple title to the Leased Land and Building, subject to Permitted Encumbrances.

SECTION 3.3. Title Insurance. At the time of the delivery of the Series 1979 Bonds, the County will provide a Mortgagee Title Insurance Policy (or appropriate Binder) upon the Leased Land and Building issued by a Company approved by the Trustee insuring the lien of the Indenture upon the Leased Land and Building, subject to no encumbrances other than Permitted Encumbrances, in the amount of \$1,800,000.

0 3 2 3

4328 RV-2