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may terminate this lease at the expiration of the last term herein provided for by giving to the other written notice thereof at least ninety (90) days before the expiration thereof. In absence of such notice this lease and the option rights herein given shall continue from term to term for further terms of one ( 1 ) year each at the rental last specified until terminated by either party giving to the other written notice thereof at least ninety (90) days prior to the expiration of the then current term.

**WARRANTY**

20. LESSOR warrants that LESSOR is, or prior to the beginning of the original term hereof will be, the sole owner of said demised premises in fee simple, free and clear of all liens, mortgages, deeds of trust, encumbrances, covenants, restrictions, encroachments and easements

and that LESSOR has full right and authority to make this lease.

**QUIET  
POSSESSION**

21. LESSOR shall put ATLANTIC in possession of said demised premises at the beginning of the original term of this lease and covenants that during its continuance ATLANTIC quietly shall enjoy the premises, except as limited and qualified by the provisions of Paragraph 4.