

thereby incurred. Lessee's obligations to observe or perform this covenant shall survive the expiration or other termination of the terms of this Lease.

(17) TITLE, PAYMENT OF TAXES, ASSESSMENTS AND MORTGAGES: Lessor hereby represents that he is the title owner of and has the absolute right to lease the premises herein letted and further represents that at the time of the making of this Lease, all taxes on said premises have been paid. Lessor further agrees to pay real estate taxes and assessments on the land and improvements and the mortgages due and payable during the term of this Lease.

(18) ENTIRE AGREEMENT: This Lease Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner than by agreement in writing signed by both parties hereto or their respective successors in interest.

(19) BINDING UPON SUCCESSORS: All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 25th day of August, 1964.

WITNESSES:

Donald A. Lacey
C. Victor Gipe Jr.

Peter Efstratou (L.S.)
PETER EFSTRATON, Lessor

DICTAPHONE CORPORATION, Lessee

WITNESSES:

W. M. Sheridan
Maryl. Sweeney

BY: *James J. Winters* (L.S.)
JAMES J. WINTERS
Counsel
Assistant Secretary

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