

Lessors covenant that at the time of the execution of this lease, lessors are the owner of the leased premises, have full right to lease the same for the term aforesaid and will put lessee in actual possession of the premises as aforesaid. Lessors covenant that lessee shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire premises during the term of this lease or extension thereof, the breach of which covenant by operation of law or for any other reason, even if affecting only a portion of the premises, if not promptly corrected, will entitle the lessee at its option to terminate and cancel this lease and to remove its property and equipment from the premises. Lessors further agree that if lessee should be made a party in any legal proceeding affecting the lessee's right of continuous and quiet possession, lessors will reimburse the lessee for any reasonable attorney fees or other expense incurred by lessee in defending its right under this lease and any such expenses may be applied by lessee upon rental due or to become due.

Any holding over by lessee shall not be considered as an extension of this lease for any period longer than one (1) month.

Lessee shall have the right to assign this lease or sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best.

If the premises are totally destroyed (or so substantially damaged as to be untenable) by storm, fire, earthquake or other casualty, this lease shall terminate as of the date of such destruction or damage and rental shall be accounted for as between lessors and lessee as of that date. If the premises are damaged but not rendered wholly untenable by any such casualty in the judgment of lessee, rental shall abate in proportion to the number of square feet which have been damaged and lessors shall restore as speedily as practicable, whereupon full rent shall recommence.

Lessee shall have the right to install all necessary furnishings, equipment and fixtures and to remove the same from the premises upon

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