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previously made by Lessee, provided that such removal is accomplished prior to the expiration or prior termination of this Lease, and provided further that Lessee shall repair any damage caused to the Property by such removal. Any such alterations and improvements not removed as provided for above shall become the property of Lessor at the expiration or earlier termination of this Lease unless Lessee shall purchase the Property pursuant to paragraph 13 below.

11. Representations, Warranties and Covenants of Lessor.

Lessor warrants that Lessor owns the Property in fee simple subject only to ad valorem taxes for the current year and such other liens, encumbrances and exceptions, if any, as are specifically set forth on Exhibit B attached hereto. Lessor further warrants that Lessor has full right and lawful authority to lease the Property for the full term hereof; that Lessor will defend its said title to the Property against the claims of all persons whomsoever; and that Lessee shall have the quiet and peaceful enjoyment of the Property during the Term. Without limiting the generality of the foregoing, Lessor represents, warrants and covenants that the zoning of the Property is such as will permit use thereof by Lessee at all times during the Term for the uses and business heretofore conducted thereon and therefrom by Lessor and that the Property conforms to all governmental codes, rules or regulations applicable to such usage and business. Lessor agrees to indemnify Lessee and hold Lessee harmless, for a period of one (1) year from the commencement of the Term, from and against any claim, cause of action or other liability or expense, to the extent not covered by

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