

easements and rights of way recorded on the public records with documentary stamps attached and dower duly renounced.

10. WARRANTY AS TO REPAIR TO ROOF, OUTER WALLS, AND DOWN SPOUTS.

Lessors hereby covenant and agree that during the continuance of this Lease that they will make all necessary repairs to the roof, outer walls and down spouts of said building. It is agreed that the roof, outer walls and down spouts will be sound and Lessors shall not be called upon to pay any damages for leaks should any occur, or from any defects therein, except after notice from the Lessee and the lapse of a reasonable length of time within which to repair the same.

11. WARRANTY OF LESSORS' TITLE. The Lessors represent that they own the leased premises in fee simple and that the property is free from encumbrances except as referred to elsewhere in this lease. The Lessors further represent that they have the right to make this lease and covenant that they will execute or procure any further necessary assurances of title that may be reasonably required for the protection of the Lessee.

12. COLLECTION OF RENT. It is further agreed by the

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