

Ora Tanner Gibson and of the death or legal incapacity of any of the respective parties herein designated as Landlord (or any of their successors in interest) and of any sale or transfer of, or other change with respect to, any of their interests in the property covered by this lease or the rental payable hereunder. It is further covenanted and agreed that all payments made in accordance with the provisions hereof, prior to receipt by Tenant of written notice of any change in said interests, shall fully and effectively discharge Tenant from any liability for the rent covered by such payments and that the parties herein designated as Landlord and their successors in interest will hold Tenant harmless from any further liability therefor.

Tenant shall not be required to make any change in the disbursements as hereinabove set out until it has been furnished with a valid written authorization signed by the party or parties affected or their proper legal representatives.

COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION.

The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into the lease for the full term aforesaid, and for all extensions herein provided, and that Landlord is lawfully seized of the entire premises hereby demised and has good fee simple title thereto free and clear of all contracts, leases, tenancies, party wall agreements, restrictions, violations, liens and encumbrances of every nature whatsoever, except: