

the Landlords shall have the right at any time to mortgage his, her or their interest in the demised premises by any mortgage or other instrument which is junior or inferior in lien to the lien of this lease without restriction or interference on the part of the Tenant.

WARRANTIES OF LANDLORD

Subject to the mortgage hereinabove set forth in this lease, the Landlord covenants and warrants that there are no mortgages, ground rents, liens or other encumbrances prior in lien to the lien of this lease. The Landlord further covenants and warrants that there are no easements interfering with the full use and possession of the leased premises by Tenant and that there are no restrictions now in force which will make or hereafter prohibit the Tenant from using the leased premises, or any part thereof, as a general merchandise store as now conducted by Tenant in its various places of business in other parts of the United States.

The Landlord covenants, warrants and agrees that upon the performance by Tenant of its obligations hereunder, Tenant shall have peaceful and quiet possession of the leased premises during the full term of this lease.

Anything to the contrary in this lease notwithstanding, it is understood and agreed that each and every one of the covenants, conditions and warranties of the Landlord are and shall be for themselves individually and as to their respective interests only.

HEAT, LIGHTS, WATER, POWER, ETC.

Tenant shall bear, at its own cost and expense, any and all charges for fuel, heat, water, gas, electric lights and power used on the leased premises during the term of this lease.

CONSTRUCTION OF THIS LEASE AGREEMENT

The titles appearing at the heading of the respective sections of this lease are intended for convenience only and are not intended to and do not indicate all the matters treated in the respective sections; and such titles shall not be used in the construction of any part of this lease.