

COVENANT OR 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 any extensions thereof, 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, excepting any defects which might be revealed by survey.

Landlord further covenants and warrants that if the Tenant shall discharge the obligations herein set forth to be performed by the Tenant, the Tenant shall have and enjoy, during the term hereof and any extensions thereof, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto.

THE LANDLORD AND TENANT FURTHER STIPULATE, COVENANT AND AGREE AS FOLLOWS:

USE OF PREMISES. That the premises hereby demised shall not be used for any unlawful purpose during the term of this lease and any extensions thereof.

SUBLETTING AND ASSIGNING. That the Tenant may assign this lease or sublet the whole or any part of the demised premises, but if Tenant does so Tenant shall remain liable and responsible under this lease

FIXTURES. That Tenant may, at any time, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, electric fans, portable cooling units, etc) which may have been installed in said premises or otherwise acquired by Tenant.

ORDINANCES. The Tenant shall, at its own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and any and all their departments and bureaus, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which