

lease upon successive periods of six (6) months from and after July 10, 1974 upon the same terms and conditions until such time as the Lessor shall give to the Lessee sixty (60) days notice in writing that it will require the leased premises in connection with said expansion program.

(d) That the Lessee shall undertake and assume the sole responsibility for the maintenance of the leased premises during the term of said lease and the Lessor shall have no duties or obligations under said Lease other than to permit the occupancy of the leased premises by the Lessee upon performance of the obligations assumed to be performed by said Lessee.

4. In the event the Sellers should, for any reason, be unable to convey the full title to the property hereinabove described, free and clear of all liens and encumbrances on the said January 10, 1973, the Seller and the Buyer shall agree between them upon any sums to be held in escrow to indemnify the Buyer against any claims on the part of any person, firm or corporation which sums may be deducted from the proceeds due to the Seller and held in escrow until such claims have been resolved. Should the Seller and the Buyer be unable to agree upon the amount required to adequately protect the Buyer, the Buyer may petition the Court in any action pending against the Seller, requesting the Court to fix the amount of such escrow, the Seller to be bound by the terms of any Order issued upon such petition, all funds due to the Seller to be withheld from payment to the Seller until such escrow shall have been established pursuant to such Court Order and the property being purchased by the Buyer having been fully discharged from any lien or claim.