

its successors and assigns, but with the right, nevertheless, of Landlord to recover from the Tenant any past due rentals.

(9) Landlord warrants that on the effective date of this Lease it will be the sole owner of the demised premises in fee simple, free of liens and encumbrances, except for a first mortgage on the premises and except for a refinancing of said mortgage which is expressly agreed to by Tenant.

(10) Landlord shall put Tenant in possession of the demised premises and covenants and agrees that during the continuance of this Lease, Tenant shall have quiet possession and enjoyment of the premises.

(11) This agreement shall be binding upon the parties hereto, their successors and assigns, and shall supersede any previous lease.

(12) This Lease shall not be assigned or the premises sublet without the consent in writing first obtained from the Landlord, which shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be duly executed the day and year first above written.

WITNESSES:

E. L. C. Rell
Witness

SKYLINE DEVELOPMENT CORP.

By: [Signature]
President

[Signature]
Secretary

(Landlord)

PRECISION SPECIALTIES INTERNATIONAL, INC.

E. L. C. Rell
Witness

By: [Signature]
President

[Signature]
Secretary

(Tenant)

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