

Street, on the east by North Spring Street, on the north by East Coffee Street and on the west by North Brown Street.

3. The leasehold estates and the options to purchase created by the aforesaid leases.
4. The office building and all other improvements on the demised premises described in the aforesaid leases including without limitation all heating, ventilation, air-conditioning, electrical and plumbing systems and any other systems and equipment presently being used to operate the building and all interior wall and floor coverings and all partitions, counters and other fixtures therein.

TO HAVE AND TO HOLD the aforesaid lease agreements, leasehold estates, options to purchase, building and improvements, fixtures and equipment unto the said Assignee, its successors and assigns forever subject to the terms and conditions of the aforesaid lease agreements.

And the Assignor does hereby bind the Assignor and the Assignor's successors and assigns to warrant and forever defend all and singular the aforesaid lease agreements, leasehold estates, options to purchase, building, improvements and fixtures unto the Assignee and the Assignee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the terms and conditions of the aforesaid lease agreements.

And the Assignor further represents and warrants unto the Assignee and the Assignee's successors and assigns that the aforesaid lease agreements each have been amended only once by the amendments above described; that the lease agreements are