

subject to the following conditions: (a) that LESSOR is notified, in writing, of such changes within twelve (12) days after the said drawings and specifications have been received by LESSEE, and (b) that the cost of improving said premises shall not be increased by reason of such changes. LESSOR shall proceed with due diligence to improve the premises and otherwise prepare the premises for LESSEE'S Occupancy by February 1, 1963. In the event said premises are not completed and delivered to LESSEE by said date, the LESSEE shall have the option to terminate this lease and upon the exercise of such option, the parties shall be respectively released from any obligation hereunder; provided however, that LESSEE shall not have the option to terminate this lease as aforesaid, in the event the failure to complete and deliver said premises on said date is the result of changes recommended by LESSEE; fires; strikes; floods; unavoidable casualties; delays in transportation; acts, demands or request of the United States of America; or any other causes beyond the reasonable control of LESSOR. The above mentioned improvements shall be deemed as having been completed upon receipt of the Certificate of LESSEE'S Architect provided however, that said Certificate shall not be unreasonably withheld.

Covenant of
Seisin and
Quiet Enjoy-
ment

2. LESSOR is seized with good right and sufficient title to make this lease. LESSEE shall and may peacefully and quietly have, hold occupy, possess and enjoy the premises for the term hereinabove provided, and during any renewals or extension thereof, provided LESSEE pays the rent as set forth above, and keeps, observes, and performs all of the other covenants and provisions as required in this lease; and LESSOR shall defend said right of LESSEE against any person or persons seeking to eject LESSEE from the premises.