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LESSORS HEREBY COVENANT THAT:

1. LESSORS are 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 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 LESSORS shall defend said right of LESSEE against any person or persons seeking to eject said LESSEE from the premises.

2. Said premises are properly zoned to allow the LESSEE to operate an ice skating rink on said premises and if zoning or other laws or ordinances regulating this use of the premises, in effect at any time during the term hereof, shall make it unlawful or impractical for LESSEE to conduct his said business at the leased premises, then LESSEE shall have the option to terminate this lease upon written notice to LESSORS.

3. LESSEE shall have the right to make such alterations as may be necessary for the conduct of his business. LESSEE shall also have the right to install, attach, affix or otherwise place in or upon the premises any and all machinery, trade fixtures, furnishings and equipment deemed by him to be necessary for his proper use of the premises, and on the condition that the rent is not then in default LESSEE shall have the unqualified and unrestricted right to remove any and all of said machinery, trade fixtures, furnishings and equipment at any time and from time to time during the term of or upon termination of this lease or any renewal thereof, whether or not the same shall be deemed to be affixed to the realty; provided, however, that LESSEE shall without cost to LESSORS, restore said premises to the same condition in which they were prior to the installation, attachment or placement of said machinery, trade fixtures, furnishings and equipment, ordinary wear and tear and damage by fire and acts of God excepted.

(CONTINUED ON NEXT PAGE)