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It is understood and agreed that upon the termination of this lease at the end of the original term, or any extension thereof, or if terminated by notice as provided for in Paragraph three hereof, any holding over by lessee shall not be considered as an extension of this lease for any period longer than one month.

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Lessor, for himself, his heirs, representatives, successors, and assigns, agrees to keep the premises free and discharged of liens and encumbrances affecting the leasehold interest created hereby, and further covenants that lessee, its successors and assigns, shall have continuous, peaceful, uninterrupted and exclusive possession and quiet enjoyment of the entire premises during the term of this lease or extension thereof, the breach of which covenant by operation of law or for any other reason even if affecting only a portion of the premises, if not promptly corrected, will entitle the lessee at its option to terminate and cancel this lease and to remove its equipment and all improvements owned or placed by it on the premises. Lessor further agrees that if lessee should be made a party in any legal proceeding affecting the lessee's right of continuous and quiet possession the lessor will reimburse the lessee for any reasonable attorney fees or other expense incurred by lessee in defending its right under this lease, and any such expenses may be applied by lessee upon rental due or to become due. Any sale, mortgage or other encumbrance of the premises by lessor, made subject to and after this lease has been filed for record, shall not be considered to affect the leasehold interest created hereby.

(CONTINUED ON NEXT PAGE)