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that the above covenant of the said Lessors constitutes a warranty by them, and that, in case that they have not the title and rights aforesaid, then, in such event, this Lease shall, at the option of the Lessee, become null and void, and no rent for the remainder of the term aforesaid shall become due to the Lessors, their legal representatives or assigns.

2. That they will put the Lessee in actual possession of the hereby demised premises at the beginning of the term aforesaid, and that the said Lessee, on paying the said rent and performing the covenants herein agreed by it to be performed, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the said term.

3. That they will keep said premises free and clear of any and all mechanics' liens on account of any repairs, alterations or improvements which they may be obligated to make under this Lease.

4. That in the event they fail to pay any taxes payable by them hereunder or to keep said premises free and clear from any and all mechanics' liens or to make any repairs, alterations or improvements to said premises which they are obligated to make hereunder, the Lessee may (but shall not be required so to do) pay said taxes, discharge said mechanics' liens, and make said repairs, alterations or improvements and deduct the cost thereof from the rent.

5. That they will make, from time to time, such repairs to the premises as are necessary to maintain the roof and exterior walls of the premises and the downspouts located on such exterior walls.

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