

shall belong to and be the property of the Lessors, whether such damage shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises herein leased.

XII.

Lessors agree to warrant and defend the title to the said premises and Lessors also especially agree that Lessees, paying the rents and keeping the covenants of this Lease, shall peaceably and quietly hold, enjoy and occupy said premises during said term without any hinderance, interruption, ejection, or molestation by Lessors or by any other person or persons whomsoever. If Lessors title shall come into dispute or litigation, Lessees may place the payments of rents (without interest) into an escrow fund, to be determined by the parties hereto at such time, until final adjudication or other settlement of such dispute or litigation shall be had.

XIII.

Should there at any time be any default by the Lessors in the covenants, agreements or conditions herein contained, it shall be lawful for the Lessees to declare this Lease cancelled and terminated, whereupon said leased premises shall be delivered up by Lessees to Lessors as aforesaid.

If the Lessee should fail to pay the rent aforesaid when due, or fail to fulfill any of the covenants herein contained, or if the Lessee ceases to operate a MILEX Tune-Up Center on the foregoing premises, Lessor shall notify MILEX, INC., 6201 North Front Street, Philadelphia, Pennsylvania, in writing of such default. In any of these events, MILEX, INC., upon receipt of such notice shall have the option exercisable

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