

or accompanied by other evidence satisfactory to Lessor of such payment, shall be delivered by Lessee to Lessor.

All policies of insurance provided for herein shall name Lessor and Lessee as the insured, as their respective interests may appear.

14) During the term of this Lease, Lessee agrees that he will at his own expense promptly observe and comply with all valid laws, orders, regulations, rules, ordinances or requirements of any applicable government or subdivision thereof, whether such laws, orders, regulations, rules, ordinances or requirements relating to structural changes, alterations or requirements relating to said demised premises, or to change or requirements incident to or as a result of any use or occupation of the demised premises or the machinery and equipment, and whether the same now are in force or those that may, at any time in the future, be in force. If the Lessee fails to comply with any law, order, regulation, rule, ordinance or requirement as aforesaid, the Lessor may take all necessary steps so to comply on behalf of the Lessee, and any expenses incurred thereby by the Lessor shall be repaid by the Lessee as additional rent or otherwise within five days after rendition of a bill or statement thereof.

V. COVENANTS OF LESSOR

A. Lessor represents and warrants that it owns the fee simple title in and to the real estate described on Schedule A attached hereto, and that there are no outstanding leasehold estates with respect thereto.

B. Lessor agrees that the Lessee shall, on paying the rent and performing and complying with the agreements, and other terms and conditions to be performed and complied with, by the Lessee hereunder, peaceably and quietly hold and enjoy the demised premises and the machinery and equipment leased hereunder, for the term hereof.