

13.

Lessee shall be conclusive evidence that the same were in good and satisfactory condition at the time possession was so taken. (The limitations of this paragraph have no application to warranty of title; Lessor specifically warrants that she is a life tenant in and to said property subject only to claims of remaindermen in and to the said property.) Notwithstanding any provisions herein contained to the contrary, the Lessor specifically warrants that she is seized and possessed of a life estate interest subject, however to the interest of potential remaindermen to the property after the Lessor's death and that she has the right to give this lease subject to Court approval as hereinabove provided and that the Lessee, its successors and assigns, shall have the right to peaceably occupy and possess the demised premises during the term hereof.

18. Condition of Premises Upon Termination. On the termination of this lease in any way, or on the termination in any way of any extended term thereof, Lessee will yield up the premises to Lessor in good and broomclean condition and repair, ordinary wear and tear excepted.

19. Quiet Enjoyment. The Lessee, upon paying the rents and performing all of the terms on its part to be performed, shall peaceably and quietly enjoy the premises subject, nevertheless, to the terms of this Lease.

20. Heirs, Successors and Assigns and Inclusiveness of Heirs. The covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of the Lessor and Lessee and their respective heirs, successors and, except as otherwise provided in this Lease, their assigns. Wherever Lessor and Lessee are herein referred to, such reference shall be construed as applying to their respective heirs and successors in interest and assigns and where the contract required or admits, to their heirs, assigns, personal representatives, agents, employees, invitees and financial representatives. The use of the neuter singular pronoun in reference to Lessor or Lessee shall be deemed a proper reference even though the Lessor or Lessee may be an individual, a partnership, a corporation, or a group of two or more individuals or entities. The necessary grammatical changes required to make the provisions of this Lease applicable in the plural sense if there is more than one Lessor or Lessee, and the necessary changes in the gender of pronouns, shall in all instances be assumed.