

of this Paragraph 23 shall be construed to require the Lessee to keep or maintain said residential building or the aforementioned building improvements on the leased premises or to insure the same or to furnish any bond or other security to the Lessor after November 30, 1978.

24. COMMISSIONS ON RENTAL: At the end of each lease year, the Lessor shall pay to Caine Realty and Mortgage Co. as compensation for its services in negotiating this lease, a commission in the amount of five (5%) per cent of the rents payable under Paragraph 4 hereof received by the Lessor during the lease year. In the event the Lessor fails or refuses to make such payment or payments within sixty (60) days after the end of any lease year, the Lessee may, but need not, pay the same and deduct the amount so paid from the rentals next accruing to the Lessor under the terms of Paragraph 4 hereof.

25. COVENANTS RUN TO HEIRS, ETC.: It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements and undertakings in this lease contained shall inure and extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed, that the same shall be construed as covenants running with the land, and that the terms "Lessor" and "Lessee" shall be construed in the singular or plural number and the masculine, feminine

24
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