

unless this Sublease terminates pursuant to Article XVII, Sublessee shall have the option, on termination of this Sublease on January 25, 1982, or on such earlier date as Sublessee consummates the purchase contemplated by Article XXVII, of purchasing for one (\$1) dollar all Production Equipment. Sublessor covenants that, on the date such option is exercised, all Production Equipment will be free and clear of any lien, pledge, encumbrance, security interest or obligation of payment of any nature whatsoever, except any that may arise through the actions of Sublessee.

#### ARTICLE XXII

##### Quiet Enjoyment

Sublessor covenants and agrees that Sublessee, upon paying the Basic Rent, additional rent and all other charges herein provided for and observing and keeping the covenants, agreements and conditions of this Sublease on its part to be kept, shall lawfully and quietly hold, occupy and enjoy the Subleased Property during the term of this Sublease without hindrance or molestation.

#### ARTICLE XXIII

##### Assignment or Sublease

Sublessee shall not be entitled to sublet the Subleased Property or any part thereof or assign this Sublease

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