

- 4 -

and that, in case that it has not the title and rights aforesaid, then, in such event, this Lease shall, at the option of the Lessee, become null and void, and no rent for the remainder of the term aforesaid shall become due to the Lessor, its legal representatives or assigns.

(2) That it will put the Lessee in actual possession of the hereby demised premises at the beginning of the term aforesaid, and that the said Lessee, on paying the said rent and performing the covenants herein agreed by him to be performed, shall and may peaceably and quietly have, hold and enjoy the said demises premises for the said term.

(3) That it will keep said premises free and clear of any and all mechanics' liens on account of any repairs, alterations or improvements which it may be obligated to make under this Lease.

(4) That in the event it fails to pay any taxes payable by it hereunder or to keep said premises free and clear from any and all mechanics' liens or to make any repairs, alterations or improvements to said premises which it is obligated to make hereunder, the Lessee may (but shall not be required to do so) pay said taxes, discharge said mechanics' liens, and make said repairs, alterations or improvements and deduct the cost thereof from the rent.

(5) That it will make from time to time such additional repairs to the premises (including repairs to roof and exterior of said premises) which said Lessee does not specifically covenant to make.

The following stipulations are expressly understood

(Continued on next page)