

all glass in the windows or doors damaged or broken. Landlord shall not be required to make any repairs until notice of need for same is given to Landlord by Tenant and further provided that the damage thereto shall not have been caused by the negligence or fault of Tenant, in which event Tenant shall be responsible therefor. Landlord agrees to make repairs promptly as they shall be needed and at Landlord's expense.

SEVEN. TITLE. Landlord hereby warrants that Landlord has title to the premises and the shopping center site and that Landlord and no other person or corporation has the right to lease such premises. Tenant shall have the peaceful and quiet use and possession of the premises without hindrance on the part of Landlord, and Landlord shall warrant and defend Tenant in such peaceful and quiet use and possession against the claims of all persons claiming by, through or under Landlord, provided, Tenant is not in default pursuant to the terms of this lease.

EIGHT. ASSIGNMENT OR SUB-LETTING. Tenant covenants not to assign, mortgage or encumber this lease nor sublet or suffer or permit the premises or any part thereof to be used by others without the prior written consent of Landlord in each instance. In the event ~~the Tenant shall be a corporation, (a) any transfer, sale, pledge or other disposition of the controlling stock of the Tenant shall be deemed an assignment of this lease; and (b) Tenant agrees that at all times during the term of this lease and any renewal thereof the~~