

the conveyance of the fee, deliver to Tenant a good and valid full covenant warranty or Trustees deed conveying a good and marketable title and a good and clear record title free and clear of all liens and encumbrances or, in the case of any lease or other disposition of said premises, any real property including the same or of Landlord's reversionary interest therein, deliver to Tenant an instrument in form and substance satisfactory to Tenant and sufficient to transfer to Tenant the interest proposed to be disposed of. Failure to exercise this right on one or more occasions shall not affect the right of Tenant to exercise its preemptive right upon any occasion thereafter arising prior to the beginning of or during the term of this lease or any renewal thereof. Notwithstanding, the foregoing shall not apply to any transfer and/or sales by and between members of the Landlord's family.

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Repairs by  
~~Landlord~~  
TENANT

12. Tenant accepts the leased premises in their present condition and as suited for the uses intended by Tenant. Tenant shall, through the initial term of this lease and all renewals thereof, at its expense, maintain in good order and repair the leased premises, including the building and other improvements located thereon.

C.B.M.  
R.P.

Tenant further agrees to care for the grounds around the building, including the mowing of grass, paving, care of shrubs and general landscaping. Tenant agrees to return said premises to Landlord at the expiration, or prior termination, of this lease in as good condition and repair as when first received, natural

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