

thereof, and that said leasehold estates are held by the respective tenants thereunder free and clear of all assignments, contracts, leases, tenancies, party wall agreements, restrictions, violations, easements, rights of way, liens and encumbrances of every nature whatsoever except as otherwise hereinabove expressly set forth.

The Landlord further covenants and warrants that this lease and the rights of the Tenant hereunder shall not be subject or subordinate to any mortgage or deed of trust on the fee title to all or any part of the premises hereby demised, or on any underlying leasehold estate, or leasehold estates, in all or any part of the premises hereby demised, and that this lease and all rights of the Tenant hereunder shall be prior to, and recorded ahead of, any mortgage or deed of trust which may be placed on or affect all or any part of the premises hereby demised, or the fee title thereto, or the leasehold estates therein created by the underlying leases hereinabove referred to.

The Landlord further covenants and warrants that if the Tenant shall discharge the obligations herein set forth to be performed by the Tenant, the Tenant shall have and enjoy, during the term hereof, and any extension or extensions thereof, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto.