

Landlord covenants, warrants and agrees that upon the performance by Tenant of its obligations hereunder, Tenant shall have peaceful and quiet possession of the leased premises during the full term of this lease.

Anything to the contrary in this lease notwithstanding, it is understood and agreed that each and every one of the covenants, conditions and warranties of the Landlord are and shall be for themselves individually and as to their respective interests only.

HEAT, LIGHTS, WATER, POWER, ETC.

Tenant shall bear, at its own cost and expense, any and all charges for fuel, heat, water, gas, electric lights and power used on the leased premises during the term of this lease.

CONSTRUCTION OF THIS LEASE AGREEMENT

The titles appearing at the heading of the respective sections of this lease are intended for convenience only and are not intended to and do not indicate all the matters treated in the respective sections; and such titles shall not be used in the construction of any part of this lease.

GRACE PERIOD

Notwithstanding anything herein elsewhere stated or provided by law, it is agreed that insofar as any remedies do not already provide for the same, Landlord shall not have the right to take any action or enforce any right or remedies for default in the payment of rent or other sums payable hereunder to Landlord, unless and until Landlord shall have given Tenant written notice of such default at least fifteen days prior to the taking of such action or the beginning of the enforcement of such right or remedy and as to any provisions, covenants, terms or conditions, other than those requiring the payment of rents or other fixed sums, Landlord shall give Tenant written notice at least thirty days prior to the taking of any action or the beginning of the enforcing of any right or remedy, specifying the nature of the alleged default; and if the default shall be of such a nature that the same cannot be rectified or cured reasonably within thirty days, then the Landlord shall not have the right to take the said action or to begin the enforcing of the said rights or remedies, if Tenant shall in good faith have commenced within the said thirty-day period