

provided, and no assignment, pledge or mortgage by the Lessor shall prevent, limit or restrict such peaceful and quiet enjoyment.

12. PARTIAL INVALIDITY

If any provision hereof, or any portion of such provision, or the application thereof to any person or circumstance is held invalid, the remainder hereof or the remainder of such provision or the application thereof to other persons or circumstances shall not be affected thereby.

13. ARBITRATION

Subject to the provisions of Paragraph 10 hereof, or the generality of such provisions, any controversy arising under or in relation to this contract, shall be settled by arbitration. In the absence of agreement otherwise between Whitin and Lessee, such arbitration shall be held in the City of New York, in accordance with the laws of the State of New York, and the rules then obtaining of the American Arbitration Association, and the parties hereto consent to the jurisdiction of the Supreme Court of said State, and further consent that any process or notice of motion or other application to the Court or a charge thereof may be served within or without said State by registered mail or by personal service provided a reasonable time for appearance is allowed.

IN WITNESS WHEREOF the parties hereto have executed this Lease Agreement in duplicate as of the day and year first above written.

WITNESSES:

Jane S. Bliss
Phonice J. Baldwin

WITNESSES:

Andrew B. Trudgian
Helen M. De Donough

WHITIN MACHINE WORKS, Lessor

By J. Hugh Bolton
PRESIDENT

J. P. STEVENS & CO., INC., Lessee

By Robert J. Stevens
President

(Continued)