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the lease year. In the event the Lessor fails or refuses to make such payment or payments within sixty (60) days after the end of any lease year, the Lessee may, but need not, pay the same and deduct the amount so paid from the rentals next accruing to the Lessor under the terms of Paragraph 4 hereof.

23. WIDENING OF STREET: The Lessor hereby grants to the Lessee the right to widen or cause to be widened Townes Street at no expense to the Lessor and without abatement of any part of the rent hereby reserved to the maximum extent of fifteen (15) feet along the Eastern side of said street and hereby irrevocably gives to the Lessee the right and authority to execute and deliver to the proper public authority or authorities on behalf of the Lessor a deed or deeds conveying without consideration such rights as may be necessary to cause the widening of said street to such extent or to any lesser extent.

24. COVENANTS RUN TO HEIRS, ETC.: It is hereby covenanted and agreed between the parties hereto that all covenants, conditions, agreements and undertakings in this lease contained shall inure and extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed, that the same shall be construed as covenants running with the land, and that the terms "Lessor" and "Lessee" shall be construed in the singular or plural number and the masculine, feminine or neuter gender as the context hereof may require.

21 L. E. E.

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