

with a valid written authorization signed by the party or parties affected or their proper legal representatives.

COVENANT OR TITLE, AUTHORITY AND QUIET
POSSESSION

The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into the lease for the full term aforesaid, and that Landlord is lawfully seized of the entire premises hereby demised and has good fee simple title thereto free and clear of all contracts, leases, tenancies, party wall agreements, restrictions, violations, liens and encumbrances of every nature whatsoever, except the leases described in paragraph entitled "Delivery of Premises," and excepting any defects which might be revealed by survey.

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, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto.

THE LANDLORD AND TENANT FURTHER STIPULATE, COVENANT AND AGREE AS FOLLOWS:

USE OF PREMISES. That the premises hereby demised shall not be used for any unlawful purpose during the term of this lease.

SUBLETTING AND ASSIGNING. That the Tenant may assign this lease or sublet the whole or any part of the demised premises, but if Tenant does so Tenant shall remain liable and responsible under this lease.

FIXTURES. That Tenant may, at any time, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant, Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures