The Lessors hereby covenant and agree, anything in this lease to the contrary notwithstanding, that:

- (a) He is at the time of the execution of this lease the owner in fee of the demised premises and that he has the right to lease the premises for the term aforesaid; that he will indemnify the Lessee for any loss sustained by it or its assigns as a result of the Lessors not having the right and power to lease said premises for the term herein set out.
- (b) That he will at his own expense keep and maintain the exterior walls and roof of the building in which said premises are located in good and proper repair during the full term of this lease and make such repairs to the interior of said premises as may be caused by a faulty roof or exterior walls.
- (c) The Lessor may have possession of the demised property at any time prior to July 1, 1963, to begin such repair, remodeling, additions, etc. as referred to in Article I, Section f of this agreement.

III.

The following stipulations are expressly understood and agreed to by both the Lessor and the Lessee:

- (a) The Lessors agree with the Lessee that the Lessee may from time to time construct such partitions, and make such repairs and improvements to the premises hereby demised as the Lessee so desires, such repairs and improvements as are made to be paid for by the Lessee. The Lessee further agrees that such alterations and repairs will be made in a first class workmanlike manner.

(Continued on next page)