

in effect, less the net proceeds of any relating effected by owner after deducting all lessor's expenses in connection therewith.

Lessee shall pay such amounts on the dates on which the rent would have been payable under this lease if it were still in effect.

13. Lessor warrants that she is the sole owner of the demised premises in fee simple and that the same are free and clear of all liens and encumbrances.

14. Lessor shall put lessee in possession of the demised premises and covenants and agrees that during the continuance of this lease or any renewal or extension thereof lessee shall have quiet possession and enjoyment of the premises.

15. Lessee shall not assign this lease or sublet the premises without the consent in writing being first obtained from lessor, which consent shall not be unreasonably withheld; provided, that lessee may assign or sublet to its parent company or any subsidiary thereof or to any subsidiary of lessee without the owner's consent, but in such case that lessee shall nevertheless remain liable for the performance of the terms of this lease.

16. This agreement shall be binding on the parties hereto, their successors, assigns, legal representatives, heirs and legatees.

17. Lessee warrants that it is duly authorized and empowered to execute this lease agreement by the officers signing on its behalf. The failure of the lessor to insist upon strict and/or prompt performance of the terms, covenants and provisions of

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