

(17) The Lessor represents and warrants that it holds legal possession to the property herein leased and guarantees unto the Lessee the unobstructed, peaceful and quiet enjoyment of the leased premises, subject to all other terms and conditions of this lease.

(18) The Lessor shall have the right at all reasonable times during the term of this lease to enter upon the leased premises for the purpose of inspecting same, and during the six (6) months prior to the expiration of the term hereof, the Lessee will permit the Lessor to enter upon the leased premises at reasonable times for the purpose of showing same to prospective tenants.

(19) Upon termination of the lease, the Lessee agrees to deliver to the Lessor a quitclaim deed to the leased premises, and the Lessee shall have the right to remove all personal property which belongs to it. Permanent buildings and improvements located on the premises at the termination of the lease shall remain on the premises and be the property of the Lessor.

(20) The Lessor shall have the right to assign all of its right, title and interest in and to all monies due and to become due to the Lessor hereunder to any banking institution authorized to do business in any state in the United States. In such event, all provisions of this agreement for the benefit of the Lessor shall inure to the benefit of and may be exercised by or on behalf of such banking institution, and all rental payments due and to become due under this agreement and assigned to such banking institution shall be paid directly to such banking institution, and the right