

17. The Tenant shall have the right and privilege upon the expiration or termination of this lease, so long as Tenant is not in default in the terms and provisions of this lease at the time of such expiration or termination, to remove from the leasehold premises all trade fixtures installed by Tenant and all of Tenant's business and personal equipment not affixed to the real property which comprises the leasehold premises.

18. Landlord agrees and warrants that it will, throughout the term of this agreement, and any renewal or extension hereof, preserve and maintain Tenant in possession of the leasehold premises, so long as Tenant is not in default hereunder. Landlord further covenants and warrants that it has full and lawful right and authority to enter into this agreement for the full term hereof and the option periods; that Landlord is lawfully seized of the leased premises and has good title thereto; and that the person signing and executing this agreement on behalf of Landlord is duly authorized and empowered to enter into this agreement and to bind Landlord hereunder.

19. This Lease Agreement contains the entire agreement of the parties and no representation or agreements, oral or otherwise, between the parties not embodied herein, shall be of any force or effect. No failure of the Landlord to exercise any power or right given Landlord herein shall constitute a waiver of the Landlord's right to demand exact compliance with the terms hereof. The determination of invalidity or invalidity of any provision hereof shall not effect the validity of the remaining provisions of this agreement and same shall remain in full force and effect.

20. This lease shall be binding upon the Landlord and Tenant, their successors and assigns forever.

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