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any fault or negligence by the Lessees, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise and that the Lessees shall purchase public liability property damage insurance in a sum sufficient to indemnify and save harmless themselves and the Lessor from any and all claims.

9. It is understood and agreed by and between the parties hereto that the Lessor shall place the roof on said buildings in good condition at or before the beginning of the term of this agreement and after that time the said roofs shall be maintained by the Lessees and all remodeling, improvements, or alterations that the Lessees may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. However, same shall not be made without the prior permission of the Lessor, and the Lessees covenant and agree that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessees or otherwise, the Lessees shall replace the said glass with glass of like size and quality at their own cost and expense. The Lessee shall maintain the yard surrounding said buildings in a good and serviceable state.

10. That the Lessees agree that they will keep said premises in a good state or repair and at Lessee's own cost and cost and expense, and agree that at the end or other expiration or termination of this lease, they will quit and deliver up the said demised premises in good condition. All improvements which are made on the premises by the Lessees shall at that time become the property of the Lessor.

11. The Lessor covenant and agree that if the Lessees shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessees to be kept, observed and performed, the Lessees shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

12. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors.