

6. It is understood and agreed that the roof, outer walls, approaches, hallways, stairways, heating and electrical systems and other facilities shall be maintained by the Lessor at his sole expense for and during the term of this lease or any renewal thereof. It is further agreed that the Lessor shall pay or cause to be paid, all utility bills, including light and power, water, heat and other utilities. It is further agreed that the Lessee shall maintain at its expense the interior walls and floors of the building leased by it and shall have the right to make any additions, changes or improvements to the portion so leased which are deemed necessary and expedient towards the more efficient conduct of its business activities. It is further agreed by and between the parties hereto that in the event that the Lessor fails or neglects to carry out its obligation of maintaining said building as herein set forth, the Lessee, after giving ten (10) days written notice to the Lessor, shall be privileged to make such necessary repairs and maintenance as are reasonably necessary for the quiet and useful enjoyment of said leased premises and shall have the right to deduct any such sums so expended from the rent due to the Lessor until such sum expended shall have been reimbursed to the Lessee.

7. It is agreed by and between the parties hereto that the Lessor shall pay all taxes upon the land and building, all assessments and shall maintain fire and extended coverage insurance upon the full valuation of said premises and further any other obligations in connection with or against said property. The Lessor covenants and agrees that it will save harmless and indemnify the Lessee from and against all loss, liability or expense that may be incurred by reason of any accident with the machinery, equipment, passageways, stairs, exits, alleys, gas, water, boiler, pipes or from any damage neglect or misadventures to persons or property, arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

8. The Lessor does hereby give to the Lessee the express