

operation, management, maintenance, repair, rebuilding, use or occupation or of any portion thereof, thereof, /or with respect to any interest of the Lessor therein. The Lessee hereby agrees to pay all such expenses, deductions and charges.

## IV.

The Lessee covenants and agrees, at its sole cost and expense, to indemnify and save harmless the Lessor against and from any and all claims by or on behalf of any person, firm or corporation, arising from the conduct or management of or from any work or thing whatsoever done in or about the demised premises during the demised term, and further to indemnify and save the Lessor harmless against and from any and all claims arising from any condition of any building or improvement on the demised premises or its appurtenances, or arising from any breach or default on the part of the Lessee in the performance of any covenant or agreement on the part of the Lessee to be performed, pursuant to the terms of this lease, or arising from any act or negligence of the Lessee, or any of its agents, contractors, servants, employees or licensees, or arising from any accident, injury or damage whatsoever caused to any person, firm or corporation occurring during the demised term, in or about the demised premises, or upon the sidewalks and the land adjacent thereto, and from and against all costs, counsel fees, expense and liabilities incurred in or about any such claim, action or proceeding brought thereon; and in case any action or proceeding be brought against the Lessor by reason of any such claim, the Lessee upon notice from the Lessor covenants to resist or defend such action or proceeding by counsel satisfactory to the Lessor.

## V.

The Lessee agrees that, throughout the demised term, it will, upon the written request of the Lessor, pay to the Lessor, as and when such costs shall accrue, the costs to the Lessor of maintaining public liability insurance protecting the Lessor against claims of any and all