

5. Liability. Lessee covenants that it will save Lessor harmless against any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease, it being understood that Lessee will have full control of the entire premises during the term of this lease, except that the Lessee shall not be liable to Lessor in the event any of the liabilities occur through acts of the Lessor or its agents or employees.

6. Signs. Lessee shall have the right to place signs or other advertising devices on the building or the premises provided that such signs comply in all respect with laws and municipal ordinances relating thereto. Upon the termination of this lease or any extension thereof, Lessee agrees to remove such signs or other devices and to repair any and all damage to the demised premises which may result from such removal.

7. Compliance with building and sanitary codes. Lessee covenants that the leased premises and improvements thereon will, upon completion, comply in every particular with all sanitary, labor and building requirements of all laws or regulations applicable thereto.

8. Insurance coverage. It is agreed that Lessee will during the continuance of this lease at its own cost and expense keep the building to be erected by it on the demised premises insured to the extent of its full insurable value against loss by fire with extended coverage; and in the event the same be damaged or destroyed by fire or other cause so insured against, Lessee will repair such damage of destruction as promptly as practicable with the rent to continue while said repairs are made. The amount of liability coverage shall not be less than \$100,000.-\$300,000.

9. Payment of taxes, assessments and utilities. The Lessee agrees that it will promptly pay as and when the same become

*Rmt*

*[Handwritten signature]*