

B. B. H.  
H. N. B.  
J. W. S.  
B. B. B.  
D. W. H.  
M. W. H.  
B. V. B.  
J. S. H.  
N. B. L.  
J. F. W.

regulations until final determination of such disputed matter shall not be deemed a default in the conditions of this lease; and Landlord hereby appoints Tenant Landlord's agent and attorney-in-fact, with full power and authority, in its own name and/or in the name of the Landlord, to contest any such laws, rules, orders, ordinances or regulations which Tenant shall, in good faith, desire to contest, and further agrees to execute such instruments, and give Tenant such assistance in connection with such contest as shall be necessary, reasonable and proper.

REPAIRS. That the Tenant shall be responsible for and keep all exterior parts of the demised premises, including roof, outer walls, downspouts and approaches, in good, safe, tenantable condition, sightly in appearance, painted and in good order and repair. That Tenant shall also be responsible for and keep in good, safe, tenantable condition all structural portions of the interior of said building, including ceilings, floors, walls and stairways. Tenant shall be liable for any damages sustained by Landlord resulting from the failure of Tenant to make any of said repairs, and Tenant hereby agrees to hold the Landlord harmless against all claims, damages, or causes of action for damages arising out of, or brought on account of injury to person or persons or property, or loss of life, resulting from the failure of Tenant to make any of said repairs after having been notified by Landlord of the need of said repairs.

NOISES AND ODORS. That the Landlord shall not rent or use any property adjoining the demised premises if any be now owned or hereafter acquired by Landlord, for uses whereby noises will be created or obnoxious odors emitted, or which will increase the fire hazard.

DAMAGE CLAUSE. Should the whole or any part of the improvements at any time standing on the demised premises be partially damaged or wholly destroyed by fire or other cause after the commencement of the