

- c. Not to suffer the estate of the Lessor in the demised premises at any time during the said term to become subject to any lien, charge, or encumbrance whatsoever, and to indemnify and keep indemnified the Lessor against all such liens, charges and encumbrances; it being expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge, or encumbrance, upon the estate of the Lessor in the demised premises.
- d. To keep the said building so to be erected and all other buildings and improvements which may at any time during the said term be erected upon the demised premises and the drains and appurtenances in good condition and repair.
- e. Not to make or suffer any use or occupancy of the demised premises contrary to any law or ordinance now or hereafter in force.
- f. To indemnify the Lessor against all costs and expenses, including counsel fees, lawfully and reasonable, incurred in or about the prosecution or the premises, or in the defense of any action or proceeding, or in discharging the premises from any charge, lien, or encumbrance, or in obtaining possession after default of the Lessee or the

determination of this demise, or by differences which may arise between the parties hereto over the payment of rent. Lessee

g. ~~Upon the termination of this lease by the expiration thereof or otherwise, the Lessee shall remain liable for the demised premises in such condition as it shall be subject to the provisions of paragraph hereof.~~ (SEE ATTACHED PAGE 4-A and 4B) Lessor

h. ~~At the expiration of this lease, the Lessee shall be responsible for the cost of repairs to the building, the roof, the walls, the floors, the plumbing, the electrical wiring, the heating and cooling systems, and the fire insurance coverage for not less than eighty percent (80%) of the insurable value in companies licensed in the State in which the premises are located, subject to the terms of paragraph 14.000000. The Lessee shall be responsible for the cost of repairs to the building.~~

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