

first approved by the Lessor. The Lessee shall indemnify and hold harmless the Lessor and the demised premises of and from any and all claims and/or liabilities whatsoever, including but not limited to mechanics' liens or other liens for work performed and/or materials furnished for such alterations, improvements, and repairs. The Lessee shall keep the demised premises in good repair during the term of this Lease and any extension thereof, and, upon the termination thereof, he shall deliver up the demised premises in as good repair and condition as they are at the commencement of this Lease, reasonable wear and tear excepted. The Lessor or his agents may enter the demised premises at any reasonable time for the purpose of inspection and, if any repairs be necessary to preserve the premises, may cause such repairs to be made without interference by the Lessee, provided the operations in connection with such repairs shall not unreasonably interfere with the occupancy and use of the demised premises by the Lessee.

IX.

If the demised premises be damaged by fire or other casualty, which does not render the building thereon untenable, the Lessor shall repair such damage at his expense as soon as possible. However, if such damage shall cause the premises to be untenable, either party may terminate this Lease by giving written notice to the other party. In either event, the rent, or a fair and just portion thereof, shall be suspended and cease to be payable until the demised premises shall be repaired.

X.

The Lessee shall indemnify and save harmless the Lessor from and against any and all claims, losses, liabilities, or expenses for personal injury or property damage which may be incurred by the Lessor because of the Lessee's occupancy, use, or misuse of the demised premises.

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