

property for and during the term of this Lease. If for any reason the insurance rates are increased due to some action of the Lessee, the Lessee agrees to pay such increase.

## IV.

It is expressly understood and agreed by the parties hereto that the premises shall not be sublet or this lease assigned to any corporation, person or persons without the written consent of the Lessor herein. It is further agreed by the parties hereto that the premises shall be used to operate REID MACHINE AND TOOL, INC., and shall be used for no other purpose without the written consent of the Lessor herein.

## V.

The Lessee hereby agrees to take the building, just as it stands, and to keep the premises in good repair and it is expressly understood and agreed that upon the termination of this lease the Lessee is to deliver the premises to the Lessor in as good repair as they were at the commencement of this Lease, reasonable wear and tear excepted.

## VI.

The Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against all losses, liability or expense that may be incurred or in any way growing out of the use, misuse or abuse of the premises

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