

3. Any remodeling to be done to the leased premises shall be done solely at the expense of the Tenants. At the termination of this Lease, the Tenants shall deliver the leased premises back to the Landlord, including all fixtures and leasehold improvements which they have added to the premises. These shall include, but not be limited to, all carpeting put in the premises and anything attached to the walls, ceiling, or floor by screws, nails, or otherwise.

4. The Tenants shall not assign this Lease or sublet the premises or any part thereof, or use the same or any part thereof, or permit the same or any part thereof, to be used for any other purpose than as above stipulated.

5. The Tenants agree during the term of this Lease to indemnify the Landlord and save it harmless from any and all liability, claims, and loss for personal injuries or property damage, or both, sustained or claimed to have been sustained by any person or persons or property in, upon, or about the leased premises. The Tenants agree that the Landlord shall not be liable for the loss of any property of the Tenants by theft or otherwise, nor shall the Landlord be liable to the Tenants for any injury or damage to persons or property of the Tenants caused by the Landlord or caused by other tenants, or other persons in the building in which the premises are located, or resulting from falling plaster, steam, gas, electricity, rain, or snow which may leak from any part of said building, or from the pipes, appliances, or plumbing works of same, nor shall the Landlord be liable to the Tenants for any latent defect in the building.

6. In the event that during the term of this Lease, the premises shall be damaged by fire or other casualty, not occasioned by the act of the Tenants or the servants or agents of the Tenants, whereby the same shall be rendered untenable, then the Landlord shall have the right to render said premises tenantable within a reasonable time after notice of the damage has been given to the Landlord, it shall be optional with either party hereto to cancel this Lease. In the event of such cancellation, the rent shall be paid only to the date of such fire or casualty. The cancellation herein mentioned shall be evidenced in writing.

0278

4328 RV-2