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However, the Lessees agree to protect and save harmless the Lessor against any liability for damages to persons or property caused by or growing out of the installations and operations of such signs.

5. It is further agreed by and between the parties hereto that the Lessees shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessees or Lessees' agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessees' part to comply with any of the covenants, terms and conditions herein contained or otherwise.

6. It is distinctly understood and agreed by and between the parties hereto that any remodelling, improvements, or alterations that the Lessees may deem necessary during the life of this lease, shall be at the Lessees' own cost and expense. The Lessees further agree that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessees or otherwise, the Lessees shall replace the said glass with glass of like size and quality at its own cost and expense.

7. The Lessees agree that they will keep said premises in a good state of repair and at Lessees' own cost and expense, and agree that at the end or other expiration or termination of this lease, they will quit and deliver up the said demised premises in as good condition as when possession is given, natural wear and tear excepted.

8. It is further understood and agreed by and between