

(17) The Lessee covenants and agrees that it will save harmless and indemnify the Lessor from and against all loss, liability or expense that may be incurred by reason of any accident with the machinery, equipment, passage ways, spur track, side track, alleys, gas, water, boilers, pipes or from any damage, neglect or misadventures to persons or property arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

(18) The Lessee reserves the right and privilege after the payment of the rent to the expiration of this lease of removing any and all trade fixtures, furniture, equipment and other fixtures of a similar nature purchased by it or which may be installed by or at the expense of the Lessee.

(19) The Lessor agrees that the Lessee, upon paying the rental herein reserved and all other indebtedness due by the Lessee unto the Lessor, and upon the performance of the covenants and agreements herein provided to be performed and observed by it shall peaceably hold and enjoy the demised premises for the term aforesaid. The Lessor and the Lessee mutually covenant and agree that the leased premises will not be used nor shall the Lessee permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance and that the Lessee will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire and other casualty or which may cause either the Lessor or the Lessee to have to pay a fire insurance premium at a rate in excess of that which either the Lessor or the Lessee is required to pay at the commencement of this lease.