

7. The Lessee shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, power or any other utility service used on the leased premises during the term of this lease.

8. 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, passageways, spur track, side track, gas, water, boilers, pipes or from any damage, neglect or mis-adventures to persons or property arising from or in any way growing out of the use of the premises hereby leased.

9. 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.

10. (a) Should the leased premises or any part thereof be partially destroyed or damaged by fire or other casualty which does not render the leased premises unusable by the tenant, the Lessor shall repair, install and make satisfactory for occupancy and use the damaged premises by the Lessee within a reasonable time thereafter and the rent, or a fair and just portion thereof, according to the nature and extent of the damages, shall be suspended and ceased to be payable until the premises or building shall be repaired, installed and made satisfactory for use and occupancy.

10. (b) Should the leased premises or a substantial portion thereof be completely destroyed by fire or other casualty so as to be unfit for use and occupancy by tenant, then this lease shall automatically terminate.

11. It is further understood and agreed that should any installment of rent be past due and unpaid by the Lessee or should the

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