

(8) Lessor agrees to keep the roof, outer walls and downspouts and structural parts of the warehouse building to be erected on the demised premises in good order and repair during the term of this lease.

(9) The Lessor does hereby agree that he will pay when due all taxes and assessments which may be legally levied or assessed against said premises during the term of this lease or any renewal or extension thereof, and that he will pay all premiums on fire insurance ~~maintained by the Lessee~~ ^{H. L. P.} on said building. The Lessee shall keep the premises (except the roof, outer walls, downspouts and structural part of the building) in good order and repair during the term of this lease and upon the expiration or termination thereof will deliver up the premises and building in as good repair as they were in at the commencement of this lease, reasonable wear and tear alone excepted. The Lessee agrees to make no repairs or alterations to the premises and building of a structural nature without having first obtained the consent of the Lessor, and upon obtaining said consent such repairs and alterations shall be done at the sole expense of the Lessee.

(10) 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.

(11) 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 misadventures to persons or property arising from or in any way growing out of the use of the premises hereby leased.

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