

as the Lessor and Lessee may agree. All such alterations and repairs shall be at the expense of the Lessee and shall be deemed a part of the demised premises and become the property of the Lessor.

8. The Lessee shall not do or permit to be done anything which may injure or endanger persons or property in or about the demised premises, and the Lessee covenants and agrees that he will save harmless and indemnify the Lessor from and against any claims, losses, expenses, or liabilities that may be incurred by the Lessor by reasons of any accident, injury, or damage to persons or property in or about the demised premises or from any damages, injuries, or neglects to persons or property arising in any manner from or growing out of the use in any manner of the demised premises or in or around said premises. The Lessee shall provide an insurance policy of a type and amount suitable to the Lessor for the purpose of indemnifying and insuring the Lessor from any payment the Lessor may be required to make or called upon to pay because of any such injury or damage to persons or property in or about the demised premises.

9. The Lessee agrees that he will comply with all the laws, orders, ordinances, and regulations of any governmental agency or department concerning the use or occupancy of the demised premises and that he will not use or permit to be used the demised premises for any unlawful purpose or permit thereon anything which may be or become a nuisance. The Lessee shall not do or permit to be done anything which may render void or voidable any policy of fire insurance upon said premises, and, in the event the Lessor shall be forced to pay any increased fire or other casualty insurance rate because of the operations of the Lessee, the Lessee shall pay to the Lessor upon demand the amount of such increase in insurance rate.

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