

not be responsible for any breaks in water or sewer pipes or damage to electric wiring or connections thereto outside the building except such as shall be caused by its own negligence or that of their agents, servants or employees.

The Lessors represent that the plumbing and electric wiring (except such special wiring as the Lessees may deem necessary to install at their own expense) are in good repair and proper working order.

The Lessees shall have the right to make such alterations and changes in the interior of the building as they may deem necessary or desirable, subject, however, to the approval of the Lessors. The lessees shall also have the right to place such signs on the front of the building as they may desire but it is specifically agreed that the Lessees shall not place any signs anywhere else on the premises without the approval of the Lessors.

The Lessees shall keep and hold harmless the Lessors from all and any damage and liability arising from or out of the occupancy by Lessees of said premises and from any loss or damage arising from any default or negligence of the Lessees or failure on their part to comply with any of the covenants, terms and conditions herein contained, but they shall not be liable for any damages or claims arising out of or caused by the failure of the Lessors to perform any of the covenants herein expressed or implied to be performed by the Lessors.

In the event the building on said leased premises shall at any time during the term of this lease be destroyed or damaged by fire or other cause so as to be rendered totally unfit for occupancy, the Lessors shall and will forthwith, or as soon as reasonably possible thereafter, proceed to rebuild and repair and put the same in as good condition as before such loss, and pending completion of such rebuilding or making of repairs, the rent herein provided, or a proportionate part thereof according