

(8) The Second Party covenants to indemnify and save harmless the First Party from and against all loss, liability or expense that may be incurred by reason of any act, work, negligence or misadventures or anything whatsoever done in or about the demised premises or any building or structure thereon, or the equipment thereon during the term of this lease. This is intended as a complete indemnification of the First Party to the extent, for the purposes of this paragraph, that Second Party was the complete owner in fee simple of the demised premises and the First Party had no interest therein. However, First Party remains responsible for any losses occasioned by their own personal acts or omissions committed on or about the demised premises.

(9) The Second Party shall have the privilege of subleasing or underletting portions of the building occupied by it as a savings and loan branch office. However, Second Party agrees that it shall not sublease or underlet all or any portion of any other separate building on the demised premises without first having obtained the written consent of the First Party, which written consent shall not be unreasonably withheld.

(10) The Second Party is hereby given the privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, provided the same shall comply with the laws, ordinances and regulations applicable thereto and it shall be the responsibility of the Second Party hereto to see to the compliance of all local and State laws applicable thereto.

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