

of the rental due shall have been paid, and the premises restored as required by Paragraph VIII of this Lease.

XVI.

The Lessee is hereby given the privilege to erect, maintain, and operate at his own expense, any signs on the leased premises, including hanging or electric signs, provided the same shall comply fully with applicable laws, ordinances, and regulations.

XVII.

The Lessee covenants and agrees that he will indemnify and save harmless the Lessors from and against all claims, losses, liability, or expense which may be incurred by the Lessors by reason of the Lessee's occupancy, use, or misuse of the premises hereby leased, including, but not limited to, any and all claims for injury to persons or property arising out of, or in any way connected with, the condition of the premises occupied by the Lessee. The Lessee, however, shall not be liable for injuries to persons or damages to property resulting from the condition of any portion of the premises which are to be maintained by the Lessors of which the Lessors have notice and are required to repair as provided in Paragraph VI of this lease, nor shall the Lessee be liable for injuries to persons or damages to property in other portions of Lessors' premises not under the Lessee's control.

XVIII.

The Lessee agrees that he will pay any fire insurance premiums for the demised premises in excess of the rate paid by the Lessors during the occupancy of the tenant immediately preceding the Lessee, if such increase shall result from the Lessee's occupancy and use.

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