

and all loss, liability or expense that may be incurred from any damage, neglect, or misadventure to persons or property arising from or in any way growing out of the use, misuse, and/or abuse of the premises hereby leased, caused by the acts of the Lessee, its agents, employees, or servants.

Lessee agrees to deliver the premises, buildings and any improvements situate thereon, at the termination of this lease unto the Lessors.

The Lessors agree that the Lessee, upon paying the rental herein provided and upon compliance with the other provisions of this lease, shall peacefully and quietly hold the leased premises for the term aforesaid.

Lessee agrees that it will not use or permit said premises to be used for any unlawful purpose or for any purpose which may constitute a nuisance and will not permit to be done on said premises anything which may render void or voidable, any policy of insurance on said premises against fire or other perils.

Lessee shall have the right at its expense to tear down a concrete block building presently situate upon the premises herein leased.

Failure on the part of either party hereto to take full advantage of any default on the part of the other shall not be construed as a waiver thereof.