

driveways, asphalt paving, parking area, sprinkling system and retaining walls, and all required repairs to such items are to be made by the Lessee at its own cost and expense, without liability on the part of the Lessor to reimburse it for any part of the same. This covenant on the part of the Lessee shall not be construed to cover any repairs made necessary by fire or other unavoidable casualty unless the insurance against such damage shall not be collectible by reason of any act, fault, neglect, blame or other cause attributable to the Lessee or its agents, employees or servants, in which latter event the Lessee agrees to indemnify and save harmless the Lessor from any such loss, damage or injury.

7. The Lessee further agrees to hold the Lessor harmless from any action for damages for injury to the person or property of others or otherwise that may be brought against the Lessor because of any accident or thing happening to anyone in said leased premises or arising out of the uses or conditions of the leased premises, and in case any suit is brought for such cause or causes of action, against the Lessor, the Lessee will defend at its own cost and pay any verdict or judgment rendered thereon.

8. The Lessee agrees to pay and save harmless the Lessor from any and all liens which might be placed against the premises by persons making repairs or improvements not expressly contracted for by the Lessor, and which repairs or improvements have not been commenced prior to the beginning of the lease as provided in Paragraph 1 above and specifically including any repairs or improvements contracted for by the Lessee.

9. The Lessee, at its own cost and expense, shall comply with all rules, regulations and requirements of the State and City Governments or of the Government of the United States or any of the departments or bureaus thereof applicable to the leased or demised premises for the prevention or abatement of nuisances or other grievances arising out of the manner of the occupancy of said premises during said term.

10. The Lessee agrees that the said Lessor, its agent and other representatives, shall have the right without abatement of rent to enter into and upon

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