

It is further understood and agreed that Tenant shall pay to Landlord the amount of any increases in ad valorem taxes assessed by the City of Mauldin and/or County of Greenville over and above the taxes for the first year in which the building was assessed. This year shall be known as the "base year" and any increases shall be borne on a pro rata basis with any other Tenant on the premises.

INDEMNIFI-  
CATION

7. Tenant agrees to indemnify and save Landlord harmless, except in the event of negligence on the part of Landlord, its employees or agents, against any and all claims, demands, damages, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of the business conducted by Tenant in the leased premises or from any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to the terms of this lease, or from any act or negligence of Tenant, its agents, contractors, servants, employees, sublessees, concessionaires or licensees, in or about the demised premises. In case of any action or proceeding brought against Landlord by reason of any such claim, upon notice from Landlord, Tenant covenants to defend such action or proceeding by counsel reasonably satisfactory to Landlord.

All property kept, stored or maintained in the leased premises shall be so kept, stored or maintained at the sole risk of Tenant. Tenant agrees to pay and discharge any mechanic's, materialmen's or other lien against the leased premises or Landlord's interest therein claimed in respect of any labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or upon the request of Tenant, provided that Tenant may contest such lien claim, upon furnishing the Landlord such indemnification for the final payment and discharge thereof, together with the costs and expenses of defending the same, as Landlord may reasonably require.

Landlord shall not be liable to Tenant for any damage occasioned by plumbing, electrical, gas, water, steam or other utility pipes, systems,