

ARTICLE 14

Lessor Not Liable for Injury or Damage

Section 14.1. During the entire Demised Term hereof Lessee shall be deemed to be in exclusive control and possession of the Demised Premises and Lessor shall not in any event whatsoever be liable for any injury or damage to any property or to any person happening on or about the Demised Premises, nor for any injury or damage to the Demised Premises, nor to any property of Lessee, or of any other person except for injury or damage caused by the negligence of Lessor or by Lessor's breach of this Lease. The provisions hereof in Article 8 permitting Lessor to enter and inspect the Demised Premises are made solely for the purpose of enabling Lessor to become informed as to whether or not Lessee is complying with the agreements, terms, covenants and conditions hereof.

Section 14.2. Lessor shall not be liable for any injury or damage to any person or property in or about the Demised Premises, whether belonging to Lessee or any other person, caused by any fire, breakage, leakage, defect (latent or otherwise) or bad condition in any part or portion of the Demised Premises, or from water, rain or snow that may leak into, issue or flow from any part of the Demised Premises from the drains, pipes, or plumbing work of the same, or from any place or quarter, unless such breakage, leakage, defect or bad condition, injury or damage, may be caused by or result from the negligence of Lessor.

Section 14.3. In addition to any other indemnities to Lessor specifically provided for in this Lease, Lessee agrees to protect, defend, indemnify and save harmless Lessor against and from any and all claims by or on behalf of any person

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