

wa 1008

The Lessor agrees to maintain the roofs, exterior walls, and foundation in good repair. All other maintenance and repair will be the responsibility of the Lessee.

Lessee agrees that it will indemnify and save Lessor harmless from any and all liability, damage, expense, cause of action, suits, claims, or judgments arising from injury to person or property on the leased premises, or upon the adjoining streets and sidewalks which arise out of the act, failure to act, or negligence of Lessee, its agents, servants or employees.

The Lessor covenants that the Lessee shall peaceably hold and enjoy the premises, provided, however, that the Lessor at all reasonable times may enter to view and inspect the premises.

The Lessee is to pay for all utilities, business licenses, and business taxes.

The parties agree that should said rent be not paid when due or should the Lessee default in any of the covenants or conditions contained herein, the Lessor, his representative, agent or assignee, may re-enter said premises and without the benefit of legal process remove all persons therefrom and re-possess the leased premises.

That should the Lessor be compelled to commence or sustain an action at law to collect said rent or parts thereof or to dispossess the Lessee or to recover possession of said premises, the Lessee shall pay all costs in connection therewith including a reasonable amount as fee for the attorney of the Lessor.

4328 RV-2