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6. The Lessors shall during the term of this lease maintain the roof and exterior of the building in good and substantial repair and condition, with due regard to protection against leaks.

7. The Lessors shall during the term of this lease keep the subject property insured against loss by fire or other hazard, excluding liability insurance, thereby absolving Lessee of responsibility for damage to the property caused by forces beyond his control.

8. The Lessee shall during the term of this lease maintain liability insurance on the property.

9. The Lessee is to take reasonable care of the property and upon expiration of this lease shall turn this property back over to the Lessors in as good a condition as the property is presently in, taking into consideration the normal wear and tear and damages from the elements.

10. The Lessee will not suffer or permit waste of the property, or any part thereof, or permit or suffer to be done anything in, near, or upon the said property which may render a diminution in the value of the realty.

11. The Lessee will permit the Lessors, or its agents, to enter the property at any reasonable time to view the state and condition of the property.

12. It is further understood and agreed that in the event the said property is damaged or destroyed by fire or other hazard during the term of this lease so that the same shall be unfit for the occupancy or use, the rent herein stipulated, or a fair proportion

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