

save Sublessor harmless against and from any and all claims by or on behalf of any person arising from the conduct or management of or from any work or thing whatsoever done in and on the Subleased Property, and will further indemnify and save Sublessor harmless against and from any and all claims arising during the term of this Sublease from any condition of the building on the Demised Premises or, insofar as such claim is based on an alleged act or omission by Sublessee, from the condition of any road or walkway on or adjoining the Demised Premises, or arising from any breach or default on the part of Sublessee in the performance of any covenant or agreement on the part of Sublessee to be performed, pursuant to the terms of this Sublease, or arising from any act or omission of Sublessee, or any of its agents, contractors, servants, employees or licensees, or arising from any accident, injury or damage whatsoever caused to any person occurring during the term of this Sublease in or about the Demised Premises, or upon any walkways or land adjacent thereto, and from and against all costs, expenses and liabilities incurred in or about any such claim or action or proceeding brought thereon; and in case any action or proceeding be brought against Sublessor by reason of any such claim, Sublessee shall be given prompt and timely notice thereof and shall have the