

SECTION FIVE

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REPAIRS

Lessee shall, at all times during the lease and at its own cost and expense, repair, replace, and maintain in a good, safe, and substantial condition, the interior of the building and any improvements, additions, and alterations thereto, on the demised premises, and shall use all reasonable precaution to prevent waste, damage, or injury to the demised premises. The lessor shall maintain the exterior of the building in good repair during the term of this lease including plate glass windows and floor foundations.

SECTION SIX

UTILITIES

All applications and connections for necessary utility services on the demised premises shall be made in the name of lessee only, and lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.

SECTION SEVEN

INSURANCE

Lessor shall keep the building of which the demised premises are a part insured against loss or damage by fire to the extent of the full insurable value thereof, including all improvements, alterations, additions, and changes made by either party hereto, and all insurance required by this provision shall be carried for the exclusive benefit of the lessor.

Lessee shall obtain and maintain any other insurance that lessee desires on the demised premises or on the personal property thereon at the expense of lessee, and any additional insurance desired by lessee may be written by any carrier selected by lessee.

SECTION EIGHT

INDEMNITY

Lessee shall indemnify lessor against all expenses, liabilities, and claims of every kind, including reasonable counsel fees, by or on behalf of any person or entity arising out of either (1) a failure by lessee to perform any of the terms or conditions of this lease, (2) any injury or damage happening on or about the demised premises, except when such injury or damage is the result of neglect by the lessor, (3) failure to comply with any law of any governmental authority, or (4) any mechanic's lien or security interest filed against the demised premises or equipment, materials, or alterations of buildings or improvements thereon when

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