

SECTION SEVEN
UTILITIES

Lessee shall arrange and pay for all utilities furnished to the premises for the term of this lease, including electricity, gas, water, sewer and telephone service.

SECTION EIGHT
REPAIRS AND MAINTENANCE

Lessee shall maintain the premises and keep them in good repair at its expense, except that side and rear exterior walls and the roof will be maintained in good condition by lessor. Lessee shall maintain and repair windows, doors, skylights, adjacent sidewalks, the building front, and interior walls and heating and air conditioning.

SECTION NINE
ENTRY ON PREMISES BY LESSOR

Lessor reserves the right to enter on the premises at reasonable times to inspect them, perform required maintenance and repairs, or make additions, alterations, or modifications to any part of the building in which the premises are located, and lessee shall permit lessor to do so. Lessor may erect scaffolding, fences, and similar structures, post relevant notices, and place moveable equipment in connection with making alterations, additions, or repairs, all without incurring liability to lessee for disturbance of quiet enjoyment of the premises, or loss of occupation thereof.

SECTION TEN
NONLIABILITY OF LESSOR FOR DAMAGES

Lessor shall not be liable for liability or damage claims for injury to persons or property from any cause relating to the occupancy of the premises by lessee, including those arising out of damages or losses occurring on sidewalks and other areas adjacent to the leased premises during the term of this lease or any extension thereof. Lessee shall indemnify lessor from all liability, loss, or other damage claims or obligations resulting from any injuries or losses of this nature.

SECTION ELEVEN
ASSIGNMENT, SUBLEASE, OR LICENSE

Lessee shall not assign or sublease the premises, or any right or privilege connected therewith, or allow any other person except agents and employees of lessee to occupy the premises or any part thereof without first obtaining the written consent of lessor. A consent by lessor shall not be a consent to a subsequent assignment, sublease, or occupation by other persons. An unauthorized assignment, sublease, or license to occupy by lessee shall be void and shall terminate the lease at the option of lessor. The interest of lessee in this lease is not assignable by operation of law without the written consent of lessor.

SECTION TWELVE
ATTORNEY'S FEES

If lessor files an action to enforce any agreement contained in this lease, or for breach of any covenant or condition, lessee shall pay lessor reasonable attorney's fees for the services of lessor's attorney in the action, all fees to be fixed by the court.

SECTION THIRTEEN
PUBLIC LIABILITY INSURANCE

Lessee agrees to carry public liability insurance in amounts of at least one hundred thousand (\$100,000.00) dollars for injury or death of one person, and at least three hundred thousand (\$300,000.00) dollars for accidents where more than one person is injured; such insurance to be carried by Lessee shall be for the benefit of Lessee and Lessor and Lessee shall furnish Lessor with a certificate covering such insurance.