

street line or claim any street line different from what it now appears to be, the same shall not constitute a breach on the part of the Lessors, and the Lessors shall not be under any liability to the Lessee to prevent such encroachment or to remove or eject such neighbor or to contend with the City or other authority as to the street line, and yet the Lessee may, at the Lessee's own expense, take such action in the premises as may seem best to the Lessee, but such action shall not bind the Lessors;

(2) Lessors shall, at Lessors' own cost and expense, during said term, well and sufficiently keep the exterior of said demised premises, including without limitation, the roof, gutter and downspouts, in good order and substantial repair and conditions in all respects promptly as the Lessors have noted that the same is needed. Should the roof of the building leak at any time during said term, the Lessors will repair the same within a reasonable time after being requested in writing by the Lessee so to do, but in no event shall the Lessors be liable for damages or injuries arising from the failure to make said repairs after being so notified, except to the extent of the reasonable cost of repairing said roof; nor shall the Lessors be liable for damages or injuries arising from defective workmanship or materials, the Lessee hereby expressly waiving the same, it being understood that the Lessors are not to perform said repair work in person. Lessors shall not be liable for the manner in which any repair is done voluntarily undertaken by the Lessors, or any injury, loss or damage resulting therefrom, Lessors shall not be obligated or required to make any other repairs or do any other work on or about said premises unless and only to the extent herein agreed. However, the Lessors reserve the right to enter upon said premises and to make such repairs and to do such work on or about said premises as Lessors may deem necessary or proper, or that Lessors may be lawfully required to make.