

(b) To accept the premises when the aforementioned building is completed thereon according to the plans and specifications mentioned above, and to use the same only in connection with its office and warehouse, it being understood that the building and leased premises may not be used for any other purpose without the prior written consent of the Lessor, which consent will not be unreasonably withheld. In using such leased premises, as aforesaid, the Lessee shall observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct or use by the Lessee of the leased premises.

(c) To indemnify and hold the Lessor harmless from any liability attributable to damages to property or injuries to persons occurring on the leased premises or resulting from the use thereof by the Lessee; and for that purpose to carry owner's, lessor's and lessee's liability insurance in amounts of not less than One Hundred Thousand (\$100,000.00) Dollars each person, Three Hundred Thousand (\$300,000.00) Dollars each accident for bodily injury and Ten Thousand (\$10,000.00) Dollars property damage, and to furnish the Lessor each year with copies of such policy to evidence the fact that this insurance is continuously in force and effect.

(d) To pay all water, gas, heat, electric power, and other charges for utilities used on said leased premises during the term of this lease or any extension thereof.

(e) To keep the interior of the building, together with heating and air conditioning systems (which shall remain the

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