

corporation for said material furnished and/or work and labor performed.

15. The Lessee shall hold the Lessor harmless from any damage or liability whatsoever by reason of injury to any persons or damage to property in or about the demised premises on account of the use or condition of the demised premises.

16. The Lessor shall promptly pay all taxes and assessments charged against the real estate and the buildings constituting the leased premises, and shall keep said premises free from any lien for such taxes or assessments or from foreclosure of any mortgage, so that the Lessee's lease shall not be jeopardized for non-payment of any of the aforementioned items.

17. In the event of failure by the Lessor to pay any taxes or assessments against the real estate constituting the demised premises or any mortgages or mortgage interests against the demised premises, the Lessee may, at his option, pay said taxes, assessments, mortgages, or mortgage interests and deduct the amount thus paid, with interest at the rate of six (6%) per cent per annum, from any and all rent thereafter to become due under the terms hereof.

18. The Lessor does hereby warrant that the Lessee, upon performance of all of the covenants and agreements herein contained to be performed by him, shall and may peaceably and quietly have, hold, and enjoy the demised premises for the term provided in this lease and any extension thereof.

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