assessments, duties, impositions imposed by competent public authority, upon
the demised premises or any improvements thereon, or upon the owner or oc-
cupier in respect thereof, and to deliver to the Lessor at all times promptly,
proper and sufficient receipts and other evidence of the payment and discharge
of the same.

c.   Not to suffer the estate of the Lessor in the demised premises at
any time during the said term to become subject to any lien, charge or encum-
brance whatsoever, and to indemnify and keep indemnified the Lessor against
all such liens, charges and encumbrances; it being expressly agreed that the
Lessee shall have no authority, express or implied, to create any lien, charge
or encumbrance upon the estate of the Lessor in the demised premises.

d.   To keep the said building so to be erected and all other buildings
and improvements which may at any time during the said term be erected upon
the demised premises and the drains and appurtenances in good condition and
repair. No other building or buildings to be erected on premises during the life
of this lease without express written permission of Lessor, except that a com-
missary or storage warehouse only, may be built by Lessee on rear half of
leased premises at Lessee's expense. However, no direct retail or wholesale
trade may be carried on in said building.

e.   Not to make or suffer any use or occupancy of the demised premises
contrary to any law or ordinance now or hereafter in force.

f.   To indemnify the Lessor against all costs and expenses, including
counsel fees, lawfully and reasonably incurred in or about the premises, or in
the prosecution or the defense of any action or proceeding, or in discharging the
premises from any charge, lien, or encumbrance, or in obtaining possession after
default of the Lessee or the determination of this demise, or by differences which
may arise between the parties hereto over the payment of rent.

g.   Upon the termination of this lease, either by lapse of time or otherwise,
to surrender, yield and deliver up the demised premises in good condition; and if

Lessee
Lessor
Lessor

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