

12. Lessee covenants and agrees that it will maintain the premises in a safe and non-hazardous condition, and will save the lessors harmless against any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this lease; that in connection with the aforesaid agreement in this article, herein above stated, the lessee does hereby agree and acknowledge that it has made an inspection of the premises and that said inspection has disclosed no hazardous conditions or defects of any sort, latent, concealed, or otherwise, and that from the date of the execution of this lease and henceforth, that the lessee is responsible for any and all loss or liability of any nature whatsoever that may be incurred by, due to or the result of, any hazardous or defective conditions existing upon the premises.

13. Lessee shall pay property taxes and assessments which may accrue or become due and payable during the term of this lease agreement.

14. All movable equipment and trade fixtures which shall be placed or installed in or about the premises by the Lessee shall remain the property of the Lessee and Lessee shall have the right to remove same at termination of this lease, provided that lessee shall not be in default hereunder, and provided further that lessee shall repair or reimburse the lessors for the cost of repairing any and all damage resulting to the demised premises from the removal of such equipment.

15. All times and notices required herein are to be construed strictly and it is understood by and between the parties hereto that time is of the essence.

16. The parties hereto further agree and covenant that at any time during the term of this lease, the lessee shall have the option to purchase the demised property, said option to be exercisable by assuming a first mortgage on the demised property,

9829