adhesively affixed to the floor or wall shall likewise become the property of Landlord, all without compensation or credit to Tenant.

13. SIGNS, ADVERTISING AND SELLING ACTIVITIES: Subject to any governmental or other authority having jurisdiction over the medical office building, the Tenant may place, erect or install only such signs on the demised premises as may be approved and directed by Landlord.

14. UTILITIES: During the term of this lease, the Tenant shall pay for all lights, heat, water and other utilities actually used by Tenant on the demised premises.

15. INDEMNITY AND TENANT'S LIABILITY INSURANCE: Tenant agrees to indemnify and save Landlord harmless, except in the event of negligence on the part of Landlord, her employees or agents, against any and all claims, demands, damages, costs and expenses including reasonable attorney's fees for the defense thereof, arising from the conduct or management of the business conducted by the Tenant in or from the demised premises or from any breach or default on the part of Tenant in the performance of any covenants or agreement on the part of Tenant to be performed pursuant to the terms of this lease, or from any act or negligence of Tenant, its agents, contractors, servants, employees, sublessees, concessionaires or licensees, in or about the demised premises. In case of any action or proceeding brought against Landlord by reason of any such claim, upon notice from Landlord, Tenant covenants to defend such action or proceeding by counsel reasonably satisfactory to Landlord.

All property kept, stored or maintained in the leased premises shall be so kept, stored or maintained at the sole risk of Tenant. Tenant agrees to pay and discharge any mechanic's, materialmen's or other lien against the demised premises or Landlord's interest therein claimed in respect of any labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or upon the request of Tenant, provided that Tenant may contest such

-8-