

gress for Tenant's officers, employees, invitees and licensees. Tenant is further authorized to place directional signs on the leased property and Tenant agrees not to permit the leased property to be used for any illegal or improper purpose or in such manner as to be a nuisance.

Article 9. Indemnification. Tenant covenants and agrees with Landlord that during the entire term of the lease, or any renewal thereof, Tenant will indemnify and save harmless the Landlord: (1) Against any and all claims, debts, demands, costs and obligations which may be made against the Landlord arising by reason of or in connection with the use of the leased property by Tenant, its officers, employees, invitees or licensees or the construction by Tenant of the improvements on such property and (2) From all loss or damage resulting to the business or property of Landlord and arising from the use of the leased property by Tenant, its officers, employees, invitees or licensees.

Article 10. Covenant of Quiet Enjoyment. Landlord covenants that so long as the Tenant keeps and performs all of the covenants and conditions by the Tenant to be kept and performed, the Tenant shall have quiet, undisturbed and continued possession of the premises, free from any claims against the Landlord and all persons claiming under, by or through the Landlord.

Article 11. Landlord's Interest Not Subject to Mechanics Liens: It is agreed that Tenant shall not have, under any circumstances, power to subject the Landlord's interest in the leased property to any mechanic's, materialmen's liens or lien of any kind.

Article 12. Notices: All notices called for under this agreement shall be given in writing and any such notice shall be deemed given when it shall have been deposited in the United States Mail with sufficient postage prepaid thereon to carry it

1176
629

4328 RW-21