

possession and occupancy of the premises to the Landlord in as good a condition as the premises are at the present time, reasonable wear and use alone excepted.

8. The Landlord shall have no responsibility with respect to the cost of any water, gas, electricity or any other utility bills for services furnished to the premises during the term of this Lease.

9. The Tenants agree that the Tenants will defend and indemnify the Landlord, his heirs, successors and assigns against all costs, expenses, damages or claims of any nature whatsoever, (including attorney's fees) arising out of any injury or damage sustained by any persons or property of any character whatsoever arising out of or in connection with Tenants' use or occupancy of the premises or the presence of such persons or property upon the premises or caused by any persons living or in possession of the within premises or by their invitees or representatives.

10. The Tenants will be responsible for all ad valorem property taxes applicable to the premises for periods after the date of commencement of the Lease term. Taxes for the year 1984 shall be prorated. The Tenants shall obtain insurance in the amount of at least One Hundred Thirty-Five Thousand and No/100 (\$135,000.00) Dollars necessary to insure the premises against fire, windstorm, acts of God, and all other perils covered by all risk coverage. The Tenants shall pay the premium upon such insurance and furnish proof of payment and coverage thereof to the Landlord. The certificate of coverage shall provide for thirty (30) days prior written notice to

(CONTINUED ON NEXT PAGE)

434

4328-W-21