

may render void or voidable any policy for the insurance of said premises against fire; nor which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenants; and the Tenants further agree to comply with all laws, municipal ordinances and regulations as to the occupancy of said premises.

2 J.P. [Signature]

(5) The Landlord agrees to keep in good repair the roof, outer walls, downspouts, and approaches to said building. However, it is understood and agreed that the said roof, outer walls, downspouts, and approaches to said building are considered sound and the Landlord shall not be called upon to make any inspection of or repairs to said building, nor shall the Landlord be liable for any damages from leaks or other damages caused by the condition of said roof, outer walls, downspouts, should any occur, except those which may occur due to the Landlord's negligent failure to repair after a reasonable time in which to make said repairs shall have expired after receipt of written notice by the Tenants.

(6) The Tenants agree to keep the premises, building, and all fixtures, including heating apparatus, pipes, wires and windows, in good order and repair, during the term of this lease, and upon the expiration or termination of said lease, shall deliver up the premises, building and fixtures in as good repair as they were at the commencement of said lease, reasonable wear and tear along excepted.

(7) The Tenants agree that they will save harmless and indemnify the Landlord from and against all loss, liability or expense that may be incurred by reason of any accident or damage from the machinery, equipment, passageways, alleys, elevators, gas, or water, other pipes, or from any damage, neglect or misadventure to any person or persons or property arising from or in any way growing out of the maintenance, existence, misuse,