

And in case of such destruction, the rents are to be abated until the building is ready for occupancy, the lease being extended pro tanto, that is to say for a period equal to the time that the building cannot be used because of the necessity for such reconstruction.

4. It is further agreed that the lessee accepts the building in its present condition, and as a part of the consideration hereof agrees to pay all repairs and keep the building in good repair, and agrees to pay for all changes or alterations that may be made in the building during the life of this lease, it being the intention of the parties that the lessors shall be put to no expense whatever during the life of this lease.

5. It is a part of the consideration of this lease that the lessee covenants to hold said lessors harmless from any injury to any person or persons, whether in their employ or otherwise, in and about said premises, arising from the condition of the said premises, or arising from any work of any character in and about said premises, during the life of this lease.

6. That in addition to the amounts above stated, which shall be received by the lessors as rental for the said property, the said lessee agrees to pay during the entire term of this lease all charges for water, lights, heat and all other charges or expenses of any sort growing out of the maintenance use or occupancy of said building, so that the party of the first part, the lessors, shall not be called upon nor required to pay out of the net rental as above stated, any sums of money whatsoever for the maintenance of said property, or the operation of same during the term of this lease; and also lessee agrees that during the entire term of this lease it will keep said building, including waterworks and heating plant on said premises in good repair and at the end of said lease shall turn over to the lessors, their heirs and assigns, said building including water works and heating plant, in as good condition as it is on the first day