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material alterations or changes shall be made to said demised premises without the written consent of Lessors.

XII.

In no case, except as herein provided, shall the said Lessors be liable to the said Lessee, or any other person or persons, for any injury, loss or damage to any person or property on the premises hereby demised nor for the use or abuse of water, nor for bursting or leaking of pipes in any part of any building, nor for any damage whatever which may be caused from an overflow from sewers, nor for any nuisance made or suffered on the premises, nor for any damage whatever to any person or property on the premises hereby leased, except if such injury, loss or damage to any person or property on the premises be caused by or through the carelessness, negligence or improper conduct of the Lessors, their agents or employees, or otherwise, the said Lessee hereby taking all risk for any such damages; providing, however, that the Lessors shall as hereinabove provided, throughout the term of this lease, maintain, in good order and repair, the roof, exterior and structural parts of the building which is to be constructed and erected on said premises by the Lessors.

XIII.

No sub-lease or sub-tenancy herein by the Lessee named, and no assignment by said Lessee shall relinquish or release said Lessee from any of its liability herein assumed, and whenever an assignment or sub-lease shall be made, the Lessee shall furnish the Lessors with the name and address of such assignee, or sub-lessee. Any such assignee, by the acceptance of any such assignment, shall ipso facto become liable for the performance of each and every the terms and provisions in this agreement contained on the part of said Lessee to be kept, performed, complied with or abided by.