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premises, shall conform to and observe all laws, ordinances, rules and regulations affecting such work of excavation and construction, shall protect adjacent premises and all buildings thereon, and shall, at all times, indemnify and save the Lessor free and harmless from any loss, cost, damages, charge, claim or liability in any manner arising out of or connected with the erection of said building and improvements.

22. CARE AND USE OF PREMISES: Lessee covenants that said premises and all buildings and improvements thereon, shall during the term of this lease be used only and exclusively for proper, legitimate and moral purposes and that Lessee will not use nor suffer any person to use, in any manner whatsoever, the said premises or any building thereon for any purposes in violation of the laws of the United States, the State of South Carolina, or the ordinances of the City of Greenville, and/or will save Lessor harmless from their violation.

23. PREMISES TO BE KEPT IN GOOD AND SAFE CONDITION: Lessee further covenants that Lessee will, at all times, keep all buildings and improvements on said premises and all appurtenances thereto, and all sidewalks, steps and excavations under sidewalks in good, clean, safe, secure and sanitary condition and repair, and will conform to all enforced municipal ordinances and laws affecting said premises and will save the Lessor free and harmless from any penalty, damage or other charges imposed for any violation of any of said laws, whether occasioned by the neglect of the Lessee or any agent in the employ of said Lessee, or any person contracting with said Lessee, and that Lessee will indemnify and keep harmless Lessor against and from any loss caused by damage or expense or claim or liability arising out of any accident or other occurrence causing injury to any person or property whatsoever or giving rise to any