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to indemnify and save harmless themselves and the Lessors from any and all claims.

9. It is understood and agreed by and between the parties hereto that the Lessors shall place the roof on said building in good condition at or before the beginning of the term of this Agreement and after that time the said roofs shall be maintained by the Lessee and all remodelling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. However, same shall not be made without the prior permission of the Lessors, and the Lessee covenant and agrees that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall replace the said glass with glass or like size and quality at his own cost and expense. The Lessee shall maintain the yard surrounding said building in a good and serviceable state.

10. That the Lessee agrees that he will keep said premises in a good state of repair and at Lessee's own cost and expense, and agrees that at the end or other expiration or termination of this lease, he will quit and deliver up the said demised premises in good condition. All improvements which are made on the premises by the Lessee shall at that time become the property of the Lessors.

11. The Lessors covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

12. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

IN WITNESS WHEREOF THE parties hereto have hereunto affixed their