

II. AND the Lessee, for himself, his heirs, executors, administrators, and assigns, doth hereby covenant with the Lessor, his executors, and assigns:

1. That the Lessee will pay the said rent at the times and in the manner aforesaid, except only in case of fire or other unavoidable casualty as hereinafter provided.

2. That he will secure and keep secured the rent payable under this lease by a good and sufficient chattel mortgage to be executed and delivered to the Lessor upon and covering all tenants' fixtures and equipment which are now or shall be placed in the said building by the Lessee, and that the said mortgage shall at all times be maintained by the Lessee a first lien upon said fixtures and equipment.

3. That he will pay the Business License Taxes which shall be assessed and levied upon the premises as they fall due.

4. That he will promptly pay all gas, electric light, and water rates or charges which may become payable during the continuance of this lease for, gas, electricity, and water used on the premises.

5. That he will keep all and singular, the said building and premises, including the plumbing, glass, and doors, in such repair as the same are at the commencement of the said term or may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualty only excepted and will promptly replace all glass thereof broken during the said term by other of the same size and quality.

6. That he will not injure, overload, or defaced or suffer to be injured, overloaded or defaced the premises any part thereof.

7. That he will save harmless and indemnify the Lessor from and against all loss, liability, or expense that may be incurred by reason of any accident with the machinery, equipment, gas or water or other pipes, or from any damage, neglect, or misadventure arising from or in anyway growing out of the use, or misuse, or abuse of any equipment, machinery or from any neglect in the use