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However, the Lessee agrees to protect and save harmless the Lessors against any liability for damage to persons or property caused by or growing out of the installation and operation of such signs.

8. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessors from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

9. It is further agreed by and between the parties hereto that the Lessors do hereby agree to keep the roof and exterior of the premises in good condition at all times, and shall have no further responsibility to Lessee. Any 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 covenants 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 of like size and quality at its own cost and expense.

11. The Lessee agrees that it 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, it will quit and deliver up the said demised premises in good condition. All improvements which are made to the premises by the Lessee shall at that time become the property of the Lessors.

12. The Lessors covenant 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