

assessed and levied upon the demised premises during the term of this lease as they shall fall due, and Lessor will keep the building or buildings sufficiently covered by insurance for such premises, and said insurance will be paid by Lessor, and further the Lessor guarantees that the roof of said building or buildings will be maintained by them and kept in good repair, and Lessor agrees to indemnify the Lessee from and against any loss or damage to property of Lessee which may be installed or placed in the building or buildings covered by this lease, provided said loss or damage is caused by a defective or leaky roof.

FOURTH: That all property of any kind that may be placed on the premises during the continuation of this lease shall be at the sole risk of Lessee, and that the Lessor shall not be liable to the Lessee or any other person or persons for any injury, loss or damage to property or person occurring on the premises or as a result of Lessee's operation of its business.

FIFTH: That in the event said building or buildings covered by this lease become or are made untenable by any act or neglect on the part of the Lessor or if said building or buildings are destroyed by fire or in whole or in part by an act of God such as rain, wind, flood or earthquake, then in any such event, Lessee will be released from further performance of the terms of this lease, provided however that in the case said premises shall be damaged by fire or other unavoidable casualty, the Lessee will at his own cost repair the same. But if the premises shall thereby be rendered untenable in whole or in part, the Lessees will be relieved from payment of rent until such a time as the building or buildings become tenantable.

SIXTH: Provided, always, in these presents, or upon this condition, that if the Lessees or their representatives or assigns shall neglect or fail to perform and observe any covenant or condition herein contained, which on the Lessees part is to be performed, or if the leasehold estate shall be taken on

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