

7. The Lessee shall indemnify and save harmless the Lessor, its successors and assigns, from and against any and all liability for personal injury or property damage arising out of or caused by any act, omission, or neglect of the Lessee or his agents and employees.

8. The Lessee agrees that he will not use or permit the demised premises to be used for any unlawful purpose or in violation of any valid regulation of any governmental agency or commission or do or permit to be done thereon anything which may be or become a nuisance.

9. The Lessee does hereby accept the demised premises in the condition in which they now exist.

10. The Lessee agrees that, at the expiration of the term of this lease or any extension thereof, he will deliver up the demised premises to the Lessor in as good condition as they were at the commencement of this lease, natural wear and tear alone excepted.

11. The Lessor covenants that it has duly authorized the execution of this lease by appropriate resolution and that it has the right to enter into and execute this lease with the Lessee. The Lessor further covenants that, upon the Lessee's payment of the rental herein reserved and upon the performance and observance by him of the covenants herein contained for him to perform and observe, the Lessee shall quietly and peaceably have, hold, and enjoy the demised premises.

IN WITNESS WHEREOF, we have hereunto set our hands