

2. The Lessee further covenants and agrees:

- (a) To maintain said premises (except the structural walls and roof) in a good and reasonable state of repair and to surrender the same at the expiration of the term hereof in as good condition as they now are, reasonable wear and tear excepted.
- (b) To furnish at its own expense such light, heat, water, power and other utilities as may be necessary for the Lessee's use of the premises.
- (c) To observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct of the Lessee's business upon the leased premises.
- (d) To indemnify and save the Lessor harmless at all times during the term hereof from and against any and all loss, damage, cost or expense on account of any claim (valid or invalid) for any injury (including death) or damage, either to person or property, sustained by the Lessee or by any other person, which arises out of the use and occupancy of the premises by the Lessee or the ownership of the same by the Lessor, and, on written request of the Lessor, shall at the Lessee's expense appear for and defend the Lessor in any action to which the Lessor may be made a party arising out of any such claim for injury or damage.
- (e) To permit the Lessor to have free access to the demised premises for the purposes of examining or exhibiting same or for making necessary repairs or alterations to same.

3. The Lessor covenants and agrees that the Lessee, on paying the rent and other payments herein required, and on keeping, observing, and performing all the other terms, covenants, conditions, provisions and agreements

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