

of the leased premises in the event that any substantial damage is done thereto in the removal of any such property.

(b) Lessee shall have the right to install or erect on the leased premises or to affix to any building which is a part of the leased premises, such signs as it may deem necessary or appropriate to advertise its name and business.

9. LIABILITY: INDEMNITY:

(a) Lessee shall be liable for any injury to or death of persons and for any loss of or damage to property caused by the negligent acts or omissions of its agents, employees, or invitees, or caused by Lessee's failure to perform properly the maintenance, repairs, and replacements required to be performed by it under the provisions of paragraph 4 of this lease. Lessee shall indemnify and save Lessor harmless against any and all liabilities, claims, demands, actions, costs, and expenses which may be sustained by Lessor by reason of any of the causes set forth in this subsection (a).

(b) Lessor shall be liable for any injury to or death of persons and for any loss of or damage to property caused by the negligent acts or omissions of its agents, employees, or invitees. Lessor shall indemnify and save Lessee harmless against any and all liabilities, claims, demands, actions, costs, and expenses which may be sustained by Lessee by reason of any of the causes set forth in this subsection (b).

10. DEFAULT:

If Lessee shall fail to pay any rent to Lessor when the same is due and payable under the terms of this lease and such default shall continue for a period of ten (10) days after written notice thereof has been given to Lessee by Lessor, or if the Lessee shall fail to perform any other duty or obligation imposed upon it by this lease and such default shall continue for

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