

which it may own or which it may have installed in the demised premises during the term of this Lease, provided all of the rental due shall have been paid, and the premises restored as required by Paragraph VII of this Lease.

XV

The Lessee is hereby given the privilege to erect, maintain, and operate at its own expense, any signs on the leased premises, including hanging or electric signs, provided the same shall comply fully with applicable laws, ordinances, and regulations.

XVI

The Lessee covenants and agrees that it will indemnify and save harmless the Lessors from and against all claims, losses, liability, or expense which may be incurred by the Lessors by reason of the Lessee's occupancy, use, or misuse of the premises hereby leased, including, but not limited to, any and all claims for injury to persons or property arising out of, or in any way connected with, the condition of the premises occupied by the Lessee. The Lessee, however, shall not be liable for injuries to persons or damages to property resulting from the condition of any portion of the premises which are to be maintained by the Lessors of which the Lessors have notice and are required to repair as provided in Paragraph IV of this Lease, nor shall the Lessee be liable for injuries to persons or damages to property in other portions of Lessor's premises not under the Lessee's control.

XVII

The Lessee agrees that it will pay any fire insurance premiums for the demised premises in excess of the rate paid by

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