

water, gas, heat, electric power and other charges for utilities used on the premises during the term hereof;

- (c) Subject to normal wear and tear and subject to the Lessor's obligation to maintain in accordance with paragraph 5; to keep the premises in a clean and sanitary condition and a good state of repair.
- (d) To conduct its business upon the leased premises in a lawful manner and to indemnify and hold the Lessor harmless from and against any and all valid liens upon the leased premises (except liens for ad valorem taxes to be paid by the Lessor and any other liens or charges attributable to the Lessor), claims of creditors, claims for personal injury or death of any person, claims for damages to the property of any person, and any other claims in connection with or arising out of the occupancy of the leased premises by the Lessee or the conduct of its business thereon; and the Lessee further agrees to comply with all laws and requirements regarding its employees, agents, or servants upon the leased premises, including Workmen's Compensation Laws, and to carry and continue in force a policy or policies of public liability insurance with minimum limits of \$100,000.00/\$300,000.00 for personal

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