

iums shall be paid by the Lessee; that the Lessors shall provide adequate plumbing facilities, heating facilities and basic electrical supply and outlets, but the Lessee shall provide all necessary partitions, lighting fixtures, interior painting and general maintenance of the interior spaces occupied; that all plumbing repairs shall be made at the expense of the Lessee.

8. It is understood and agreed that during the term of this Lease there will be a tax and insurance escalation clause using the year 1973 as the "base" year and any increase in taxes and/or insurance during the life of this lease shall be paid by the tenant and such increase shall be treated as additional rent.

9. The Lessee covenants and agrees to make no claim against the Lessors for or on account of any loss or damage sustained by fire, or water, howsoever coming on or being upon said premises; the Lessee further agrees to save the Lessors harmless from any liability by reason of any property damage or personal injuries to any person or persons on or about the said premises without, in each instance, first securing the written consent of the Lessors; the Lessee further agrees to take good care of the leased premises and to use the same in a careful and proper manner and do no act that will deface or damage said premises.

10. In the event the Lessee violates the provisions of this Lease and/or fails to pay the rent when due and it becomes necessary for the Lessors to employ an attorney at law to enforce compliance and/or collect the rent due, then the Lessee hereby agrees to pay a reasonable sum as attorney's fees in addition to all other amounts due under this Lease.