

received by it, excepting only normal wear and tear and repairs not required to be made by Lessee; provided, however, that the Lessee shall not be responsible for or required to make, and Lessor shall make, any repairs which may have been occasioned or necessitated by Lessor, its agents or employees, or by the failure of the Lessor to comply with the covenants under this Lease agreement. In addition, the Lessees shall forthwith, at its own cost and expense, replace with glass of the same quality any damaged or broken glass, including plate glass or glass or other breakable materials used in any interior and exterior windows and doors in the leased building. Lessees shall have the full right to, at their own expense, do any renovating of the house and premises as they in their sole discretion desire to do.

ARTICLE VI. INDEMNITY AND LESSEES' LIABILITY INSURANCE:

Lessees agree to indemnify and save Lessor harmless against any and all claims, demands, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of the business conducted by Lessees in the leased premises or from any breach or default on the part of Lessees in the performance of any covenant or agreement on the part of Lessees to be performed pursuant to the terms of this Lease, or from any act or negligence of Lessees, their agents, contractors, servants, employees, sublessees, concessionaires or licensees, in or about the demised premises. In case of any action or proceeding brought against Lessor by reason of any such claim, upon notice from Lessor, Lessees covenant to defend such action or proceeding by counsel reasonably satisfactory to Lessor.

All property kept, stored or maintained in the leased premises shall be so kept, stored or maintained at the sole risk of Lessees. Lessees agree to pay and discharge any mechanic's, materialmen's or other lien against the leased premises or Lessor's interest therein claimed in respect of any labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or upon the request of Lessees, provided that Lessees may contest such lien claim, upon furnishing to Lessor such indemnification for the final payment

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