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the continuance of this lease, and all taxes and license fees assessed to it by reason of property which it owns and uses within the leased premises or by reason of the conduct and operation of its business therein.

6. Maintenance and Repairs: Tenant shall be responsible for all repairs or maintenance to be made to the demised premises and improvements thereon. Tenant agrees to maintain said premises and improvements in good repair and condition during the term of this lease.

7. Care and Surrender of Premises: Tenant will not commit any act or engage in any practice in or about the premises which would cause injury or damage to any person or property, including the premises and improvements thereon, and will use reasonable care and diligence to keep and maintain said premises in a neat, orderly and sanitary condition, free of rubbish, dirt, other debris, snow and ice. The Tenant further agrees that it will commit no waste on the premises. Upon any termination of this lease, Tenant will surrender possession of the premises, without notice, in as good condition as at the commencement of the term, with reasonable wear and tear and casualty beyond the control of the Tenant being excepted.

8. Indemnity: The Tenant will indemnify the Landlord against, and hold the Landlord harmless, from all claims, demands and/or causes of action, including all costs, expenses and attorney fees of the Landlord incident thereto, for injury to or death of, any person, or loss of or damage to, any property, including the leased premises, where such claims, demands and/or causes of action arise from, or are incidental to, the use of said premises by the Tenant, its officers, agents, servants, employees and/or other invitees, provided such claims, demands and/or causes of action are not caused by the negligence, omission, or intentional act of Landlord or anyone for whom it is responsible.

9. Damage or Loss of Tenant's Property: Landlord will not be responsible for any loss of any property of the Tenant from the premises or for any damage to such property except when any such loss or damage results directly and proximately from the negligence of the Landlord