

(11) It is mutually understood and agreed that the Lessor shall not be liable for any loss, damage or injury to property or persons, or for the death of persons caused by any acts, omissions or negligence of the Lessee, its officers, employees, servants, agents or invitees while on the premises. The Lessee agrees that if the Lessor is involuntarily made a party defendant to any litigation concerning this lease of the property not due to any act or omission of the Lessor, the Lessee will hold the Lessor free and harmless from any expenses reasonably incurred in defending such action. The Lessor shall at all times during the term of this lease be held free and harmless by the Lessee from all liability and complaints for damages by reason of any injury to any person or property while in or upon the leased premises or by reason of any injury to any person or property resulting from the use of the leased premises by the Lessee. The Lessee further agrees to be liable for the reasonable value of any damage to the property of the Lessor caused by the negligence of the Lessee's servants, employees, agents or invitees, excluding normal wear and tear, and to pay the same upon demand by the Lessor or its agents or to have the same repaired with the same quality of materials and workmanship at the Lessee's expense.

(12) The Lessee agrees that it shall pay all bills and expenses for and in connection with the use of water, lights, heat and other utilities and any other installations incident to and used in connection with the Lessee's business and such bills and expenses shall in no way be the responsibility of the Lessor.

(13) It is mutually agreed and understood that the Lessor assumes no responsibility for the safekeeping or damage to any of the goods, materials or property of the Lessee while on the premises herein leased to the Lessee, except that brought about by the negligence of the Lessor or its agents.

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