

shall constitute additional rent and shall be collectible as such from the Lessee with the next succeeding month's rent. When required by the provisions of any mortgage affecting the demised premises, such aforesaid policies shall have attached thereto the usual mortgage clause.

13) Lessee agrees to indemnify and save Lessor harmless from or against any and all claims, liens, suits, actions, damages, causes of action, or liability, whether against Lessor or the demised premises, of the nature set out in (a) through (c) below, and from and against all costs, attorneys' fees, expenses and liabilities incurred in and about any such claim, lien, suit, action, damage, cause of action or liability, the investigation thereof, or the defense of any action or proceeding brought thereon, and from any judgments, orders or decrees that may be entered thereon or therein:

(a) Any claim, lien, suit, action, damage, cause of action or liability arising from or out of the possession, occupancy or use of the demised premises or the machinery and equipment by, or under, Lessee, his agents, servants, and employees.

(b) Any claim, lien, suit, action, damage, cause of action or liability arising from or out of any failure on the part of Lessee to comply with all the agreements and other terms herein contained, or arising from or out of any exercise by Lessee of any right or privilege granted hereby.

(c) Any claim, lien, suit, action, damage, cause of action or liability arising during the term or any renewal term for personal injury, loss of life or damage to property sustained upon, or about the demised premises or the buildings or improvements thereon, or appurtenances thereto, or upon the adjacent sidewalks and streets, and whether sustained by Lessee