

June 1, 1971. All payments of rents or other charges hereunder shall be made to Lessor at its office at 685 Parker Street, Manchester, Connecticut, or to such other place as the Lessor may from time to time designate by written notice to the Lessee.

This is a net lease and rent and all other sums payable hereunder to or on behalf of Lessor, shall be paid without notice or demand and without setoff, counterclaim, abatement, suspension, deduction or defense.

2. Lessee covenants that Lessee:

a. Will take good care of the interior and exterior of the demised premises.

b. Will, during the term herein demised, make all necessary repairs to the improvements on the said demised premises at its own cost and expense.

c. Will, at the end expiration or other termination of the term hereby granted, deliver up the demised premises and does covenant to and does hereby waive demand and notice of every kind and description whatsoever which were it not for said waiver might otherwise be necessary in obtaining possession of said premises.

d. Will require no improvements, alterations or repairs from Lessor and accepts the premises and the improvements and fixtures thereon in an "as is" condition.

e. Will save Lessor harmless from and indemnified against any and all liability, loss, damage or expense by reason of injury to any person or property on or about the demised premises of any and every nature from any matter or thing by reason of Lessee's use and occupation of said premises, excepting acts or omissions of Lessor, its servants, agents or employees, and will provide insurance coverage insuring the Lessor and the Lessee as their