

h. Will not make or suffer any use of the premises herein demised, or do or suffer to be done thereon any deed, act or thing which is now or may hereafter be in violation of any present or future laws, rules, requirements, orders, directions, ordinances or regulations of the United States of America, or of the state, county or city government, or other municipal, governmental or lawful authority whatsoever nor do or permit to be done any act or thing in or upon the demised premises which would affect any insurance on improvements or increase the premium thereof, and that it will conform to all such laws, ordinances, by-laws, rules and regulations relating to health, nuisance, fire and by-laws, rules and regulations relating the health, nuisance, fire and zoning as are now or hereafter may be in force so far as the premises hereby leased are concerned, and will save the Lessor harmless from all fines, penalties and costs for violation of or non-compliance with the same. Lessor covenants that Lessee's use, as stated herein, of Leased Premises is permitted by local zoning laws.

1. Will pay to Lessor, save Lessor harmless from, and indemnify Lessor for, all legal costs and charges, including reasonable counsel fees, lawfully and reasonably incurred, arising from or reasonably incurred in consequence of any breach by Lessee or any covenant or agreement hereof or in obtaining possession after default by Lessee or upon the expiration of the term hereof.

3. Lessor expressly reserves, and shall have, the right by its agents and servants to:

a. To enter into and upon the demised premises, at reasonable times for the purpose of reviewing the same.

b. Affix, within three (3) months before the expiration of the said term, to any part of the leased premises a notice offering said premises for rent, and to keep the same so affixed without interference, molestation or hindrance.

0534

4328 RV-2