

regulations, or that may be necessary to prevent waste or deterioration. Nothing herein, however, shall imply any duty upon the part of Lessor or The Property Owner to do any such work which under the provisions of this lease Sublessee may be required to perform.

(b) The Property Owner is hereby given the right at reasonable times to enter the demised premises to exhibit the same for the purpose of sale or lease during the final sixty (60) days of the term hereof. The Property Owner shall be entitled to place the usual "For Sale" or "For Lease" signs on the demised premises during such period, and Lessee agrees that such signs may remain unmolested upon the premises during such period.

10. PUBLIC UTILITIES. Lessee agrees to pay or cause to be paid all charges for gas, electricity, water, light, heat, power, telephone or other communication service used, rendered or supplied upon or in connection with the demised premises throughout the term of this sublease, and to indemnify Lessor and The Property Owner against any liability or damages on such account.

11. INDEMNIFICATION OF LESSOR AND THE PROPERTY OWNER. Lessee shall indemnify and save Lessor and The Property Owner harmless from any and all liability, damage, expense, cause of action, suits, claims or judgments arising from injury to person or property on the demised premises.

12. INSURANCE. Lessee agrees that he shall at all times carry fire, extended coverages and related perils insurance covering all personal property and general liability insurance on the premises leased as described herein.

13. USE TO COMPLY WITH LAW. Lessee, in the use and occupation of the demised premises and in the prosecution or conduct of any business therein, shall comply with all requirements of all laws, orders, ordinances, rules and regulations of the Federal, State, County and Municipal authorities. Lessee covenants that it will not use or permit to be used any part of the demised premises for any dangerous, noxious, or offensive trade or business and will not cause or maintain any nuisance in, at, or on the demised premises.

14. QUIET ENJOYMENT. Lessor covenants and agrees that Lessee, upon paying all rentals and other charges herein provided for and observing and keeping the covenants, agreements, and conditions of this sublease on Lessee's part to be kept, shall lawfully and quietly hold, occupy and enjoy said