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County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

(11) Except as otherwise set forth in this Agreement, the Tenant has hired the demised premises without any representations on the part of the Landlord as to the present or future condition of the demised premises or any portion thereof.

Except as otherwise set forth in this Agreement, the Landlord shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. The Tenant shall be solely responsible for maintenance of the premises in a good and safe condition and the Landlord shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises, and the Tenant shall keep, save and hold harmless the Landlord from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant, the Tenant's agents, servants, invitees, licensees or customers, or from any loss or damage arising from any fault or negligence by the Tenant or any failure on Tenant's part to comply with any of the covenants, terms and conditions herein contained. Tenant expressly agrees to carry and to keep in full force and effect during the terms hereof, or any extension or renewal thereof, liability insurance

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