

or from any act of negligence of Lessee, her agents, employees, or servants. The Lessee further agrees to maintain public liability insurance coverage regarding this indemnity provision holding the Lessors harmless.

MAINTENANCE

Lessee shall be responsible for all interior and exterior maintenance of all improvements and buildings situate on the leased premises. This shall include the roof of the buildings and all plate glass or other windows.

COMPLIANCE WITH ORDINANCES & LAWS

Lessee shall be responsible for compliance with all Governmental ordinances, rules, regulations and laws in the operation and maintenance of Lessee's business and the facilities which are hereby leased to Lessee, without any obligation or liability whatsoever on the part of Lessors.

UTILITIES

The Lessee shall be responsible for the payment of all utilities of any and every type on the subject premises during the term of this Lease.

CONDEMNATION

That during the term of this Lease or any extension or renewal thereof, substantially all of the leased premises shall be taken for any public quasi-public use under any Governmental law, ordinance or regulation, or by right of eminent domain, or should be sold to the condemning authority under the threat of condemnation, in that event this Lease shall terminate and the rent shall be abated during the unexpired portion of this Lease, effective as of the date of taking of such premises by the condemning authority. In said event, the parties hereto shall be entitled to receive and retain such separate awards or portions of lump sum awards as may be allocated to their respective interest in any such condemnation proceedings, but in any event the mortgage loan holder, United