

(including foundation) and shall relandscape the premises so that such premises are compatible with the adjoining apartment complex. (Ramblewood Apartments). Lessee agrees not to permit any liens to stand against the demised premises for work done or material furnished to Lessee, provided, however, that Lessee may contest the validity of any such lien, but upon a final determination of the validity there, Lessee shall cause such lien to be satisfied and released of record.

ARTICLE VI

Repair and Maintenance of Premises

Lessee further agrees and covenants that it will, at its own cost and expenses, keep and maintain such building and every building and improvement which may be erected, constructed or placed on said premises during the term of this lease, and all appurtenances thereto belonging or appertaining, including fire escapes and driveways, parking lots and sidewalks, in good and substantial repair and in a clean and sanitary condition, and will at all times keep and maintain said demised premises and every building and improvement erected or placed thereon during said term as well as the sidewalks around and on said premises in conformity to and in compliance with all laws, ordinances, rules and regulations of the federal, state and other authorities having jurisdiction thereof, and Lessee agrees and covenants that it will not commit, permit or suffer any violation of such laws, ordinances, rules and regulations, and will protect, indemnify and forever save and keep harmless the Lessor from and against any penalty, fine, damage, expense or charge imposed, assessed or incurred for or on account of any violation or breach of any such laws, ordinances, rules and regulations occasioned by any act, neglect or omission of Lessee or by any occupant of said demised premises.

ARTICLE VII

Liability Insurance

Section 1. Lessee shall, at Lessee's sole cost and expense, but for the mutual benefit of Lessor and Lessee, maintain general public liability insurance against claims for personal injury, death or property damage occurring upon, in or about the demised premises, and on, in, or about the adjoining streets or passageways, such insurance to afford protection to the limit of not less than Three Hundred Thousand Dollars

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