

5. Tenants agree to indemnify and save Landlords harmless, except in the event of negligence on the part of Landlords, their employees or agents, against any all claims, demands, damages, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct or management of the business conducted by Tenants in the leased premises.

6. Should the Tenants contract or agree to alterate or remodel said premises, the Landlords shall in no way be responsible for claims or liens that contractor, subcontractor, laborers or materialmen might have or claim to have against Tenants and it is agreed that the recording of this lease shall constitute public notice of such fact.

All property kept, stored or maintained in the leased premises shall be so kept, stored or maintained at the sole risk of Tenants.

Landlords shall not be liable to Tenants for any damage occasioned by plumbing, electrical, gas, water, steam or other utility pipes, systems and facilities, or by the bursting, stopping, leaking or running of any tank, washstand, closet or waste or other pipes in or about the leased premises or the building and building complex of which they are a part until Landlords have been notified or have had reasonable time to repair same; nor for any damage occasioned by water being upon or coming through the roof, skylight, vent, trap-door or otherwise.

Tenants agree to procure and maintain a policy or policies of insurance, at their own cost and expense, insuring Tenants, with Landlords named as additional insureds, from all claims, demands or actions for injury to or death of any one person in an amount of not less than \$100,000.00 and for injury to or death of more than one person in any one accident to the limit of \$300,000.00, and for damage to property in an amount of not less than \$50,000.00, made by or on behalf of any person or persons, firm or corporation arising from related to, or connected with the conduct and operation of Tenants' business in the leased premises.

6. Should the building now existing on the premises herein demised be partially destroyed by fire or other casualty, the Landlords will, with all due diligence, at their own expense, repair or restore the same so that thereafter the property shall be substantially the same

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