

with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon or at or from the premises or the occupancy or use by the Lessee of said premises or any part thereof, or occasioned wholly or in part by any act or omission of Lessee, its agents, contractors, employees, servants, invitees, licensees, or concessionaires, including the sidewalks and;

(b) Lessee shall store its property in and shall occupy all portions of the premises at its own risk, and release Lessor, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury or property damage;

(c) Lessor shall not be responsible or liable at any time for any loss or damage to merchandise, equipment, fixtures or other personal property of Lessee or to Lessee's business; and

(d) Lessor shall not be responsible to Lessee or to those claiming by, through and under Lessee for any loss or damage to the property of Lessee that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining premises; and

(e) Lessor shall not be responsible or liable for any defect, latent or otherwise, in any of the equipment, machinery, utilities, appliances or apparatus nor shall it be responsible or liable for any injury, loss or damage to any person or to any property of Lessee or other person caused by or resulting from bursting, breakage or by or from leakage steam, or snow or ice, running, backing up, seepage, or the overflow of water or sewerage in any part of said premises or for any injury or damage caused by or resulting from Acts of God or the elements, or for any injury or damage caused by or resulting from any defect or negligence in the occupancy, construction, operation or use of any of said premises, building, machinery, apparatus or equipment by any person or by or from the acts or negligence of any occupancy of the premises; and

(f) Lessee shall give prompt notice to Lessor in case of fire or accidents in the premises.

The Lessee shall keep in force such insurance policies covering liability as will fully protect the Lessor and Lessee against claims of any

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