

hereby accept the leased premises in their present condition. The Lessors shall have no liability for damage of any kind as a result of any defects in the leased premises. The Lessors shall nevertheless have the right to make such repairs or improvements thereto which they may consider necessary for the protection of the leased premises.

5. The Lessee shall keep the leased premises in good condition during the term of this lease, and, upon the expiration or termination thereof, the Lessee shall deliver them to the Lessors in as good condition as they were at the beginning of occupancy under this lease by the Lessee, reasonable wear and tear and loss by fire or other casualty excepted.

6. As herein provided, the Lessee shall have the right to use the leased premises for his business purposes, provided that such use shall not violate any of the provisions of this lease. The Lessee shall not use or allow the leased premises or any part thereof to be used or occupied in a manner which will in any way make void or voidable any insurance then in force with respect thereto or which will make it impossible or difficult to obtain and keep in force insurance required to be furnished by the Lessee or Lessors hereunder or which will constitute a public or private nuisance or which will violate any present or future laws or regulations of any governmental authority.

7. The Lessee shall not assign this lease or sublet the leased premises without the prior written consent of the Lessors, which consent the Lessors agree shall not be unreasonably withheld.

8. The Lessee shall indemnify and hold harmless the Lessors from and against any and all liability, expense, claims, and costs which may be incurred by or charged against the Lessors for personal injuries to any person or damage to