

(l) Landlord shall not be responsible or liable to Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises ~~or any part of the nearby Shopping Center~~ or any persons transacting any business in said Shopping Center or present therein for any other purpose, or for any loss or damage resulting to Tenant or its property from burst, stopped or leaking water, gas, sewer or steam pipes or plumbing fixtures or from any failure of or defect in any electric line, circuit or facility.

(m) That it will surrender the leased premises at the termination of this lease in as good condition as they shall be in at the beginning, reasonable wear and tear and damage by casualty alone excepted.

10. The Landlord covenants and agrees:

(a) That it has the legal right to enter into this lease and that it will put the Tenant in actual possession of the leased premises at the beginning of the aforesaid term and that said Tenant, so long as it pays the rent and performs the covenants on its part herein set out, shall and may peaceably and quietly have, hold and enjoy the leased premises for the full term hereof.

~~(b) That it will be responsible for the repair and maintenance of the structure of the building and the roof and other parts thereof and shall be liable for damages resulting from any defect in the roof and other parts thereof if it has been given written notice thereof and had reasonable time within which to make such repairs.~~

~~(c) That subject to the provisions of Section 8 hereof, it will maintain the parking lot, mall, streets, and walkways within the Shopping Center in good repair.~~

~~(d) That it will at all times provide not less than            spaces for parking in said Shopping Center.~~

(e) That it will pay all taxes assessed or imposed upon the ~~land and buildings~~ <sup>leased premises</sup> in the Shopping Center.

(f) That it will promptly restore any damage done to the leased premises by fire or other casualty, except as may be provided in 11 (b).

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